

# 1. SUMMARY

## 1.1 SUMMARY OF FINAL EIS CONTENTS

The Final Environmental Impact Statement (Final EIS) for the Wood Trails and Montevallo Subdivisions and rezone applications was prepared in compliance with the Washington State Environmental Policy Act (SEPA/RCW Chapter 43.21C). The purpose of the environmental documentation is to ensure that environmental information related to a proposed action is available to decision-makers and to the public. In this case, the actions would include a rezone, preliminary plat approvals, and other permits and approvals prior to development occurring.

The Final EIS is organized into two volumes:

Volume 1, the main body of the EIS and Volume 2, Appendices M through P:

**Volume 1:** Includes a Fact Sheet and seven individual chapters that document the SEPA analysis undertaken by the City of Woodinville. The Fact Sheet summarizes the proposal; identifies the applicant; the responsible City staff; the licenses and permits that are potentially required for the proposal; the principal contributors to the EIS; and provides key information about the schedule for the review of the project under SEPA. The contents of the Final EIS chapters in Volume 1 are as follows:

- Chapter 1 summarizes the entire FEIS, briefly describing the proposal and the alternatives to the proposal that have been considered, the proposed objectives, major conclusions, significant controversies, and issues to be resolved. It also includes a table of potential impacts, mitigation measures and significant unavoidable adverse impacts.
- Chapter 2 presents a more detailed description of the proposed action, reasonable alternatives, and a no action alternative, as well as, additional alternatives that were considered but not evaluated in detail.
- Chapter 3 includes documentation of the affected environment (existing conditions), expected environmental impacts and mitigation measures for the respective elements of the environment.
- Chapter 4 includes tables summarizing the review comments the City received on the Draft EIS (DEIS) and provides responses to the specific issues raised in those comments.
- Chapter 5 provides references for the information sources cited in Chapters 1 through 4 of the EIS.
- Chapter 6 is the distribution list, identifying the recipients of the FEIS.

**Volume 2:** The Final EIS includes three technical appendices, Appendices M through O, documenting supplemental environmental analysis conducted for the Final EIS, and a fourth appendix, Appendix P, with copies of the comments received on the Draft EIS. The January 2006 Draft EIS also includes a Volume 2, Appendices A through L, with 12 technical reports documenting the site-specific studies undertaken by the applicant to support the preliminary plat and rezone applications. These reports provided the basis for the original environmental evaluation of the proposal and the alternatives in the Draft EIS. Those technical reports have not been modified for the Final EIS. They remain valid and applicable to the environmental review and are part of the City's record of the SEPA process for the proposal and are included as part of the Final EIS packet.

## **1.2 OBJECTIVE OF THE PROPOSED ACTION**

The applicant's primary objective for the proposal is to receive a rezone from R-1 (one residential dwelling unit per acre) to R-4 (four units per acre) density and to create two subdivisions with single-family zoned lots for the construction of new single-family residences and supporting infrastructure. Wood Trails and Montevallo, together, comprise one of the largest remaining areas in the R-1 designation of single-family residential, which is considered low density development in the Comprehensive Plan.

## **1.3 PROPOSED ACTION AND ALTERNATIVES**

The Final EIS evaluates in detail the Proposed Action, two alternative development scenarios for comparison against the Proposed Action and the No Action Alternative. These alternatives are summarized below. The EIS is based on the preliminary plat applications, with rezone requests, submitted to the City by the developer. Beyond those necessary to evaluate the proposal in this Final EIS, the details of the development proposals are subject to separate and additional review under the subdivision application process subsequent to completion of the Final EIS.

### **1.3.1 Proposed Action**

The applicant's proposal consists of developing two residential subdivisions, known as Wood Trails and Montevallo. Both subdivisions would be built on properties located in the northeastern part of the City, within the West Wellington neighborhood, on land currently zoned as R-1. Figure 1-1 is an aerial photograph showing the location of the Wood Trails and Montevallo sites.

The proposal for Wood Trails (City File No.PPA2004054) is to rezone a 38.7-acre property to R-4 and subdivide the property into 66 single-family residential lots. The Wood Trails property is located at the present terminus of NE 202nd Street, NE 201st Street, NE 198th Street and NE 195th Street, west of 148th Avenue NE. It is in the NE ¼ of Section 3, Township 26 North, Range 5 East WM, King County. The Wood Trails property originally acquired by the applicant included 50.5 acres and extended north to the King-Snohomish County line and NE 205<sup>th</sup> Street [extended]. When the applicant submitted the preliminary plat application for Wood Trails in June 2004, the applicant indicated that it planned to exclude, through a boundary line adjustment (BLA), an 11.8-acre parcel at the north end of the original Wood Trails property from the subdivision proposal. The site plan and other graphics provided in the EIS for this site are based on the information contained in the preliminary plat application, and apply to the 38.7-acre property proposed for development as the Wood Trails subdivision. The City approved the BLA (2004-063) subsequent to the filing of the application, and the BLA was recorded. No development plans for the adjacent 11.8-acre parcel were known at the time of publication of the FEIS.

The Wood Trails site is located on a west-sloping hillside with an approximate 180-foot drop going from east to west. The eastern side of the site includes relatively flat areas interspersed with several steep-sided ravines and erosion hazard critical areas. A small stream is located approximately 100 feet north of the plat boundary (off-site) at the bottom of a steep-sided, forested ravine. The entire site is forested and numerous informal trails and footpaths cross the site, including a utility corridor feature extending from NE 201<sup>st</sup> Street across the site to the west. The site is bordered by a single-family residential area to the east and an industrial area to the west. The north edge of the Wood Trails site abuts a small tract of forest that is located near the southwest corner of the Wellington Hills Golf Course. The proposed Wood Trails subdivision would include streets, public water supply and sanitary sewer service, and stormwater management facilities.

Montevallo (City File No.PPA2004093) is a proposal to rezone to R-4 and subdivide a 16.48-acre property into 66 single-family residential lots. Montevallo is located west of 156<sup>th</sup> Avenue NE, directly south of the King-Snohomish County line and the Wellington Hills Golf Course. It is in the NW ¼ of Section 2, Township 26 North, Range 5 East WM, King County. The Montevallo site is surrounded by suburban residential lots on both the south and west sides. The east side of the site borders 156<sup>th</sup> Avenue NE (also known as the Boston Road). The north side of the Montevallo site abuts an approximately 20-acre forested area on the east side of the Wellington Hills Golf Course. The site is predominantly cleared and developed for low-density, single-family use, with 4 single-family residential homes on the east side of the site, and a single-family home near the west side of the site.

There is also a large barn located just south of the western home. The extreme western portion of the site includes a forested wetland and a small portion of forested upland. The rest of the site, excluding the wetland on the west side of the site, is pasture that has been used by several horses. The proposed Montevallo subdivision would include streets, public water supply and sanitary sewer service, and stormwater management facilities.

### **1.3.2 Alternatives to the Proposed Action**

In addition to the proposal, three alternatives are considered in detail in the Final EIS: development of both sites at the existing R-1 zoning with individual on-site septic systems; development of both sites at the proposed R-4 zoning, with attached housing (townhomes) on the Wood Trails site and single-family lots on the Montevallo site; and a No-Action alternative. Key characteristics of these alternatives are summarized below.

- The R-1 Zoning Alternative would include the construction of 23 single-family dwelling units on the Wood Trails site and 14 single-family dwelling units on the Montevallo site. Infrastructure for the subdivisions would be similar to the Proposed Action, except all residences on both sites would be served by individual, on-site septic systems.
- The Attached Housing Alternative would consist of 85 townhome units on the Wood Trails site and 47 single-family dwelling units on the Montevallo site. Infrastructure for the subdivisions would be essentially the same as for the Proposed Action, including public sewer service to both sites.
- As is required by the State Environmental Policy Act (SEPA), a No Action Alternative is considered in this Final EIS. Under this alternative, no new development would occur on the subject properties and the existing conditions would be maintained for the near term. This alternative does not preclude future development of the subject properties by other developers/applicants in the future.

