

---

# Table of Contents

<b>Volume 1 – EIS</b>	<b>Page</b>
<b>Fact Sheet</b>	<b>FS-1</b>
<b>1. Summary</b>	<b>1-1</b>
<b>1.1 Summary of EIS Contents</b>	<b>1-2</b>
<b>1.2 Proposal Objective</b>	<b>1-2</b>
<b>1.3 Proposed Action and Alternatives</b>	<b>1-2</b>
1.3.1 Proposed Action	1-2
1.3.2 Alternatives to the Proposal	1-3
<b>1.4 Summary of Impacts, Mitigation and Significant Unavoidable Adverse Impacts</b>	<b>1-9</b>
1.4.1 Probable Environmental Impacts	1-9
1.4.2 Comparison of Alternatives	1-9
<b>1.5 Major Conclusions</b>	<b>1-44</b>
<b>1.6 Significant Areas of Controversy and Uncertainty</b>	<b>1-44</b>
<b>1.7 Issues to Be Resolved</b>	<b>1-45</b>
<b>2. Alternatives Including the Proposed Action</b>	<b>2-1</b>
<b>2.1 Description of the Proposed Action</b>	<b>2-1</b>
2.1.1 Wood Trails Subdivision	2-1
2.1.1.1 Subdivision Configuration and Access	2-2
2.1.1.2 Drainage, Grading and Utilities	2-9
2.1.1.3 Density, Open Space and Recreation	2-10
2.1.2 Montevallo Subdivision	2-11
2.1.2.1 Subdivision Configuration and Access	2-12
2.1.2.2 Drainage, Grading and Utilities	2-12
2.1.2.3 Density, Open Space and Recreation	2-13
<b>2.2 Alternatives to the Proposed Action</b>	<b>2-27</b>
2.2.1 R-1 Zoning Alternative	2-27
2.2.1.1 Wood Trails	2-27
2.2.1.2 Montevallo	2-28
2.2.2 Attached Housing (Townhouse) Alternative	2-28
2.2.2.1 Wood Trails	2-28
2.2.2.2 Montevallo	2-29
2.2.3 No Action Alternative	2-29

---

<b>2.3</b>	<b>Alternatives Not Considered in Detail</b>	<b>2-43</b>
2.3.1	Wood Trails Access to West (144 <sup>th</sup> Ave NE)	2-43
2.3.1.1	Alternative A	2-43
2.3.1.2	Alternative B	2-43
2.3.1.3	Alternative C	2-44
2.3.1.4	Evaluation of Wood Trails West Access Alternatives	2-44
2.3.2	Wood Trails Access to South (148 <sup>th</sup> Avenue NE)	2-45
2.3.3	Montevallo Access to West	2-45
<b>2.4</b>	<b>Benefits and Disadvantages of Future Implementation</b>	<b>2-46</b>
<b>3.</b>	<b>Affected Environment, Significant Impacts and Mitigation</b>	<b>3.0-1</b>
<b>3.1</b>	<b>Earth</b>	<b>3.1-1</b>
3.1.1	Existing Site Conditions	3.1-1
3.1.1.1	Wood Trails	3.1-2
3.1.1.2	Montevallo	3.1-14
3.1.2	Impacts of the Proposed Action	3.1-15
3.1.2.1	Wood Trails	3.1-15
3.1.2.2	Montevallo	3.1-18
3.1.3	Impacts of the Alternatives	3.1-18
3.1.3.1	R-1 Zoning Alternative	3.1-18
3.1.3.2	Attached Housing Alternative	3.1-20
3.1.3.3	No Action Alternative	3.1-20
3.1.4	Secondary and Cumulative Impacts	3.1-20
3.1.5	Mitigation Measures	3.1-21
3.1.6	Significant Unavoidable Adverse Impacts	3.1-22
3.1.7	Compliance with policy, codes and regulations	3.1-22
<b>3.2</b>	<b>Water</b>	<b>3.2-1</b>
3.2.1	Existing Conditions	3.2-1
3.2.1.1	Little Bear Creek Sub-Basin	3.2-1
3.2.1.2	Wood Trails Site	3.2-4
3.2.1.3	Montevallo Site	3.2-11
3.2.1.4	Existing Stormwater Management Facilities	3.2-16
3.2.2	Impacts of the Proposed Action	3.2-19
3.2.2.1	Wood Trails	3.2-20
3.2.2.2	Montevallo	3.2-28
3.2.3	Impacts of the Alternatives	3.2-33
3.2.3.1	R-1 Zoning Alternative	3.2-34
3.2.3.2	Attached Housing Alternative	3.2-34
3.2.3.3	No Action Alternative	3.2-34

