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Purpose of Checklist: The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the environment. The purpose of this checklist is to provide information to help King County's Responsible Official and any other agencies with jurisdiction to identify impacts from a proposal (and to reduce or avoid impacts from the proposal, if it can be done), and to help King County decide whether an EIS is required.

A. BACKGROUND

1. Name of proposed project, if applicable:

Wood Trails

2. Name of proponent:

Phoenix Development, Inc.

3. Address and phone number of proponent and contact person:

Proponent:
Phoenix Development, Inc.
Contact: Loree Quade
P.O. Box 3197
7127 – 196th Street SW
Lynnwood, WA 98046-3167
(425) 775-8663 ext.106

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

4. Date checklist prepared:

June 10, 2004

5. Agency requesting checklist:

City of Woodinville

6. Proposed timing or schedule (including phasing, if applicable):

The proponent will begin construction upon receiving all necessary approvals and permits. It is anticipated that the proposed project will be constructed beginning in Spring, 2005.

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, please explain.

Yes. Sanitary sewer extension through the subject property which could serve other areas within the Urban Growth Area (UGA).

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8. Environmental information that has been prepared, or will be prepared, directly related to this proposal.

An environmental assessment will be made based on the review of this SEPA Checklist. Supplemental to this SEPA Checklist are the following technical studies with specific technical information including:

- ***Level 1 Downstream Analysis***, April 26, 2004 –Triad Associates
- ***Preliminary Technical Information Report***, June 10, 2004 –Triad Associates
- ***Geotechnical Engineering Study***, June 9, 2004 – Earth Consultants, Inc.
- ***Wood Trails Traffic Study***, June, 2004 – The Transpo Group
- ***Wood Trails Wetland Reconnaissance***, June 7, 2004, B-twelve Associates, Inc.

Each of the above documents are hereby incorporated by reference into this Checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal?
Utility extension and construction approvals from the Woodinville Water District for public water and sanitary sewer.

10. List any governmental approvals or permits that will be needed for your proposal, if known.

The following approvals/permits will likely be needed for this proposal:

- Rezone & Preliminary Plat Approval..... City of Woodinville
- SEPA Threshold Determination..... City of Woodinville
- Clearing and Grading Permits ..... City of Woodinville
- Forest Practice Permit ..... State Dept. Natural Resources
- Road and Storm Drainage Approval..... City of Woodinville
- Water Extension Approval..... Woodinville Water District
- Sanitary Sewer Extension Approval ..... Woodinville Water District
- Building Permits..... City of Woodinville
- NPDES Permit..... State Dept. of Ecology

11. Description of the proposal including the proposed uses and the size of the project and site.
Proposal

The initial total property assemblage is 50.5 acres. The northerly 11.8 acres of this assemblage is unusable and is not needed for tree retention and open space requirements of the proposed 66 lots. This northerly Tract A will be segregated through a boundary line adjustment to be approved by the City prior to recording of the final plat.

The proposal is to subdivide southerly 38.7 acres based upon a rezone to R-4. Based on steep slope constraints 66 detached, single-family lots can be accommodated on the buildable portion of the site which meet city standards. The minimum density required pursuant to 21.12.060 WMC is 38 lots while the maximum density allowed is 85 lots. The applicant expressly preserves the option of transferring surplus density (19 lots) as permitted through Ch. 21.36 WMC, Transfer of Density Credits, to other potential sites within the Woodinville UGA.

Based on steep slope constraints and connectivity to the existing road system, three logical neighborhoods or pods have been created through careful site planning: a southerly pod of 13 lots, a central pod of 20 lots and a northerly looped pod of 33 lots. Forty-nine of the lots (74%) will have been designed to abut the common open space.

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Zoning/Density
Property is currently zoned R-1. The subject property is within the City's Urban Growth Area (UGA) and designated *Low Density Residential*, not to exceed four dwelling units per acre on the Future Land Use Map. The R-4 zone is one of the implementing zones for the *Low Density Residential* designation. Areas to the north, south and east are comparatively designated. Areas to the west are designated and zoned for Industrial use. Gross density will be 1.7 dwelling units per acre.