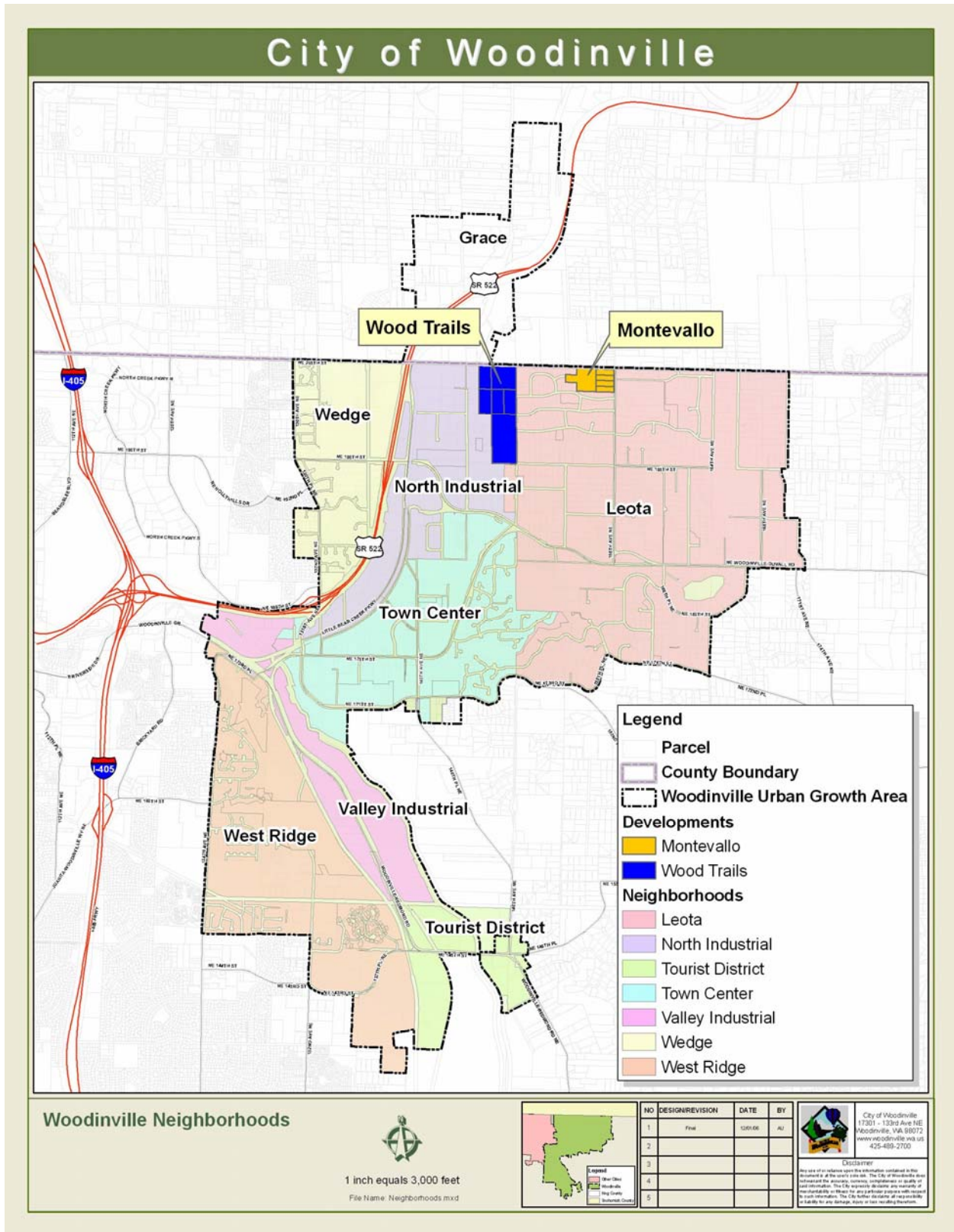
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Figure 1-1 –Aerial Photograph



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Figure 1-2. Woodinville Neighborhoods



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## **1.4 SUMMARY OF IMPACTS, MITIGATION AND SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS**

Through the public scoping process, the City of Woodinville determined that the EIS should include detailed impact analysis for six elements of the environment: Earth, Water, Plants and Animals, Land Use, Transportation and Public Services. Chapter 3 of the EIS provides detailed information on the affected environment (existing conditions), expected impacts and corresponding mitigation measures for these elements.

### **1.4.1 Probable Environmental Impacts**

An EIS is focused on “probable significant adverse environmental impacts” as those terms are defined by SEPA. While a wide range of impacts could potentially occur in connection with any proposal, not all impacts are considered *probable* (“likely to occur” per WAC 197-11-782) or *significant* (“more than a moderate adverse impact” per WAC 197-11-794). The following table identifies the impacts that are considered likely to occur as a result of the proposal or the alternatives. Based on the analysis in the EIS, some of these impacts are considered significant in the context of SEPA. All likely impacts could be mitigated by a redesign– by adopted City regulations and/or by elements incorporated into the design of the proposal -- to a level that is considered less than significant. Mitigation, as defined by SEPA, includes actions that can avoid, minimize, rectify, reduce, compensate for or monitor impacts (WAC 197-11-768).

However, some adverse impacts are considered “unavoidable” because they reflect a type of change that is inherent in the proposed development regardless of how it is designed. Urban development, for example, unavoidably entails clearing of vegetation, creation of impervious surfaces, and conduct of human activities. This category of impacts is identified for each element of the environment in the EIS and is summarized in Section 1.5 below.

### **1.4.2 Comparison of Alternatives, Impacts, Potential Mitigation and Significant Unavoidable Adverse Impacts**

Tables 1.4-1 and 1.4-2 identify and compares the level of impacts for the range of alternatives on for each element of the environment, potential mitigation for those impacts and significant unavoidable adverse impacts.

**Table 1.4-1 Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts**

<b>Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts</b>			
<b>Environmental Element / Alternative</b>	<b>Impacts</b>	<b>Mitigation Measures Designed Into the Project</b>	<b>Significant Unavoidable Adverse Impacts</b>
<b>Earth (Section 3.1)</b>			
Proposed Action	<p>On-site investigations do not indicate a history or likelihood of <u>substantial</u> slope-instability on the site. The subsurface data obtained from the test sites and reconnaissance of the steep-slope areas indicates the overall stability of the site appears good. Only limited evidence of past slope instability exists. Two distinct areas within the site near the northern edge of the site display evidence of historic landslides and should be considered marginally stable to unstable</p> <p>Because steeply-sloping ravines occur throughout much of the site, the risk for erosion and shallow debris flow activity is elevated compared to areas without these slope conditions. Due to the very dense glacial deposits underlying the site, as demonstrated by the subsurface conditions encountered at the test sites, there is a low susceptibility to large-scale, deep-seated slope movements at the site. If the slopes on the site were inherently unstable, it is reasonable to conclude that erosion and landslide activity from the historic disturbance would be much more extensive.</p> <p>Construction of utilities, storm water dispersion trenches, trails and excavation of a detention pond on the steep slope and/or erosion hazard areas has been proposed by the applicant and impacts could occur to the stability of those slopes.</p> <p><u>Limitations to Proposed Facilities.</u> Although construction of utilities, storm drainage discharge systems and excavation of a detention pond on the steep slope and/or erosion hazard areas has been proposed by the applicant, the following select performance standards from WMC 21.24.310 are anticipated to be limitations to these construction activities in the erosion and possible landslide hazard areas. There are exceptions allowed for many of the standards (see complete standards in WMC 21.24.310), however, the data from the soils and geotechnical</p>	<p>Storm water dispersion trenches, excavation of a detention pond and unnecessary utility construction are not anticipated to be approved (See Limitations to Proposed Facilities) I the Impacts Section. Possible alternatives include:</p> <ol style="list-style-type: none"> <li>a. A narrow, long detention vault (possible above ground to act as a retaining wall) in place of the pond,</li> <li>b. All stormwater conveyance via HDPE pipe (or equivalent), including piping in place of dispersion trenches,</li> <li>c. Narrow trenches, construction during the dry season with special erosion and slide prevention techniques for utilities. Disturbed areas outside of the building and roadway footprint, including the easement area for the sanitary sewer extension, would be re-vegetated following construction.</li> <li>d. Hire a geotechnical engineer to be on-site during construction activity.</li> </ol> <p>In addition, as part mitigation proposed as part of the proposal, the applicant is required to</p>	<p>The primary significant unavoidable adverse impact to earth resources from any of the development alternatives would be related to the surface disturbance on erosion hazard areas and/or steep slopes. From a soil stability standpoint the following create significant adverse impacts:</p> <ul style="list-style-type: none"> <li>• Installation of the proposed pond with horizontal encroachment into the hillside of more than 150' and a difference between the bottom of the proposed detention pond and the top of the sequence of rockeries of approximately 60'.</li> <li>• Construction of the dispersion trenches</li> <li>• Construction of utility trenches</li> <li>• Construction of Trails</li> </ul>