3.2.4	Secondary and Cumulative Impacts	3.2-34
3.2.5	Mitigation Measures	3.2-35
3.2.5.1	Construction	3.2-35
3.2.5.2	Developed Conditions	3.2-36
3.2.6	Significant Unavoidable Adverse Impacts	3.2-37
<b>3.3</b>	<b>Plants and Animals</b>	<b>3.3-1</b>
3.3.1	Existing Conditions	3.3-1
3.3.1.1	Wood Trails	3.3-1
3.3.1.2	Montevallo	3.3-7
3.3.2	Impacts of the Proposed Action	3.3-12
3.3.2.1	Wood Trails	3.3-12
3.3.2.2	Montevallo	3.3-14
3.3.3	Impacts of the Alternatives	3.3-16
3.3.3.1	R-1 Zoning Alternative	3.3-16
3.3.3.2	Attached Housing Alternative	3.3-17
3.3.3.3	No Action Alternative	3.3-17
3.3.4	Secondary and Cumulative Impacts	3.3-18
3.3.5	Mitigation Measures	3.3-18
3.3.5.1	Wood Trails	3.3-18
3.3.35.2	Montevallo	3.3-20
3.3.6	Significant Unavoidable Adverse Impacts	3.3-20
<b>3.4</b>	<b>Land Use</b>	<b>3.4-1</b>
3.4.1	Existing Conditions	3.4-1
3.4.2	Impacts of the Proposed Action	3.4-17
3.4.3	Impacts of the Alternatives	3.4-20
3.4.4	Mitigation Measures	3.4-21
3.4.5	Significant Unavoidable Adverse Impacts	3.4-22
3.4.6	Plans, Policies and Regulations	3.4-22
3.4.6.1	Comprehensive Plan Policies and Land Use Map	3.4-22
3.4.6.2	Zoning, Critical Areas, and other Development Regulations	3.4-28
3.4.6.3	Other City Policies	3.4-30
<b>3.5</b>	<b>Transportation</b>	<b>3.5-1</b>
3.5.1	Existing Conditions	3.5-1
3.5.1.1	Study Area	3.5-1
3.5.1.2	Roadway System and General Terrain	3.5-5
3.5.1.3	Traffic Volumes	3.5-11
3.5.1.4	Traffic Operations	3.5-17
3.5.1.5	Pedestrian Activity	3.5-20
3.5.1.6	Bicycle Facilities and Activities	3.5-30

3.5.1.7 Transit Service	3.5-30
3.5.1.8 Traffic Safety	3.5-30
3.5.1.9 NE 195 <sup>th</sup> /NE 198 <sup>th</sup> Street Student Drop-Off Activity	3.5-10
3.5.1.10 Parking	3.5-35
3.5.1.11 Planned Transportation Improvements	3.5-35
3.5.2 Impacts of the Proposed Action	3.5-35
3.5.2.1 Project Trip Generation	3.5-36
3.5.2.2 Proposed Action Traffic Volumes	3.5-37
3.5.2.3 Traffic Operations	3.5-55
3.5.2.4 Pedestrian/Non-Motorized Facilities	3.5-59
3.5.2.5 Traffic Safety	3.5-59
3.5.2.6 NE 195 <sup>th</sup> /NE 198 <sup>th</sup> Street Student Drop-Off Activity	3.5-60
3.5.2.7 Transit Service	3.5-60
3.5.2.8 Parking	3.5-60
3.5.3 Impacts of the Alternatives	3.5-61
3.5.3.1 R-1 Zoning Alternative	3.5-61
3.5.3.2 Attached Housing Alternative	3.5-74
3.5.3.3 No Action Alternative	3.5-89
3.5.4 Secondary and Cumulative Impacts	3.5-92
3.5.5 Mitigation Measures	3.5-92
3.5.5.1 Proposed Action	3.5-93
3.5.5.2 R-1 Zoning Alternative	3.5-93
3.5.5.3 Attached Housing Alternative	3.5-93
3.5.5.4 No Action Alternative	3.5-94
3.5.6 Significant Unavoidable Adverse Impacts	3.5-94
<b>3.6 Public Services</b>	<b>3.6-1</b>
3.6.1 Affected Environment	3.6-1
3.6.1.1 Park and Recreation Inventory	3.6-1
3.6.1.2 Level of Service (LOS) Standards	3.6-1
3.6.1.3 Proposed Park and Recreation Actions	3.6-2
3.6.2 Impacts of the Proposed Action	3.6-3
3.6.3 Impacts of the Alternatives	3.6-4
3.6.3.1 R-1 Zoning Alternative	3.6-4
3.6.3.2 Attached Housing Alternative	3.6-5
3.6.3.3 No Action Alternative	3.6-5
3.6.4 Secondary and Cumulative Impacts	3.6-5
3.6.5 Mitigation Measures	3.6-5
3.6.5.1 Proposed Action	3.6-6
3.6.5.2 R-1 Zoning Alternative	3.6-7
3.6.5.3 Attached Housing Alternative	3.6-8
3.6.5.4 No Action Alternative	3.6-8
3.6.6 Significant Unavoidable Adverse Impacts	3.6-8

