

## FACT SHEET

### TITLE

Wood Trails and Montevallo Subdivisions and Rezone  
Final Environmental Impact Statement (Final EIS)

### DESCRIPTION OF PROPOSAL AND ALTERNATIVES

The proposed action is for development of two residential subdivisions known as Wood Trails and Montevallo. Phoenix Development, Inc. (Phoenix) submitted preliminary plat applications for these subdivisions to the City of Woodinville in June 2004 (Wood Trails) and November 2004 (Montevallo). Construction of both developments is anticipated to begin construction sometime in 2007, as soon as the environmental and preliminary plat review processes are complete.

The Wood Trails proposal (City File No.PPA2004-056, with rezone application submittal) requests the City to rezone a 38.7-acre property from R-1 (one unit per acre) to R-4 (four units per acre) and permit the applicant to subdivide the property into 66 single-family residential lots, after transferring 19 density credits to Montevallo. The Wood Trails property is located in the West Wellington neighborhood of Woodinville, at the present terminus of NE 202nd Street, NE 201st Street, NE 198th Street and NE 195th Street, west of 148th Avenue NE.

The Montevallo proposal (City File No.PPA2004-093, with rezone application) also requests the City to rezone a 16.48-acre property from R-1 to R-4 zoning and permit the applicant to subdivide the property into 66 single-family residential lots, 19 of which are transferred. Montevallo is also located in the West Wellington neighborhood of Woodinville, west of 156<sup>th</sup> Avenue NE and directly south of the King-Snohomish County line and the Wellington Hills Golf Course.

The City of Woodinville is the lead agency for the review of these proposals under the State Environmental Policy Act (SEPA). The City issued a Draft EIS on the proposals January 17, 2006. Pursuant to WAC 197-11-402(9), the range of alternative courses of action discussed in the EIS encompassed those to be considered by the decision-maker. The following alternatives to the proposal have been considered and impacts analyzed in both the Draft and Final EISs:

- **R-1 Zoning Alternative:** Development of single-family residences at densities permitted under the existing R-1 zoning, with individual septic systems;
- **Attached Town Homes:** Residential development at densities permitted under the R-4 zoning, with attached townhouses on the Wood Trails property and single-family lots on the Montevallo property;
- **No-Action Alternative:** The proposed rezones and subdivisions would not be approved.

The Final EIS is based on the preliminary plat and rezone applications submitted to the City by the developer. The details of the actual development proposals are subject to separate review under the subdivision application process subsequent to completion of the Final EIS. This will include a public hearing on the proposals.

### PROPONENT

Phoenix Development, Inc.  
Loree Quade, Project Manager - Land  
16108 Ash Way, Suite 201  
Lynnwood, WA 98037  
(425) 275-5306

## **DATE OF IMPLEMENTATION**

Action by the City of Woodinville on the proposal is expected in early 2007. If approved, construction could start in 2007.

## **LEAD AGENCY/RESPONSIBLE OFFICIAL**

City of Woodinville  
Cindy Baker, SEPA Official and Interim Development Services Director  
17301– 133rd Avenue NE  
Woodinville, WA 98072  
(425) 489-2754, extension 2224

## **CONTACT PERSON**

City of Woodinville, Development Services Department  
Steve Munson, Planner or Susie McCann, Manager  
17301– 133rd Avenue NE  
Woodinville, WA 98072  
(425) 489-2757

## **LICENSES & PERMITS POTENTIALLY REQUIRED**

City of Woodinville

- Rezone
- Preliminary Plat Approval
- Site Development Permit/Engineering Plan Approval
- Clearing and Grading Permits
- Right-of-way Use Permits
- Haul Route Agreement/Heavy Hauling Permit
- Final Plat Approval
- Building Permits