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	<p>reports submitted for this EIS tend to support a more conservative approach to construction. Without including the following, significant adverse impact could occur. The applicable WMC standards that would promote less impact are:</p> <ul style="list-style-type: none"> <li>a. A minimum buffer of 50' from the edge of the hazard area. Although this buffer could be reduced with acceptance of the City, the soil reports submitted would support maintaining these buffers at their required distance. Buffers also can be increased to prevent risk of damage. This will be considered at the time of site review, if the proposal is approved.</li> <li>b. The development will not decrease slope stability on adjacent properties.</li> <li>c. Structures and improvements shall minimize alterations to the natural contour of the slope</li> <li>d. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation.</li> <li>e. Removal of vegetation from an erosion hazard area or related buffer is prohibited.</li> <li>f. Utilities lines and pipes shall be permitted in these hazard areas only when the applicant demonstrates that no other practical alternative exists. The line shall be located above ground and properly anchored and/or designed so that it will continue to function in the event of an underlying slide. Storm water conveyance shall only be allowed through a high-density polyethylene pipe with fuse welded joints or similar product approved by the Director.</li> <li>g. Dispersed discharge upslope of the steep slope onto a low gradient undisturbed buffer only where it can be demonstrated that such discharge will not increase saturation of the slope.</li> </ul>	<p>prepare a Stormwater Pollution Prevention Plan (SWPPP) as a condition of obtaining a construction stormwater permit for the project. A temporary erosion and sedimentation control plan (TESP), designed in accordance with City of Woodinville and Ecology standards, would be a key component of the SWPPP and would be employed during construction. This plan would be prepared in conjunction with the recommendations of the geotechnical reports, so that issues identified in the geotechnical investigation are addressed in the construction plans. Based on the applicable regulatory requirements, the SWPPP will include standard best management practices (BMPs) for minimization of erosion and control of runoff on construction sites.</p>	

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
R-1 Zoning Alternative	<p>Under the R-1 Zoning Alternative, the Wood Trails site would be developed with 23 residential building lots, compared to 66 lots for the Proposed Action. Consistent with the existing adjacent residential development, these building lots would utilize septic systems. However, WMC requires developments on lots less than one acre per unit hook up to a sewer that is within 330 feet, which is the case for this proposal.</p> <p>Impacts from this alternative are similar to those of the proposed action, except there would be somewhat less potential for impacts to the erosion prone slopes. Another difference would be the proposed installation of drainfields. The feasibility of utilizing septic systems on this site, and the potential long-term impacts from the septic systems, would need to be further evaluated if this alternative were implemented. The Alderwood soils throughout the site exhibit varying degrees of cementing. In this respect, permeability of the soils would be considered low, and generally not conducive to the use of septic systems.</p>	<p>Mitigation would be the same for this alternative except for the use of septic systems. Use of sewer would mitigate septic system impacts but would increase potential from construction of steep and erosion prone slopes.</p>	<p>Mitigation would be the same except for sewer trenching.</p>
Attached Housing Alternative	<p>The Attached Housing Alternative would include an 85-unit multi-family development consisting of several buildings and associated roadway areas on the Wood Trails site. Overall, the extent of construction disturbance and developed facilities on the site would be less than for the Proposed Action and the R-1 Zoning Alternative. However, concerns still exist about construction on the steep and/or erosion hazard areas with regards to location and type of detention facility, placement of dispersion trenches, and installation of utilities.</p>	<p>The same discussion provided in the Proposed Action and the R-1 Alternatives related to “limitations to the Proposed Facilities” also applies to this Alternative. In summary, proposed storm water dispersion trenches, excavation of a detention pond and unnecessary utility construction are not anticipated to be approved as proposed. See possible alternatives in the Proposed Action discussion.</p>	<p>Mitigation would be the same as the other alternatives.</p>
No Action Alternative	<p>No development activity would occur on the site.</p>	<p>None would occur.</p>	<p>Slopes would be maintained in a forested state and would be more stable than under the development alternatives.</p>

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
<b>Water (Section 3.2)</b>			
Proposed Action	<p>Construction activity on the Wood Trails site would create the potential for short-term impacts to water resources, primarily through sedimentation that could result from erosion of disturbed surfaces. Accidental releases of contaminants such as fuels or other petroleum products are also typical concerns associated with construction activities. Erosion and sediment control at construction sites is critical because erosion rates on uncontrolled construction sites are many times higher than erosion rates from undeveloped land (King County 2005). Implementing erosion and sediment control measures at construction sites can limit rates of erosion and transport of sediment to off-site surface waters to acceptable levels, however.</p> <p>Determination of the expected water resource impact level from construction of the subdivision is based on the regulatory approach of the agencies with permit jurisdiction, which in this case are Ecology and the City.</p> <p>The potential for the Wood Trails development to alter groundwater conditions would be determined by the relationship of the development plan to the recharge characteristics of the site and groundwater levels and flow conditions. Recharge on the site is limited by glacial till. Recharge occurs primarily in advance outwash deposits; this condition occurs in a roughly rectangular lobe within the northeastern portion of the site and on the slopes in the southwestern part of the site. Recharge from these areas appears to supply only the shallow aquifer. Development activities for the Proposed Action, including excavation activities, would occur well above the level of the deep aquifer and would have no effect on it.</p>	<p>Construction of the Wood Trails subdivision would require the applicant to obtain a temporary National Pollutant Discharge Elimination System (NPDES) permit, under the Washington Department of Ecology's general permit for construction stormwater, requiring a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must specify the control measures applied during construction to minimize discharge of pollutants to runoff from the site. The project must also meet the City's construction stormwater requirements, which incorporate the requirements of the King County Surface Water Design Manual (KCSWDM) and Ecology's stormwater management requirements.</p> <p>Stormwater discharges from construction sites are subject to State water quality standards. Ecology's construction stormwater general permit does not authorize violations of the standards, even on a temporary basis.</p> <p>The <i>Stormwater Management Manual for Western Washington</i> (Ecology (2005c)) presents documentation that "minimization of stormwater flows, prevention of soil erosion, capture of water-borne sediment that has been unavoidably released from exposed soils, and protection of water quality from on-site pollution sources are all readily achievable when the proper BMPs are planned, installed and properly maintained." The <i>Manual</i> indicates that Ecology expects that use of the</p>	<p>The modeling analysis demonstrates that the proposed Wood Trails development would cause essentially no change in discharge rates or patterns over most of the range of flow conditions, and only minimal change at flow conditions with the highest return intervals. Therefore, impacts of the Proposed Action on water quantity characteristics would be insignificant.</p> <p>Because the Wood Trails project would employ water quality treatment measures consistent with the City and KCSWDM requirements, the discharge from those facilities is presumed to be in compliance with water quality standards and adequately protective of downstream receiving waters. Long-term water quality impacts from the project would therefore be insignificant.</p> <p>Provided that the storm water facilities mentioned as needed under the <u>Limitations to Proposed Facilities</u> in the Earth section are met, no significant adverse impacts are expected from the project on water resources.</p>