## **4. Response to Draft EIS Issues**

**4-1**

---

<b>4.1</b>	<b>Programmatic/Policy Issues</b>	<b>4-19</b>
4.1.1	SEPA/EIS Process and Scope (EIS)	4-19
4.1.2	Alternatives (ALT)	4-38
4.1.3	Project Description (PD)	4-44
<b>4.2</b>	<b>Environmental Element/Resource Issues</b>	<b>4-49</b>
4.2.1	Earth Resources (ER)	4-49
4.2.2	Water Resources (WR)	4-53
4.2.3	Plants and Animals (PA)	4-58
4.2.4	Land Use (LU)	4-65
4.2.5	Transportation (TR)	4-73
4.2.6	Public Services (PS)	4-95
<b>4.3</b>	<b>Other Issues</b>	<b>4-96</b>
4.3.1	Support/Opposition (SO)	4-97
4.3.2	Value/Belief Statements (V/B)	4-98
<b>5.</b>	<b>References</b>	<b>5-1</b>
<b>6.</b>	<b>Distribution List</b>	<b>6-1</b>
<b>7.</b>	<b>Additional Information</b>	<b>7-1</b>

## Volume 2 - Technical Appendices

**Appendix M:** Earth Resources and Groundwater Documentation, September 2006

**Appendix N:** Updated Wetland Mitigation Plan, September 2006

**Appendix O:** Updated Transportation Analysis Exhibits, August 2006

**Appendix P:** Comments on the Draft EIS

(Appendices A through L were published as Volume 2 to the January 2006 Draft EIS. Those appendices have not changed and are not reproduced in the Final EIS. Appendices A through L remain valid and a part of the City's record for the environmental review of the Wood Trails and Montevallo subdivisions.)

---

## List of Tables

## Page

Table 1-1	Summary of Environmental Impacts by Alternative	1-8
Table 1.4-1	Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts	1-10
Table 1.4-2	Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts	1-31
Table 2.1	Wood Trails / Montevallo Proposed Action Alternatives	2-3
Table 2.1-1	Wood Trails Subdivision Density Calculations	2-11
Table 2.1-2	Montevallo Subdivision Density Calculations	2-14
Table 3.2-1	Summary of Stream Discharge Data for Little Bear Creek at SR 202 in Woodinville, October 1998-May 2006	3.2-2
Table 3.2-2	Simulated Existing Condition Peak Flow Rates, (cfs) Wood Trails Basin	3.2-7
Table 3.2-3	Simulated Existing Condition Peak Flow Rates, (cfs) Montevallo Basin	3.2-15
Table 3.5-1	Existing Conditions LOS Summary	3.5-18
Table 3.5-2	Existing Conditions AM Peak Hour Vehicle Queuing Summary	3.5-19
Table 3.5-3	Existing Roadway Volume/Capacity Summary	3.5-20
Table 3.5-4	Accident Data Summary, 2001-2005	3.5-31
Table 3.5-5	Project Trip Generation, Proposed Action	3.5-37
Table 3.5-6	Proposed Action LOS Summary	3.5-56
Table 3.5-7	Vehicle Queuing Summary, Proposed Action	3.5-57
Table 3.5-8	Roadway Volume/Capacity Summary, Proposed Action	3.5-58
Table 3.5-9	Project Trip Generation, R-1 Zoning Alternative	3.5-61
Table 3.5-10	LOS Summary, R-1 Zoning Alternative	3.5-71
Table 3.5-11	Vehicle Queuing Summary, R-1 Zoning Alternative	3.5-72
Table 3.5-12	Roadway Volume/Capacity Summary, R-1 Zoning Alternative	3.5-73
Table 3.5-13	Project Trip Generation, Attached Housing Alternative	3.5-75
Table 3.5-14	LOS Summary, Attached Housing Alternative	3.5-86
Table 3.5-15	Vehicle Queuing Summary, Attached Housing Alternative	3.5-87
Table 3.5-16	Roadway Volume/Capacity Summary, Attached Housing Alternative	3.5-88
Table 3.5-17	LOS Summary, 2008 No-Action Alternative	3.5-90
Table 3.5-18	Vehicle Queuing Summary, No-Action Alternative	3.5-91
Table 3.5-19	Roadway Volume/Capacity Summary, No Action Alternative	3.5-91
Table 3.6-1	Woodinville Park and Recreation Resources, 2005	3.6-1
Table 3.6-2	Park and Recreation Level of Service Conditions	3.6-2
Table 3.6-3	Estimated Park and Recreation Impact, Proposed Action	3.6-4
Table 3.6-4	Estimated Park Impact Fees, by Alternative	3.6-6
Table 4-1	Log of Review Comments on Draft EIS	4-3
Table 4-2	Issues Based on Draft EIS Comments	4-6