Site Utilities
All lots will utilize sanitary sewers and public water provided by Woodinville Water District. Puget Sound Energy will be the primary provider for electrical service. Verizon will provide telephone service and AT&T will serve cable subscribers.

Vehicular Access and Circulation
The 66 proposed lots will take access from three new public road extensions which will connect with the existing city road stubs to the property. The two existing city streets proposed to serve the new connected road system is NE 198th Street and NE 201st Street.

Site Clearing and Grading
The proposal will require clearing and grading for roads, utilities, and individual lot development.

Proposed Treatment of Steep Slopes
Steep slopes in the westerly portion of the site will be protected as a Native Growth Protection Area in common open space Tracts L and F.

Open Space Areas
A total of 22.8 acres of common open space is being provided which represents 59% of the area within the plat. Approximately 21.9 acres of that open space will be protected in perpetuity as Native Growth Protection Area (NGPA). Approximately 3 acres of the subject plat will be contained within the lower Tract D for detention. An additional 2.5 acres will be utilized for public road right-of-way and private access tracts.

Storm Drainage
Most of the new storm water runoff from road and house impervious surfaces will be collected and directed to a single detention pond located within the lower, west central area of the site (Tract D, 3.0 acres). Due to topographic constraints, drainage from 6 lots in the southerly pod and 2 lots from the central pod will bypass the proposed detention pond. Runoff from Lots 1-4 and the short private access road (Tract M) will be conveyed to the existing storm drainage system within 144th Avenue NE via underground pipes along the southern boundary of the subject plat. Runoff from Lots 12, 13, 29 and 30 is proposed to be discharged through a dispersion trench in common open space Tract L. A waiver from the standard drainage design will be required.

12. Location of the proposal. Provide a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if available.

The subject is located in the north portion of the City of Woodinville and the Woodinville Urban Growth Area (UGA). The 50.5 acre assemblage is south of the Wellington Hills Golf Course and immediately south of the King-Snohomish County boundary. The rectangular shaped property lies on the west side of the 148th Avenue NE and can be accessed from NE 202nd Street, NE 201st Street.

NE 198th Street and NE 195th Street. The property lies in a portion of Section 3, Township 26N, Range 5E, W.M., in King County, Washington

Refer to the preliminary plat map for the legal description and vicinity map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): rolling, hilly, steep slopes, mountainous.

The proposed residential development will occupy approximately 16 acres of the total site with the remainder being in common open space tracts as Native Growth Protection Area.

b. What is the steepest slope on the site (approximate percent slope)?

Generally, the western portion of the site is level, while the eastern portion of the site slopes downward from west to east. The steepest slopes, 40% or greater, are located along the western half of the project site in the future native growth protection area.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

A Geotechnical Engineering Report has been prepared by Earth Consultants Inc., dated June 9, 2004. It contains specific information in regard to existing conditions, groundwater, steep slopes, as well as general recommendations for site preparation, foundations, retaining walls and other construction, is included as supplemental environmental information with this environmental checklist. The geotechnical report identifies surface and subsurface conditions and concludes that the site can accommodate the development as proposed with inclusion of some construction recommendations.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None identified.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading for this residential development will be limited to those areas identified for roads, storm drainage, utility infrastructure and home sites. It is estimated that there will be up to 80,000 cubic yards of soil moved with an additional 30,000 cubic yards of stripping. The ultimate cut and fill quantities will be determined during final engineering. No clearing or grading activity will start until the necessary permits are obtained.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Limited erosion could occur as a result of the initial construction on-site. However, erosion control measures will be utilized during the construction phase to minimize

potential erosion impacts. Temporary erosion and sedimentation control plans will be submitted to and approved by the City of Woodinville prior to any clearing or grading activity.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Total impervious area is estimated at 8.91 acres, or about 23% of the total area included in the proposed plat.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

The development area will largely be confined to the east and central portion of the property. The majority of the site encompassing the steep slopes will be preserved as a Native Growth Protection Area (21.9 acres). A temporary erosion and sedimentation control plan, designed in accordance with City of Woodinville standards, will be employed during the construction phase of this project. Said plan will be prepared in conjunction with the recommendations of the geotechincal report.