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
		<p>“appropriate BMPs outlined in this volume ...will result in compliance with water quality standards.” Furthermore, the <i>Manual</i> explains that RCW Chapter 90.48 directs that <i>compliance with water quality standards shall be presumed</i> (emphasis added) when the permittee is in compliance with permit conditions and following approval of its stormwater management practices, unless site specific information demonstrates otherwise.</p> <p>The City’s stormwater management requirements for new development incorporate those of the King County Surface Water Design Manual (KCSWDM). Based on the regulations in force at the time the plat applications were filed, the City’s review of the Proposed Action is based on the 1998 Surface Water Design Manual (King County 1998). (The requirements set forth in the 1998 KCSWDM are very similar to those in the updated 2005 KCSWDM, which was modified for consistency with the 2005 Ecology manual.)</p> <p>Based on the geographic location of the Wood Trails site within an identified stream protection area, the project is subject to the Level 1 and Level 2 flow control standards. The Level 1 standard requires the developed-condition peak discharge rates to match those of the existing site conditions for 2-year and 10-year return periods. Level 1 flow control is intended to protect the flow capacity and limit increased erosion within the conveyance system downstream of the project. The Level 2 flow control standard also adds the</p>	

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
		<p>requirement that developed-condition peak discharge durations match the pre-developed discharge durations for all discharge rates from 50 percent of the 2-year peak flow up to the full 50-year peak flow. This requirement is intended to prevent increased erosion or stream channel instability by limiting the amount of time that developed flows exceed the erosion-causing threshold (which is 50 percent of the 2-year peak flow) to the same duration as under pre-developed conditions.</p> <p>Changes in flow rates for downstream runoff also raise the potential for impacts to the stormwater drainage systems serving the industrial properties to the west of the Wood Trails site. To avoid this potential impact, the large majority of the runoff from the developed area of the site would be collected within on-site drainage systems and routed around the downstream development</p>	
R-1 Zoning Alternative	The water resource impacts of developing the Wood Trails site at 1–acre densities would generally be the same as those identified for the Proposed Action with respect to type, timing and duration. The area of ground disturbance during construction would be slightly less, and short-term impacts during construction would likewise be insignificant.	Mitigation would be similar those of the Proposed Action, including those suggest design mitigations listed in the <u>Limitations to Proposed Facilities</u>	Same as proposed.
Attached Housing Alternative	Same as the Proposed Action and the R-1 Alternative.	Mitigation would be similar those of the Proposed Action and the R-1 Alternative, including those suggest design mitigations listed in the <u>Limitations to Proposed Facilities</u>	Same as proposed.
No Action Alternative	Hydrology, water quantity and water quality are expected to remain the same.	N/A	There would be no significant impacts from the No Action Alternative.

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
<b>Plants and Animals (Section 3.3)</b>			
Proposed Site	<p>The Wood Trails site is a heavily forested area that consists of a mix of deciduous and coniferous trees. The Wood Trails site is one of Woodinville's only remaining large contiguous land tracts that is comprised of a deciduous/conifer forest. The heavily forested Wood Trails site is set within a larger patch of forested area, which extends north partially into the Wellington Hills Golf Course, approximately 75 acres in size. As noted above, Wood Trails and the larger forested patch are surrounded by residential and industrial development, a golf course, and associated roads. A large ravine covered with a stump-sprout origin, deciduous overstory of big-leaf maple is located just off-site to the north. The ravine contains a stream that flows to the west, where it enters a large-diameter stormwater conveyance pipe at the eastern edge of an industrial-park property.</p> <p>As indicated in Figure 3.3-1, there is a small off-site wetland located just to the west of the Wood Trails site. No fish-bearing streams are present on the Wood Trails site, although the site occupies headwater and fringe areas of the Little Bear Creek drainage in the overall Lake Washington basin. A small, non-fish-bearing stream passes through a ravine in the undeveloped parcel adjacent to the Wood Trails site on the north.</p> <p>The Wood Trails site has a comparatively high ambient noise level as a result of machinery operation and other activities in the industrial park and traffic on the roadways located to the west (the Woodinville-Snohomish Road and SR 522). The site habitat value in the landscape setting is somewhat limited as a result of the fragmented habitat created by surrounding development. Habitat patch size smaller than 250 acres are generally occupied by small animals with small home ranges, but are not supported by larger animals; site use by the latter animals would be restricted to transient activities.</p> <p>The Wood Trails site has no known recorded rare plant communities or listed plants, according to a search of the Washington Natural Heritage Program database conducted by the Washington Department of Natural</p>	<p><b>Wildlife</b></p> <p>Species that would be migrating through the site are adapted to and tolerant of narrow corridors and residential settings. Even after project modifications to the site, the functional, vegetated corridor would be as large as a typical urban habitat corridor. Suitable mitigation for impacts to wildlife movement from the Proposed Action or Attached Housing Alternative would be to maintain an unrestricted, vegetated corridor through the west side of the Wood Trails site near the proposed stormwater pond. Fences would not be installed in this area other than as needed to satisfy a potential City requirement to fence the perimeter of the pond. Due to the nature of the steep slopes on the Wood Trails site (see Earth Section 3.1), installation of a narrow vault stormwater system as opposed to an open stormwater pond, would be a better solution for slope stability. It would also provide wider corridors for wildlife movement and reduce the need for native vegetation removal.</p> <p>There would be some loss of wildlife foraging area from the proposed project. Several measures would be used to offset losses of forage trees and improve the remaining habitat for pileated woodpeckers. These include selective snag creation on the 21 acres of remaining open space, through girdling of specific</p>	<p>All of the development alternatives would leave a large portion of the Wood Trails site undeveloped as an NGPA. This contiguous area of at least 21 acres (approximately 57 percent of the site) on the western side of the property would retain the most valuable habitat on the site, particularly for pileated woodpeckers. While removal of the forest on the eastern portion of the site would result in some minor habitat loss (up to 17 acres), these impacts would be minor and pileated woodpecker habitat on the site would remain viable.</p> <p>Nevertheless, some wildlife would unavoidably be displaced by any development on the Wood Trails site. Generally, the species found on the site that would be displaced are common, human-tolerant species that are able to move and adapt to changed conditions; these species would likely move to forested areas to the west and north of the development area. Based on the extent and context, this displacement impact would be insignificant.</p> <p>The Proposed Action would result in the loss of Wetland A on the Wood</p>



## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	<p>Resources. In addition, there are no known identified or documented uses of the site by any state or federally listed threatened or endangered species, based upon site observations as well as a search of the Priority Habitats and Species Program database.</p> <p>A pair of pileated woodpeckers was observed on the site. Little Bear Creek represents off-site aquatic habitat of local or regional significance with respect to the proposed development. Little Bear Creek is located approximately one-half mile to the west from the Wood Trails site. Little Bear Creek is an important fish-bearing stream that contains most species of salmon and trout.</p> <p>Therefore, the stormwater runoff from the Wood Trails site should have no significant impact on downstream water quality, and no significant adverse effect on aquatic habitat in Little Bear Creek.</p>	<p>trees that would provide good potential snags. Transfer of large woody debris, such as logs and stumps, from clearing operations to the western portion of the site would also provide foraging materials for pileated woodpeckers and other wildlife.</p> <p><b>Water Resources</b> Potential water resource impacts from the Proposed Action and alternatives are addressed primarily in Water Section 3.2.2. Potential effects on aquatic habitat from water quantity and/or quality changes are also addressed in Section 3.3. The stormwater management system for the Wood Trails project has been designed to maintain existing flow rates and durations from the site. Accordingly, no measurable change to the hydrologic characteristics of Little Bear Creek, the off-site eventual receiving water body, is anticipated as a result of this project (see Section 3.2.2 for more detailed discussion). Habitat for fish and other aquatic organisms in Little Bear Creek would not be adversely affected by water quantity changes associated with the Wood Trails project.</p> <p>The Proposed Action includes</p>	<p>Trails site, due to the proposed stormwater pond that would be placed there. Wetland A is in the only feasible location for the proposed stormwater facility, and represents an unavoidable impact. The applicant would provide mitigation for these impacts by establishing native vegetation on the benches between the rockeries above the stormwater pond, and by enhancing riparian vegetation along a stream north of the development area. The loss of this low-function wetland would be mitigated by the proposed enhancement and the residual impact would not be significant.</p>