---

## List of Figures

Figure 1-1	Aerial Map of Wood Trails and Montevallo Vicinity	1-5
Figure 1-2	Woodinville Neighborhoods	1-7
Figure 1.7-1	Examples of Code Compliance Issues	1-46
Figure 2.1-1	Proposed Wood Trails Site Plan	2-15
Figure 2.1-2	Proposed Wood Trails Grading and Utility Plan	2-17
Figure 2.1-3	Proposed Montevallo Site Plan	2-19
Figure 2.1-4	Proposed Montevallo Grading and Utility Plan	2-21
Figure 2.1-5	Proposed Wood Trails-Montevallo Sewer Line Route	2-23
Figure 2.1-6	Proposed Montevallo Recreation Area	2-25
Figure 2.2-1	Wood Trails R-1 Zoning Alternative Site Plan	2-31
Figure 2.2-2	Wood Trails R-1 Zoning Alternative Grading and Utility Plan	2-33
Figure 2.2-3	Montevallo R-1 Zoning Alternative Site Plan	2-35
Figure 2.2-4	Montevallo R-1 Zoning Alternative Grading and Utility Plan	2-37
Figure 2.2-5	Wood Trails Attached Housing Alternative Site Plan	2-39
Figure 2.2-6	Wood Trails Attached Housing Alternative Grading and Utility Plan	2-41
Figure 2.3-1	Wood Trails Access to West Alternative A	2-47
Figure 2.3-2	Wood Trails Access to West Alternative B	2-49
Figure 2.3-3	Wood Trails Access to West Alternative C	2-51
Figure 2.3-4	Wood Trails Access to South (148 <sup>th</sup> Avenue NE)	2-53
Figure 3.1-1	Slope Map, Wood Trails Site	3.1-3
Figure 3.1-1a	Ground Water Seepage Location Map	3.1-9
Figure 3.1-2	Geologic Map, Wood Trails Site	3.1-11
Figure 3.1-3	Cross-Section, Wood Trails Site	3.1-16
Figure 3.2-1	Existing On-Site Drainage Conditions, Wood Trails	3.2-5
Figure 3.2-2	Wood Trails Cross-Section and Groundwater Profile	3.2-9
Figure 3.2-3	Existing On-Site Drainage Conditions, Montevallo	3.2-13
Figure 3.2-4	Existing Downstream Drainage Conditions, Wood Trails	3.2-17
Figure 3.2-5	Proposed Action Drainage Conditions, Wood Trails	3.2-23
Figure 3.2-6	Proposed Action Drainage Conditions, Montevallo	3.2-31
Figure 3.3-1	Existing Habitat Types, Wood Trails	3.3-1
Figure 3.3-2	Existing Habitat Types, Montevallo	3.3-9
Figure 3.4-1	Woodinville Land Use, 2000	3.4-3
Figure 3.4-2	Woodinville Neighborhoods	3.4-5
Figure 3.4-2a	Zoning 2006 and Urban Growth Boundary	3.4-7
Figure 3.4-2b	2006 Parcels by Size	3.4-9
Figure 3.4-3	Vacant and Re-Developable Land in Woodinville, 2001	3.4-13
Figure 3.4-4	Existing On-Site and Adjacent Land Use	3.4-15
Figure 3.5-1	Site Vicinity Map	3.5-3
Figure 3.5-2A/B	Existing AM and PM Peak Hour Traffic Volumes	3.5-13
Figure 3.5-3	Pedestrian Activity Observations: 7-9 AM	3.5-21
Figure 3.5-4	Pedestrian Activity Observations: 2-4 PM	3.5-23
Figure 3.5-5	Project Trip Distribution	3.5-39
Figure 3.5-6A/B	Peak-Hour Project Trip Assignment, Proposed Action	3.5-41
Figure 3.5-7A/B	Baseline Peak-Hour Traffic Volumes	3.5-47

---

Figure 3.5-8A/B 2008 Future PM Peak-Hour Traffic Volumes with Proposed Action	3.5-51
Figure 3.5-9A/B Project Trip Assignment, R-1 Zoning Alternative	3.5-63
Figure 3.5-10A/B 2008 Future PM Peak-Hour Traffic Volumes, R-1 Zoning Alternative	3.5-67
Figure 3.5-11A/B Project Trip Assignment, Attached Housing Alternative	3.5-77
Figure 3.5-12A/B 2008 Future PM Peak-Hour Traffic Volumes, Attached Housing Alternative	3.5-81