2. **Air**

a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

During project construction, heavy equipment operation and workers' vehicles would generate exhaust emissions into the immediate vicinity. Construction activity on the site could also stir up exposed soils and generate dust and particulate matter into the local air. The completed project would result in a minor increase in the amount of emission-related pollutants in the local air from project related traffic.

b. **Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.**

There are no known off-site sources of emissions or odors that are likely to impact this project.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

Watering of the site as necessary during the construction phase of the project will help control dust and other particulates.

3. **Water**

a. **Surface:**

1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The proposed plat is located within the Little Bear Creek watershed. An offsite wetland area was investigated by a wetland biologist at the request of city staff at the TRC III meeting. These findings are specified in a letter from B12 dated June

7, 2004 appended to this checklist. It was concluded that no wetlands, streams or buffers of off-site wetlands or streams are located on the property.

2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.**

There is no surface water or wetlands impacted.

4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.**

No.

5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. If so, note location on the site plan.**

No.

6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Additional stormwater runoff would occur in proportion to the total new impervious and cleared surfaces associated with the project. Small quantities of petrochemicals, fertilizers, and other household and yard products normally expected with a residential development are anticipated to be present in the runoff. Primary control of these potential pollutants would be provided through the inclusion of water quality measures in the drainage design.

b. **Ground:**

1) **Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No. The proposed development will be served by public water from Woodinville Water District. Therefore, no ground water will be withdrawn to serve future residences.

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ..; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

There will be no waste material discharged into the ground. The plat will be served by sanitary sewers from Woodinville Water District. Eight lots will discharge storm water through dispersion trenches or into existing drainage systems.

c. **Water Run-off (including stormwater):**

1) **Describe the source of run-off (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The new plat roads, future homes and cleared lots will create additional impervious surfaces (8.91 acres total impervious surfaces). Increased storm water runoff will occur as a result of the home construction and paved roadway.

Refer to the Technical Information Report (TIR) dated June 10, 2004.

2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Minimal pollutants normally associated with this type of development could enter the surface water. However, the amount would be minimal since the on-site drainage will include the use of treatment facilities in conformance with current City of Woodinville standards. The proposed plans for stormwater and run-off control are expected to minimize entry of waste materials or pollutants to groundwater resources and/or surface waters.

d. **Proposed measures to reduce or control surface, ground, and run-off water impacts, if any:**

See Level 1 Downstream Analysis dated June 1, 2004. Discharge of these additional waters would be collected and routed through water quality facilities designed to meet City of Woodinville water quality standards which require design per the 1998 King County Surface Water Design Manual. Since site drainage is tributary to Little Bear Creek, a detention pond designed to Level 2 flow control standards along with water quality treatment from the Resource Stream Protection Menu is required. These standards have been developed to minimize potential surface and ground, water impacts.

4. **Plants**

a. **Check or circle types of vegetation found on the site:**

X **Evergreen trees:** western red cedar, western hemlock
X **Deciduous trees:** red alder, black cottonwood, big leaf maple
X **Shrubs:** salmonberry, vine maple, sword fern, Pacific bleeding heart, false lily-of-the-valley

b. **What kind and amount of vegetation will be removed or altered?**

The entire site is forested with a canopy of deciduous and coniferous trees. To generate the site grade appropriate for the road, detention pond and proposed houses, all of the vegetation within these areas will be removed. The majority of the trees on this site will remain protected as NGPA within the 21.9 acres of common open space.

c. **List threatened or endangered species known to be on or near the site.**

There are no known threatened or endangered species on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

The development area of the site is approximately 16.8 acres and consists of the area for roads, utilities, trails, buffer and lots. The area of the proposed preliminary plat is approximately 38.7 acres in size. The subject application proposes to leave 21.0 acres of the site as Native Growth Protection Area (NGPA) within common open space Tracts F and L. Approximately 0.9 acres in Tract L will be impacted for necessary utility installation.