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
		<p>extension of public sanitary sewer service to the site. The long-term result of providing sewer service to the area, and the high level of water quality treatment for stormwater runoff from Wood Trails, could be a net improvement in water quality for flows draining to Little Bear Creek. The aquatic habitat in Little Bear Creek could benefit from any such improvement in water quality. Mitigation proposed by the applicant includes native tree and shrub plantings per the City of Woodinville Mitigation Guidelines to restore existing degraded habitat on the extreme west side of the site north of the proposed stormwater pond, localized removal of blackberry vines and installation of native conifers will be conducted through the area of the corridor. This would restore a conifer component in this area and provide greater cover for wildlife using the area. The 5-year performance standards for the planting areas would be a minimum 80-percent survival rate and a maximum of 10 percent non-native plant cover.</p> <p><b>Wetland</b></p> <p>The current Woodinville Municipal Code and the latest Ecology mitigation guidance</p>	

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
		<p>document (<i>Guidance on Wetland Mitigation In Washington State Part 1: Laws, Rules, Policies and Guidance Related to Mitigation</i>, April 2004), which is referenced in the WMC, guided development of the mitigation strategy for impacts to Wetland A on the Wood Trails site. A key principle of the WMC and the Ecology guidance is the emphasis on replacing lost wetland functions, with lesser importance placed on replacing wetland acreage. For example, WMC 21.24.350(2) states that “Mitigation for alterations to wetlands shall achieve equivalent or greater biologic functions.” WMC 21.24.350(3) states that “Mitigation actions shall address functions affected by the alteration to achieve functional equivalency or improvement, and shall provide similar wetland functions as those lost.” The Ecology guidance states that “The goal is to replace lost wetland functions at a 1:1 ratio...” The WMC does not state that wetland creation is the preferred method of compensation for wetland loss. Instead, WMC 21.24.350(4) states that restoring wetland characteristics to an area that was once a wetland is the first preference, followed by “enhancing significantly degraded wetlands.”</p> <p>Enhancement of existing degraded wetlands is an appropriate mitigation strategy when compensating for impacts to small, low-quality wetlands. The proposed impact and mitigation areas are both in the Little Bear Creek Basin, and the wetland proposed for enhancement is a fringe along an unnamed tributary of Little Bear Creek on the adjacent forested property to the north. The proposed</p>	

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
		<p>mitigation would not only provide enhancement of the existing wetland through increasing species diversity and revegetating disturbed areas, but would also benefit the stream and the basin as a whole by increasing stream shading (which reduces water temperature), inputs of organic matter, and future large woody debris recruitment. The low level of function provided by the existing Wetland A would be more than replaced by enhancing a low-diversity, degraded wetland fringing the off-site stream at Ecology's 8:1 mitigation ratio for wetland impacts compensated by wetland enhancement. Accordingly, mitigation for Wetland A would consist of 11,200 square feet of enhancement (see Appendix N). The final enhancement would restore a conifer component to this area, thereby increasing the diversity of plant material and shading of the stream. Flow control and water quality treatment measures incorporated in the drainage system for the project would mitigate</p>	
R-1 Zoning Alternative	Overall, the on-site impacts to plants and animals from the R-1 Zoning Alternative would be incrementally less than those identified for the Proposed Action, which would be insignificant.	The same mitigation would be expected for this Alternative as would for the Proposed Action.	Impacts from this Alternative are expected to be similar to the Proposed Action, and therefore significant adverse impacts are not expected provided that mitigation is included in the design.

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
Attached Housing Alternative	This alternative would result in development of 85 townhouse units on the Wood Trails site, within approximately the same overall footprint as the Proposed Action	Because the area disturbed for construction of buildings and infrastructure (including a stormwater detention pond) would be somewhat less than for the Proposed Action (10 acres, rather than 17 acres), the on-site and off-site habitat impacts from this alternative would be reduced compared to the development of 66 single-family lots on this site; impacts would be insignificant in both cases.	Impacts from this Alternative are expected to be similar to the Proposed Action, and therefore significant adverse impacts are not expected provided that mitigation is included in the design.
No Action Alternative	Under this alternative the Wood Trails site would remain undeveloped and the five current residences would remain on the Montevallo site for the foreseeable future. Impacts to plant or animal life resulting from development of subdivisions on these sites would not occur.	N/A	There would be no significant impacts from the No Action Alternative.
<b>Land Use (Section 3.4)</b>			
Proposed Action	<p>The proposed Wood Trails subdivision would result in development of 66 single-family residences, plus the construction of roads, landscaping, and a storm drainage system on the 38.7-acre site. (See Chapter 2 for a full description of the Proposed Action and the alternatives that follow.) The site would generally be converted from undeveloped, to developed for urban-density use. Urban density in the Comprehensive Plan for Low Density is stated to be 1-4 units per acre. A portion of the site, approximately 21 acres, would remain undisturbed; this area would be surrounded by homes and other site development. Because the site is vacant, no existing uses would be displaced. There would be a net decrease in open space and the number of trees on the site. (See Table 2.1-1 for more information about open space before and after development.)</p> <p>In terms of type of land use, the proposed Wood Trails subdivision would be compatible with existing adjacent single-family residential land uses to the north, south, and east of the site in Wellington Hills. The proposed detached single-family structures would be compatible in type and form with the existing adjacent detached single-family structures. However, the Wood Trails subdivision would result in</p>	<p>Additional undeveloped open space could be preserved if an underground vault replaced the open stormwater detention included in the Proposed Action for Wood Trails. The applicant's engineering evaluation of drainage facilities indicated an underground vault would not be feasible or appropriate for the proposal (see discussion in Section 2.1.1).</p> <p>Visual impacts to adjacent residents could be mitigated by increasing the size and/or density of the perimeter buffer or creating additional setbacks along the perimeter to screen the site from nearby views. Also, lower density housing could be constructed on the perimeter of the proposal and a vegetated buffer installed to better match the adjacent properties to provide a perceived "rural" environment in an urban setting.</p>	Under any of the development alternatives, there would be an unavoidable loss of open space, trees and undeveloped land on the two project sites. Based on the level of existing development surrounding the sites and the amount of open space that would remain on the sites, this could be perceived as a significant land use impact within the neighborhood and adjacent properties. The visual change that would be visible to a limited number of adjacent residences could be mitigated by greater setbacks or buffering along the perimeter of the site and fewer homes on the perimeter. Under the R-1 Zoning Alternative, development densities could be viewed as inconsistent with

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	<p>smaller lots and higher-density development than currently exist in the neighborhood, with a gross density of 1.7 dwelling units per acre and a net density of 6.28 dwelling units/acre within the effective development area of the site (calculated per WMC 20.12.080). The density on the Wood Trails site would contrast with surrounding gross densities which average about 1-2 dwelling units per acre. The proposed homes would be closer together than most homes in the area, which are on larger lots and thus generally spaced farther apart. The form and scale of development would also contrast with surrounding single lot development that was created when the area was within rural King County. In this sense Wood Trails would represent an intensification of the existing land use pattern, i.e. a change from larger-lot, detached single-family homes developed under R-1 zoning to smaller-lot detached single-family homes developed at R-4 density. Densities would generally be characterized as urban in character; however, there is a more “rural” visual image that typifies the neighborhood character. The proposal would not result in significant conflicts with adjacent uses, but could result in conflicts with neighborhood character.</p> <p>There would be a change in character of the site, from undeveloped/wooded to developed/urban residential use. The appearance of the site could change depending on the design. The change would be noticeable from some adjacent residences and the street, but would not be visible from public, off-site locations and would not be experienced by a large number of viewers. The character of the visual change may be perceived to be significant to adjacent neighbors, but would not represent a significant adverse impact in a broader context. Visual impacts to adjacent residents could be mitigated by increasing the size and/or density of the perimeter buffer or creating additional setbacks along the perimeter to screen the site from nearby views.</p> <p>The proposed Wood Trails development is less intense than the existing light industrial and related uses in the North Industrial neighborhood west of the site. Because there is significant topographic separation and horizontal distance between the proposed development area and the existing industrial uses, and no direct access between the two areas, this</p>	<p>A list of policies, codes and regulations have been included in the section of the Final EIS that indicate the difficulty in balancing land use – both the land use codes by themselves and also with other codes. See Section 3.4.6 for this list.</p>	<p>Growth Management Hearings Board decisions. Under any of the alternatives, there would be no significant impacts to the land use pattern, but could be significant to perceived “rural” neighborhood character.</p>