Washington Department of Natural Resources

- Forest Practices Application Approval

Washington Department of Ecology

- National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit Approval

Woodinville Water District

- Water Plan and Extension Approval
- Sewer Plan and Extension Approval

U.S. Army Corps of Engineers

- Clean Water Act Section 404 Permit

## **AUTHORS & PRINCIPAL CONTRIBUTORS**

City of Woodinville  
Developments of Development Services,  
Public Works, and Parks and Recreation,  
17301 – 133rd Avenue NE  
Woodinville, WA 98072  
(425) 489-2754  
*SEPA Lead Agency*

### ***Initial EIS Consultants***

Triad Associates  
12112 – 115th Avenue NE  
Kirkland, WA 98034  
(425) 821-8448  
*Civil Engineering, Drainage, Grading & Site Planning, Water, Land Use, Public Services*

Earth Consultants, Inc./Earth Solutions NW, LLC  
2881 152nd Ave. NE  
Redmond, WA 98052  
(425) 284-3300  
*Geology, Soil Stability, Seismic Hazards, Erosion Potential Technical Reports*

The Transpo Group  
11730 – 118th Avenue NE, Suite 600  
Kirkland, WA 98034  
(425) 821-3665  
*Transportation Technical report*

B-12 Wetland Consulting/Sewall Wetland Consulting, Inc.  
1103 West Meeker Street, #C  
Kent, WA 98032  
(253) 859-0515  
*Plants and Animals Technical Reports*

### ***City consultants (reviewers, contributors)***

Weinman Consulting, LLC.  
9350 SE 68<sup>th</sup> Street  
Mercer Island, WA 98040  
(206) 295-0783  
*Lead City EIS consultant, Land Use, Public Services*

Tetra Tech, EC, Inc.  
12100 NE 195<sup>th</sup> Street, Suite 200  
Bothell, WA 98011  
(425) 482-7600  
*City EIS subconsultant, Land Use, Public Services, FEIS coordination*

Nelson Geotechnical Associates, Inc.  
17311 135<sup>th</sup> Avenue NE, A-500  
Woodinville, WA 98072  
(425) 486-1669  
*City EIS consultant, Earth, Groundwater*

The Watershed Company  
1410 Market Street  
Kirkland, WA 98033  
(425) 822-5242  
*City EIS consultant, Plants & Animals*

Perteet Engineering  
2707 Colby Avenue, Suite 900  
Everett, WA 98201  
(800) 615-9900  
*City EIS consultant, Transportation*

#### **DATE OF DRAFT EIS ISSUANCE**

January 17, 2006

#### **ISSUANCE OF FINAL EIS TO THE PUBLIC**

December 13, 2006

#### **DATE OF FINAL ACTION ON SEPA**

Seven days after publication of the Final EIS; however, the Final EIS will be provided to the Hearing Examiner for the Rezone and Preliminary Plat hearings.

#### **LOCATION OF BACKGROUND DATA**

The appendices and the Draft and Final EISs contain references and background documents used to complete this Final EIS. Documents that provide background data are hereby incorporated by reference under WAC 197-11-635. This includes, but is not limited to, all city adopted plans, policies, codes, such as the SEPA Rules, Comprehensive Plans, and Woodinville Municipal Code. These can also be found on the city's web site <http://www.ci.woodinville.wa.us>.

#### **COST AND AVAILABILITY OF FINAL EIS**

The Final EIS may be viewed on or downloaded from, free of charge, the City's website at: <http://www.ci.woodinville.wa.us> (link is at the top right-hand corner) or go directly to <http://www.ci.woodinville.wa.us/events/eis.asp>.

Hard copies of the Final EIS may be viewed at local libraries in the city and at city hall, at the Department of Development Services, first floor counter. In addition, FedEx Kinkos in the city of Woodinville will have for sale:

- A hard copy of the Final EIS and Appendices, with an attached CD of the entire EIS and Appendices for approximately \$375.
- A hard copy only of the Final EIS, with an attached CD for approximately \$125
- A CD only for approximately \$15