



December 3, 2006

Cover Letter

Subject: Final Environmental Impact Statement for Proposed Subdivisions of Wood Trails (File No.PPA2004-056) and Montevallo (File No.PPA2004-093)

To Interested Parties, Jurisdictions, and Agencies:

The City of Woodinville is pleased to transmit this Final Environmental Impact Statement (Final EIS) for the proposed preliminary plats of Wood Trails and Montevallo. Both proposed plats are located in the West Wellington Hills Neighborhood of Woodinville and both are proposed by Phoenix Development, Inc. Because of this, the City decided to consider the impacts of both projects in this EIS. Key environmental issues identified by the City for analysis in the Draft and Final EISs are as follows:

- Earth: Soil stability/possible sand layer, seismic hazards and erosion potential associated with development of Wood Trails.
- Water Resources: Surface water, ground water/seepage and water runoff associated with development of Wood Trails and Montevallo.
- Plants & Animals: Wildlife, threatened or endangered species, habitat and wildlife connectivity routes associated with development of Wood Trails and Montevallo.
- Land Use: Land use plans and policies, neighborhood character, open space and critical areas associated with development of Wood Trails and Montevallo.
- Transportation: Transportation, existing and proposed street system, motorized traffic, non-motorized traffic/pedestrian movement/school safe walking routes and safety hazards associated with development of Wood Trails and Montevallo.
- Public Services: Parks and recreation associated with development of Wood Trails and Montevallo. Fire, police, schools, water and sewer were determined not to be significant environmental issues.

The Final EIS evaluates the same alternatives as those in the Draft, including:

- R-4 (4 units per acre) Alternative (Applicants proposal): combined 132-lot subdivisions (Wood Trails and Montevallo), includes a rezone that increases the overall density, a transfer of density credits and sewer connection.
- R-1 zoning (1 unit per acre) Alternative: maintain properties at current zoning; use individual septic systems, similar to existing land uses in the Wellington Hills neighborhood.
- Attached housing (town homes) Alternative: Multi-family housing on Wood Trails property, with single-family lots on Montevallo property.
- “No Action” Alternative: No development on either site.

The City determined that the four alternatives define a range of reasonable actions and that it was not necessary to consider additional alternatives within that range. The Final EIS contains additional analysis and clarifications for several elements of the environment and describes minor changes to the applicant's plans for the Proposed Action. The Final EIS also includes responses to issues raised in comments on the Draft EIS.

Consistent with SEPA Rules and the Woodinville Municipal Code, the City will take no action on the project applications for a minimum of seven (7) days after filing the Final EIS with the Washington Department of Ecology. The City will forward the applications, the Final EIS, a staff report and all applicable codes to the Hearing Examiner. A public hearing will be scheduled before the Hearing Examiner, who will receive public comments, deliberate and make a decision on the preliminary plat applications. Public Notice of the preliminary plat and rezone hearing will occur 15 days prior to the hearing.

Questions about the proposals, or about the City review process following publication of the Final EIS, may be directed to Susie McCann at the City of Woodinville, Development Services Department, 17301 133rd Avenue NE, Woodinville, WA 98072, by e-mail to susiem@ci.woodinville.wa.us or by phone at (425) 489-2754, extension 2272.

Sincerely,
CITY OF WOODINVILLE

A handwritten signature in cursive script that reads "Cindy Baker".

Cindy Baker
Interim Director,
Development Services Department

WOOD TRAILS & MONTEVALLO SUBDIVISIONS

FINAL SEPA ENVIRONMENTAL IMPACT STATEMENT

Submitted pursuant to
The State Environmental Policy Act (SEPA)
Chapter 43.21 C Revised Code of Washington (RCW)
And SEPA Rules Chapter 197-11, Washington Administrative Code (WAC)

by

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Development Services Department
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