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	inconsistency should not result in significant land use impacts to Wood Trails or to the industrial area.		
R-1 Alternative	<p>This alternative would result in the development of 23 single-family residences on the Wood Trails site on 1-acre lots, plus the construction of roads, landscaping, and a storm drainage system. The site would be converted from undeveloped to low-density, single-family residential use. A portion of the site, approximately 24.9 acres, would remain undisturbed, although this area would be broken up and would be surrounded by homes and other site development. Because the site is vacant, no existing uses would be displaced. The net decrease in open space and number of trees on the site would be slightly less than in the Proposed Action.</p> <p>Relative to the Proposed Action, in this alternative Wood Trails would be more compatible with existing adjacent low-density, large-lot, single-family residential land use to the north, south, and east of the site in Wellington Hills. The proposed detached single-family structures would be compatible in form with the existing adjacent detached single-family structures.</p> <p>The R-1 Zoning Alternative would perpetuate the existing land use pattern in the local area. The City of Woodinville considers R-1 to R-4 low-density urban development. However, the courts and the Hearings Boards have questioned whether 1-acre development patterns would be considered "urban." It could be viewed as inconsistent with a threshold for urban density, based on past Growth Management Hearings Board decisions.</p> <p>In this alternative the Montevallo site would be developed with 14 single-family residences on 1-acre lots, plus the construction of roads, landscaping, and a storm drainage system. The site would remain in single-family residential use, but would have an increased housing density. As in the Proposed Action, five single-family homes and outbuildings would be displaced, and the existing, relatively open character of the site would be changed. There would be a net decrease in open space and number of trees on the site, about the same as in the</p>	Mitigation for this alternative would be similar to that of the Proposed Action.	The same as the Proposed Action.

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	<p>Proposed Action.</p> <p>The R-1 Zoning Alternative would utilize individual on-site septic systems, and would not introduce sanitary sewer service to Wellington Hills. Therefore, compared to the Proposed Action, the R-1 Zoning Alternative would be less likely to have the indirect impact of encouraging additional development or redevelopment in the immediate area. However, the R-1 Zoning Alternative could still be viewed as an intensification of the existing land use pattern (albeit less so than the Proposed Action), because it would introduce 37 new homes to a neighborhood (23 in Wood Trails and 14 in Montevallo) that has not recently experienced this scale of development or redevelopment.</p>		



## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
Attached Housing Alternative	<p>This alternative would result in development of 85 attached, single-family, townhouse-style residences on the Wood Trails site, plus the construction of roads, landscaping and a storm drainage system. The site would be converted from undeveloped land to urban-density, single-family residential use. A portion of the site, approximately 28.7 acres, would remain undisturbed. No existing uses would be displaced. The net decrease in open space and number of trees on the site would be less than in the Proposed Action.</p> <p>Residential use of the site would be compatible with adjacent land uses. In terms of density, and relative to the Proposed Action, in the Attached Housing Alternative development would be more dense and more urban in character relative to existing adjacent large-lot, single-family residential land use to the north, south, and east of the site. The proposed attached townhouse structures would be different in form from existing adjacent detached single-family structures. The Attached Housing Alternative could be viewed as a greater intensification of the existing land use pattern relative to the Proposed Action, because it would introduce more new homes (85) and these homes would be different from (and to some viewers, more “urban” in form) than the traditional detached single-family structure.</p> <p>The Attached Housing Alternative would utilize public sanitary sewer service on both sites, which could have the indirect impact of encouraging additional development (See discussion in the text). This Alternative could be viewed as an intensification of the existing land use pattern (albeit less so than the Proposed Action), that the neighborhood has not recently experienced to this scale of development or redevelopment. The secondary and cumulative land use impacts for this alternative would be essentially the same as those described previously for the Proposed Action.</p>	<p>In this alternative, the Wood Trails townhouse structures could be designed with additional architectural features and detailing (offsets, building modulation, multiple eaves, etc.) that tend to visually reduce the scale and break up the mass of the buildings. This would make them more compatible in character with surrounding detached single-family structures. The maximum number of units per building could be limited, to further reduce the mass and scale of individual buildings. Additional undeveloped open space could be preserved if a vault replaced the proposed open stormwater detention facilities proposed for Wood Trails.</p> <p>Additional mitigation for this alternative would be similar to that of the Proposed Action and the R-1 Alternative.</p>	Same as the Proposed Action
No Action Alternative	In the No Action Alternative, there would be no new development on either the Wood Trails or the Montevallo site for the foreseeable future. The Wood Trails site would presumably remain undeveloped and larger-lot residential use would continue on the Montevallo site. There would be no direct, indirect or cumulative land use impacts related to proposed residential development on these sites.		No significant adverse impacts area expected to Land Use if the No Action alternative is implemented.

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
<b>Transportation (Section 3.5)</b>			
Proposed Action	<p>Based on the scoping process, City staff identified the study area intersections to be addressed in this analysis (see Figure 3.5-1). They include the signalized intersections located within the project limits for the City’s Capital Improvement Plan (CIP). City staff also indicated that the study area should include the non-signalized intersections on 156<sup>th</sup> Avenue NE that are along the access routes to the two development sites (due to the directional and peaking nature of traffic in the area, both AM and PM peak-hour operations were evaluated at most study area intersections). Consequently, the following intersections are evaluated in this study:</p> <ul style="list-style-type: none"> <li>• 156<sup>th</sup> Avenue NE/NE 203<sup>rd</sup> Place</li> <li>• 156<sup>th</sup> Avenue NE/NE 202<sup>nd</sup> Street</li> <li>• 156<sup>th</sup> Avenue NE/NE 201<sup>st</sup> Street</li> <li>• 156<sup>th</sup> Avenue NE/NE 198<sup>th</sup> Street</li> <li>• 156<sup>th</sup> Avenue NE/NE 195<sup>th</sup> Street</li> <li>• 156<sup>th</sup> Avenue NE/NE Woodinville-Duvall Road</li> <li>• NE Woodinville-Duvall Road/NE Woodinville Way</li> <li>• NE Woodinville-Snohomish Road/NE 195<sup>th</sup> Street</li> </ul> <p>For the Final EIS, the following intersections were added to the study for analysis of their PM peak-hour operations:</p> <ul style="list-style-type: none"> <li>• 240<sup>th</sup> Street SE/Woodinville – Snohomish Road</li> <li>• 240<sup>th</sup> Street SE/75<sup>th</sup> Avenue SE</li> <li>• 156<sup>th</sup> Avenue NE/NE 204<sup>th</sup> Street (proposed new Montevallo access)</li> <li>• 156<sup>th</sup> Avenue NE/NE 203<sup>rd</sup> Street (proposed new Montevallo access)</li> </ul>	<p>To address the sight distance condition the following mitigation measures shall be applied:</p> <ol style="list-style-type: none"> <li>1) Provide traffic calming devices in the impacted portions of NE 198th Street and NE 201st as per City of Woodinville requirements.</li> <li>2) Install lane delineation features in the impacted portions of NE 198th Street and NE 201st Street as per City of Woodinville requirements.</li> <li>3) For the streets of NE 195th and NE 202nd, if access is not restricted from the new development on to these two street (proposed to use bollards), then an acceptable mitigation measure to address the identified sight distance conditions shall be utilized as approved by the City of Woodinville Public Works Department.</li> </ol> <p>General improvements to a small section of NE 195<sup>th</sup> Street approaching the Wood Trails site are recommended. These improvements could include widening the roadway to a minimum width of 24 feet, along with the gravel or paved shoulders of 5 to 6 feet. Per City of Woodinville guidelines, the applicant is required to pay an impact fee for each home constructed. The transportation impact fees associated with the Attached Housing Alternative, based on the City’s current fee rate, would amount to approximately</p>	<p>Any of the development alternatives would cause construction-related impacts to the local road system and traffic conditions. Because these impacts would be highly localized and temporary and road damages would be repaired, these short-term impacts would be insignificant. Any of the development alternatives would also generate an unavoidable increase in traffic on local streets near the sites of the proposed subdivisions. While the level of increased traffic would vary considerably among the alternatives, the analysis indicated that none of the alternatives would generate sufficient additional traffic or changes in traffic patterns to cause significant impacts to the existing level of service at study-area intersections, based on the City’s LOS standard. Similarly, the incremental traffic increases generated by the alternatives would represent insignificant impacts to other aspects of traffic operations, traffic safety, pedestrian activity and other transportation facilities or uses.</p> <p>However, the traffic impact analysis for the Proposed Action identified sight distance as an unavoidable significant adverse impact on all</p>