WMC 21.16.130(1) (a) indicates that a minimum tree-credits factor required for the buildable area of each site is 30 tree credits per acre. The buildable area of the site is 16.8 acres then 504 tree credits are required to be provided. WMC 21.16.140 requires the preparation of a Tree Preservation Plan concurrent with a proposed preliminary plat application.

The tree survey indicates that 1,656 trees (of 6" size or greater) will be removed from the development area of the site to facilitate development. The trees located within the steep slopes greater than 40% and open space have not been surveyed. However, WMC 21.16.140(1) recommended by staff indicates that a tree survey may be conducted by a method that locates individual trees or by using standard timber cruising methods to reflect general locations, numbers, and grouping of trees. The tree survey identified 1,656 trees within the buildable area which would equate to 3,055.6 total tree credits, or, 184.52 credits per acre within the buildable area. This means that 2.7 acres of the 21.0 acres of the open space portion of the site will be utilized to meet the tree credit requirements for the project. By virtue of protecting the steep slopes greater than 40%, the plat as designed has over eight times the necessary tree retention requirement.

5. **Animals**

a. **Check or circle any birds and animals which have been observed on or near the site, or are known to be on or near the site:**

X **Birds**: hawk, heron, eagle, songbirds, other: American crow (*Corvus brachyrhynchos)*, American robin (*Turdus migratorius*), black-capped chickadee (*Poecile atricapillus*), bushtit (*Psaltriparus minimus*), common raven (*Corvus corax*), rufous-sided towhee (*Pipilo erythrophthalmus*), song sparrow (*Melospiza melodia*), steller's jay (*Cyanocitta stelleri*), and winter wren (

X **Mammals**: deer, bear, elk, beaver, raccoon, other: species that easily adapt to suburban environments such as bats (*Myotis spp.*), deer mice (*Peromyscus maniculatus*), eastern cottontail rabbits (*Sylvilagus floridanus*), moles (*Scapanus spp.*), raccoons (*Procyon lotor*), shrews (*Sorex spp.)*, skunks (*Mephitis spp.*), squirrels (*Sciuris carolinensis*, *Tamiasciurus douglasii*), Virginia opossums (*Didelphis virginiana*), and white-tailed deer (*Odocoileus hemionus*).

_ Fish: bass, perch, salmon, trout, herring, shellfish, other:

X **Amphibians:** expected amphibian species include the pacific tree frog (*Hyla regilla*), the bullfrog (*Rana catesbeiana*), and the northwestern salamander (*Ambystoma gracile*).

b. **List any threatened or endangered species known to be on or near the site.**

Based on a field inspection by Triad Associates staff, there were no threatened or endangered species observed on or near the site.

c. **Is the site part of a migration route? If so, explain.**

None known.

d. **Proposed measures to preserve or enhance wildlife, if any:**

The subject application proposes to leave 21.0 acres of the site as Native Growth Protection Area (NGPA) within common open space Tracts F and L. Approximately 0.9 acres in Tract L will be impacted for necessary utility installation. By virtue of protecting the steep slopes greater than 40%, the plat design has over eight times the necessary tree retention requirement.

6. **Energy and Natural Resources**

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electric and/or natural gas will be used to meet the primary energy needs of the new homes.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The detached single family residential structures will be constructed to meet or exceed applicable local, state, and federal building codes to ensure compliance with energy conservation standards.

7. **Environmental Health**

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.**

Under normal working conditions, it is unlikely that environmental health hazards would be encountered. All project related construction will meet all current local, county, state and federal regulations.