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
		\$281,000.	four of the existing local residential road located between the site and 156th Avenue NE.
R-1 Housing Alternative	Same as the Proposed Action	Same as the Proposed Action	Same as the Proposed Action
Attached Housing Alternative	Same as the Proposed Action	Same as the Proposed Action	Same as the Proposed Action
No Action Alternative	No improvements to traffic is anticipated in the near future without the project	No significant traffic-related impacts would be likely to occur under the No Action Alternative, and no traffic mitigation measures are identified.	No significant traffic-related impacts would be likely to occur under the No Action Alternative.
<b>Public Services (Section 3.6)</b>			
Proposed Site	<p><b>Project Vicinity</b> There are no existing City of Woodinville parks, recreation facilities or properties (developed or undeveloped) in the West Wellington neighborhood or within close walking distance. Level of Service (LOS) analysis is the traditional method of measuring progress toward meeting park needs and objectives. LOS standards are guidelines that communities use to quantify park acres, miles of trails and numbers of facilities needed to satisfy the parks and recreation demand for a given population.</p> <p>Based on this citywide level-of-service analysis, the City identified resource needs to meet the planned LOS for 2011. The needs assessment indicated a need for 9.13 acres of neighborhood parks, 20.95 acres of community parks and 3.5 miles of off-road trails. The analysis also concluded that the City had a surplus of 17 acres of resource/open space parks relative to the planned 2001 LOS.</p> <p>The city's plan identifies specific proposed projects for each category of park or recreation resource. Projects proposed by the City that would</p>	The proposals for the Wood Trails include recreation facilities, or fees in lieu of facilities as permitted by City regulations, that are intended to provide mitigation for the additional recreation demand that would be generated by the developments.	Although there would be impacts to Parks and Recreation, no significant adverse impacts would occur.

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	<p>serve or be located close to the West Wellington neighborhood include the following:</p> <p><u>Neighborhood Parks:</u></p> <ul style="list-style-type: none"> <li>• Wellington/202<sup>nd</sup> Street Homeowner's Association property</li> <li>• Woodinville Water District Tanks, 156<sup>th</sup> Avenue NE and NE 203<sup>rd</sup> Street</li> <li>• Undetermined park sites (neighborhood park sites needed in virtually all City neighborhoods)</li> </ul> <p><u>Community Parks:</u></p> <ul style="list-style-type: none"> <li>• Wellington Hills Country Club</li> </ul> <p><u>Resource/Open Space Parks:</u></p> <ul style="list-style-type: none"> <li>• Queensgate HOA (East Wellington)</li> </ul> <p><u>Trails:</u></p> <ul style="list-style-type: none"> <li>• Woodin Creek/Wellington Loop Trail</li> <li>• 156<sup>th</sup> Avenue NE Bicycle Touring Route</li> <li>• Woodinville-Duvall Road Bicycle Touring Route</li> </ul> <p>The Proposed Action would not have any direct impacts on recreation, as there are no existing recreation resources that would be displaced by the development, and no recreation activities that would be disturbed on a short- or long-term basis. The potential recreation impacts of the proposal would be indirect in nature.</p> <p>Population growth that would result from development of the Wood Trails under the Proposed Action would generate increased demand for park and recreation facilities. Residents of the Wood Trails would presumably have a pattern of recreational activity similar to that of existing residents of the area, which involves varying levels of use of resources provided by the City, neighboring municipalities, King County, the State of Washington, federal agencies and private-sector</p>		

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	<p>providers.</p> <p>The Proposed Action would add 331 people to the existing neighborhood population. Table 3.6-3 indicates the park and recreation demand associated with this level of development, using the City's adopted LOS standards for park and recreation facilities.</p> <p>The Proposed Action would add to park and recreation demands for neighborhood and community parks, resource parks/open space and trails. The existing (2005) LOS for neighborhood parks, community parks and trails are below the 2011 planned LOS, indicating that current resources fail to meet the intended LOS standards in these categories.</p>		
R-1 Housing Alternative	Based on a rate of 2.61 persons per household and 32 new households (the 37 proposed homes, 23 in Wood Trails and 14 in Montevallo, minus the 5 existing homes on the Montevallo site), the R-1 Zoning Alternative would add 84 people to the West Wellington neighborhood. Consequently, the additional recreation demand under this alternative would be approximately 25% of the level indicated above for the Proposed Action.:	The proposals for the Wood Trails include recreation facilities, or fees in lieu of facilities as permitted by City regulations, that are intended to provide mitigation for the additional recreation demand that would be generated by the developments.	Although there would be impacts to Parks and Recreation, no significant adverse impacts would occur.
Attached Housing Alternative	Based on a rate of 2.61 persons per household and 127 new households (the 132 proposed homes, 85 in Wood Trails and 47 in Montevallo, minus the 5 existing homes on the Montevallo site), the Attached Housing Alternative would add 331 people to the neighborhood, the same as in the Proposed Action. Park and recreation impacts, based on the additional level of demand, would be the same as for the Proposed Action.	The proposals for the Wood Trails include recreation facilities, or fees in lieu of facilities as permitted by City regulations, that are intended to provide mitigation for the additional recreation demand that would be generated by the developments.	Although there would be impacts to Parks and Recreation, no significant adverse impacts would occur.
No Action Alternative	Under the No Action Alternative, there would be no additional demand for park and recreation facilities resulting from specific development	N/A	No significant adverse impacts from the No Action Alternative are

## Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	action on the project sites. Current level-of-service conditions for the West Wellington neighborhood would likely continue, except as modified by other sources of ongoing growth and/or implementation of proposed park projects.		expected.

**Table 1.4-2 Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts**

<b>Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts</b>			
<b>Environmental Element / Alternative</b>	<b>Impacts</b>	<b>Mitigation Measures Designed Into the Project</b>	<b>Significant Unavoidable Adverse Impacts</b>
<b>Earth (Section 3.1)</b>			
Proposed Action –	<ul style="list-style-type: none"> <li>* Primary potential impact to earth resources is the potential for erosion resulting from surface disturbance during construction.</li> <li>* The soils type present on the Montevallo site have a moderate erosion hazard</li> <li>* Based on the lack of geologic hazards or unusual subsurface conditions, the short-term and long-term impacts to earth resources are anticipated to be negligible.</li> </ul>	<ul style="list-style-type: none"> <li>* Controlling surface water runoff by maintaining existing vegetation outside the development areas.</li> <li>* Best Management Practices (BMPs) for dust and erosion control would be implemented during the development construction process.</li> <li>* The on-site wetland and required buffers would be protected as an NGPE.</li> </ul>	No significant impacts are expected from the Proposed Action.