1) **Describe special emergency services that might be required.**

None.

2) **Proposed measures to reduce or control environmental health hazards, if any:**

State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained, and where the risks of the hazardous material entering surface water is minimized.

b. **Noise**

1) **What types of noise exist in the area, which may affect your project (for example: traffic, equipment operation, other)?**

The immediate vicinity to the east is a suburban density residential neighborhood with minimal off-site noise which would affect the subject property on a routine basis. The immediate vicinity to the west is an industrial area with some off-site noise which may affect the subject property. The retention of trees in the NGPA should provide some noise reduction.

2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Construction activities on the site would temporarily increase the peak on-site noise levels. All construction would be during the City of Woodinville's approved hours of operation. The completed project would result in a slight increase in ambient noise levels in the vicinity.

3) **Proposed measures to reduce or control noise impacts, if any:**

Construction activity will be limited to hours as specified by the City of Woodinville, which will help to mitigate the impacts of potential construction noise.

8. **Land and Shoreline Use**

a. **What is the current use of the site and adjacent properties?**

The subject property of the proposed subdivision is wooded and undeveloped. The area to the east is predominantly developed with residential single-family lots.

The immediate vicinity to the west is an industrial area which is topographically separated from proposed Wood Trails and the upper residential neighborhoods.

b. **Has the site been used for agriculture? If so, describe.**

No.

c. **Describe any structures on the site.**

None.

d. **Will any structures be demolished? If so, what?**

No.

e. **What is the current zoning classification of the site?**

The subject property is zoned R-1.

f. **What is the current comprehensive plan designation of the site?**

The City of Woodinville GMA Comprehensive Plan includes the Future Land Use Map. The subject property is designated *Low Density Residential*, not to exceed four dwelling units per acre on the Future Land Use Map. The R-4 zone is one of the implementing zones for the *Low Density Residential* designation. Areas to the north, south and east are comparatively designated. Areas to the west are designated and zoned for Industrial use.

g. **If applicable, what is the current shoreline master program designation of the site?**

No shoreline; not applicable.

h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

The area of steep slopes greater than 40% would be defined as sensitive area. They have been identified, delineated, and protected or mitigated in accordance with City of Woodinville sensitive area requirements (Ch.21.24 WMC).

i. **Approximately how many people would reside or work in the completed project?**

Assuming approximately 2.5 people would live in each of the 66 developed homes, it is estimated that an additional 165 persons would reside in the built-out subdivision.

j. **Approximately how many people would the completed project displace?**

None.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**

None.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The requested R-4 zoning conforms to the R-4 locational criteria as revised by Ordinances 03-098 and 03-099. As specified by the Ordinances, the revised locational criteria are deemed as appropriately implementing the comprehensive plan, particularly Objective LU 6.F and Policy LU 6.F.2.

The requested R-4 zone, a zone specifically articulated by the City of Woodinville Comprehensive Plan as appropriate for areas designated Low Density Residential, complies with and will implement the City of Woodinville Comprehensive Plan.

The project will be developed in accordance with the applicable City of Woodinville development regulations which have been adopted as GMA development regulations to implement the goals and policies of the adopted GMA Comprehensive Plan.

9. **Housing**

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Sixty-six market-priced, detached single-family units will be constructed on the subject plat.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

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c. **Proposed measures to reduce or control housing impacts, if any:**

The project will provide needed detached single-family housing in the north King County market.

10. **Aesthetics**

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Architectural plans for homes have not been specified at this stage. However, the proposed building plans will be governed by height restrictions dictated by the zoning requirements and the adopted uniform building code.

b. **What views in the immediate vicinity would be altered or obstructed?**

Development of the site would change the visual character of the site for the nearest existing residences from that of largely undeveloped land to that of a single-family residential development. Views of the Olympic Mountains to the west may be opened up in certain areas to improve the vistas from individual homes.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

The preservation of over 20 acres of forested area between the new residential development and the lower industrial area should minimize impacts.

11. **Light and Glare**

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The completed project will generate limited light and glare typically associated with residential development (i.e., security and/or street lighting).

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not to our knowledge.

c. **What existing off-site sources of light or glare may affect your proposal?**

None known.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None.

12. **Recreation**

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

The subject property is informally used for walking.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

The project would not displace any existing recreational uses.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

The project would provide passive recreational opportunities onsite by preserving over 22.8 acres of common open space in separate Tracts C, G, J, L, N and O.

13. Historic and Cultural Preservation

a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

None known.

b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

There are no landmarks or evidence of any significant historic, archaeological, scientific, or cultural resources known to be on or next to the site.

c. **Proposed measures to reduce or control impacts, if any:**

If any historic or cultural evidence was encountered during construction or installation of improvements, an archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resources as appropriate.

14. Transportation

a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Primary access to the development will be from 198th Street NE and 201st Street NE which will connect with 156TH Avenue approximately 0.5 miles to the east. Circulation within the development will be provided by a new public road, 148th Avenue NE, which will connect each of the three neighborhoods or pods.

b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Transit is available on 156th Avenue NE. — Wrong — None available

c. **How many parking spaces would the completed project have? How many would the project eliminate?**

The completed project will provide at least two off-street parking spaces per residential unit. The proposed project will not eliminate any parking spaces.

d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Yes. The project proposes to construct new plat streets as permitted by City of Woodinville. The primary access to the site will be from 198th Street NE and 201st Street NE. The proposed road construction shall include a 30' right-of-way dedication

with a 5-foot planting strip and 5-foot sidewalk in a public access easement on the lots.

e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Please see the Traffic Impact Analysis prepared by The Transpo Group, dated June, 2004, for more detailed information.

g. **Proposed measures to reduce or control transportation impacts, if any:**

The traffic impact analysis summarized the projected traffic impacts of the proposed Wood Trails development. Briefly, these are the general findings of this study:

• The roadway network and study intersections would accommodate project and background traffic volumes without any improvements. Traffic impacts associated with the proposed development do not cause any of the study intersections to degrade in LOS below the City of Woodinville LOS E standard. Thus, no specific additional mitigation is warranted.

• Due to the location of the nearest transit stop, and other area attractions, it is not anticipated that the pedestrian volumes along NE 201st Street or NE 198th Street would increase significantly as a result of this project.

• Left turn lanes are not warranted based on WSDOT left turn lane storage guidelines at either 156th Avenue NE/NE 201st Street or 156th Avenue NE/NE 198th Street, both of which would provide access to the site.

• NE 201st Street and NE 198th Street, in their current configuration, will have adequate capacity to accommodate the additional traffic to be generated by the proposed project. Furthermore, a comparison of forecast volumes to roadway capacity suggests there is sufficient capacity to support additional growth in the area.

• Proportionate share mitigation fees towards three City of Woodinville CIP projects in the area have been estimated to be approximately $1,000.

15. Public Services

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The completed project would result in a slight increase in need for police and fire protection, as well as emergency medical service. Also, a slight increase in school enrollment will result from this proposal.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The project will be designed and constructed with adequate water pressure, properly located fire hydrants and sanitary sewers which meet Woodinville Water District

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standards. Streets will be constructed as determined by the City Engineer to allow adequate access for fire protection and police vehicles.

16. Utilities

a. Indicate utilities currently available at the site:

Electricity, **Natural Gas**, **Water**, **Refuse Service**, **Telephone**, **Sanitary Sewer**, **Septic System**, Other. All utilities will be extended to and through the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary Sewer:	Woodinville Water District
Water:	Woodinville Water District
Electricity:	Puget Sound Energy
Natural Gas:	Puget Sound Energy
Telephone:	Verizon
Cable Service:	AT&T

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ Date Prepared: June 10, 2004

H. George Newman, AICP
Principal
Triad Associates