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
R-1 Zoning Alternative –	<ul style="list-style-type: none"> <li>* Primary potential impact to earth resources is the potential for erosion resulting from surface disturbance during construction.</li> <li>* The soils type present on the Montevallo site have a moderate erosion hazard</li> <li>* Based on the lack of geologic hazards or unusual subsurface conditions, the short-term and long-term impacts to earth resources are anticipated to be negligible.</li> </ul>	<ul style="list-style-type: none"> <li>* Controlling surface water runoff by maintaining existing vegetation outside the development areas.</li> <li>* Best Management Practices (BMPs) for dust and erosion control would be implemented during the development construction process.</li> <li>* The on-site wetland and required buffers would be protected as an NGPE.</li> </ul>	No significant impacts are expected from the this Alternative.
Attached Housing Alternative -	<ul style="list-style-type: none"> <li>* Primary potential impact to earth resources is the potential for erosion resulting from surface disturbance during construction.</li> <li>* The soils type present on the Montevallo site have a moderate erosion hazard</li> <li>* Based on the lack of geologic hazards or unusual subsurface conditions, the short-term and long-term impacts to earth resources are anticipated to be negligible.</li> </ul>	<ul style="list-style-type: none"> <li>* Controlling surface water runoff by maintaining existing vegetation outside the development areas.</li> <li>* Best Management Practices (BMPs) for dust and erosion control would be implemented during the development construction process.</li> <li>* The on-site wetland and required buffers would be protected as an NGPE.</li> </ul>	No significant impacts are expected from the this Alternative.
<b>No Action Alternative</b>	Existing conditions with respect to soil and geologic characteristics would be expected to continue.	N/A	No significant impacts are expected from this No Action Alternative.
<b>Water (Section 3.2)</b>			
Proposed Action –	* In the short term, surface disturbance from construction of the proposed subdivisions could result in temporary changes in quantity and/or quality characteristics for surface water and groundwater.	*Construction activities on the Montevallo site would likewise be governed by the conditions of a	No significant adverse impacts are



## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	<ul style="list-style-type: none"> <li>* The long-term conversion of forest or pasture lands to pavement, rooftops, landscaping and lawns would change the hydrologic response and runoff characteristics of the site.</li> <li>* Infiltration of rainfall would likely be decreased in the developed areas of the site.</li> <li>* The constructed water quality and detention facilities would require on-going maintenance.</li> <li>* The proposed development could cause a slight decrease in the volume of shallow groundwater recharge within the site.</li> <li>* Changes to groundwater conditions would be less than for the Proposed Action</li> </ul>	<p>construction stormwater permit, which would require development of an SWPPP and use of BMPs during construction.</p> <p>* The applicant has indicated that the number of lots (clean runoff only) that would drain to the wetland in the final drainage plan will be selected to match runoff and recharge volumes and flow rates under existing conditions, thereby avoiding potential drainage-related water quantity impacts on adjacent properties.</p> <p>The proposed Montevallo development would result in relocation of the horses currently pastured on the property and the removal of the gray water discharge from one of the existing houses on the property. These existing uses have the potential to adversely affect the quality of the water draining to the on-site wetland and downstream to Little Bear Creek. Development of Montevallo as proposed would also eliminate five existing septic systems serving the current residences and provide sanitary sewer service to the new subdivision. Consequently, the drainage and utility features of the Proposed Action could potentially improve water quality in the on-site wetland, and correspondingly decrease the fecal coliform levels reaching Little Bear Creek, by removing existing potential sources of water pollution.</p>	<p>anticipated.</p>

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
R-1 Zoning Alternative –	<ul style="list-style-type: none"> <li>* In the short term, surface disturbance from construction of the proposed subdivisions could result in temporary changes in quantity and/or quality characteristics for surface water and groundwater.</li> <li>* The long-term conversion of forest or pasture lands to pavement, rooftops, landscaping and lawns would change the hydrologic response and runoff characteristics of the site.</li> <li>* Infiltration of rainfall would likely be decreased in the developed areas of the site.</li> <li>* The constructed water quality and detention facilities would require on-going maintenance.</li> <li>* The proposed development could cause a slight decrease in the volume of shallow groundwater recharge within the site.</li> </ul>	<ul style="list-style-type: none"> <li>*Construction activities on the Montevallo site would likewise be governed by the conditions of a construction stormwater permit, which would require development of an SWPPP and use of BMPs during construction.</li> <li>* The applicant has indicated that the number of lots (clean runoff only) that would drain to the wetland in the final drainage plan will be selected to match runoff and recharge volumes and flow rates under existing conditions, thereby avoiding potential drainage-related water quantity impacts on adjacent properties.</li> <li>* To avoid significant adverse impacts to the wetland, a detention pond (as opposed to a wet vault) would create a more natural system given the constraints of this site.</li> </ul>	<p>No significant adverse impacts are anticipated.</p>
Attached Housing Alternative -	<ul style="list-style-type: none"> <li>* In the short term, surface disturbance from construction of the proposed subdivisions could result in temporary changes in quantity and/or quality characteristics for surface water and groundwater.</li> <li>* The long-term conversion of forest or pasture lands to pavement, rooftops, landscaping and lawns would change the hydrologic response and runoff characteristics of the site.</li> <li>* Infiltration of rainfall would likely be decreased in the developed areas of the site.</li> <li>* The constructed water quality and detention facilities would require on-going maintenance.</li> <li>* The proposed development could cause a slight decrease in the volume of</li> </ul>	<ul style="list-style-type: none"> <li>*Construction activities on the Montevallo site would likewise be governed by the conditions of a construction stormwater permit, which would require development of an SWPPP and use of BMPs during construction.</li> <li>* The applicant has indicated that the number of lots (clean runoff only) that would drain to the wetland in the final drainage plan will be selected to match runoff and recharge volumes and flow rates under existing conditions, thereby</li> </ul>	<ul style="list-style-type: none"> <li>*Changes to the natural hydrologic regime by decreasing the amount of water that infiltrates the soil and recharges the groundwater.</li> <li>* There would be increased surface runoff from the new impervious surfaces on the sites.</li> <li>* Flows in the downstream systems for storms exceeding the 50-year recurrence interval would be slightly higher than current levels.</li> </ul>

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
	shallow groundwater recharge within the site.	<p>avoiding potential drainage-related water quantity impacts on adjacent properties.</p> <p>* To avoid significant adverse impacts to the wetland, a detention pond (as opposed to a wet vault) would create a more natural system given the constraints of this site.</p>	* The quality of runoff water from the sites would be less than under existing conditions.
<b>No Action Alternative</b>	* There would be no identifiable change to the existing site conditions or increase in impervious surfaces due to this alternative. Consequently, current surface water quantity and quality and groundwater/seepage characteristics for these properties would continue for the foreseeable future.	N/A	N/A
<b>Plants and Animals (Section 3.3)</b>			
Proposed Action –	<p>* The primary potential impacts for the proposed projects include loss of existing wildlife habitat as a result of vegetation removal and other construction actions, displacement of wildlife species currently using the affected habitat, possible effects on wildlife movement, direct impacts to wetlands and buffers, and potential water quantity or quality impacts to off-site aquatic habitat. These issues are addressed below as applicable for each proposed subdivision.</p> <p>* There is no alternative location for the sewer line other than through/under the wetland as proposed, however. The WMC (21.24.340) does provide discretionary authority to the Planning Director to determine that proposed buffer impacts require and may be granted an alteration from the Code.</p>	<p>*Under the Proposed Action, the existing uses of the Montevallo site would be replaced and livestock grazing would no longer occur in and around the on-site wetland. The removal of livestock from the wetland and buffer would improve water quality in the wetland through removal of the effluent source, and allow the plant community to re-establish where it is currently trampled and grazed. Therefore, the Proposed Action would have a positive indirect impact on the wetland as a result of water quality improvement.</p> <p>* The proposed project would result in extensive enhancement of the wetland buffer on the Montevallo site, which would improve the quality of the wetland habitat.</p>	<p>* Some wildlife would unavoidably be displaced.</p> <p>* The Proposed Action would result in temporary impacts to the buffer and wetland from placement of a sewer line under the wetland and through the buffer.</p> <p>* To avoid significant adverse impacts to the wetland, a detention pond (as opposed to a wet vault) would create a more natural system given the constraints of this site.</p>

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
R-1 Zoning Alternative –	<p>* The primary potential impacts for the proposed projects include loss of existing wildlife habitat as a result of vegetation removal and other construction actions, displacement of wildlife species currently using the affected habitat, possible effects on wildlife movement, direct impacts to wetlands and buffers, and potential water quantity or quality impacts to off-site aquatic habitat. These issues are addressed below as applicable for each proposed subdivision.</p>	<p>* This alternative would leave the most valuable habitat on the site (the wetland) undisturbed from its current condition, as there would be no sewer line developed under the wetland and through the buffer.</p> <p>* The proposed project would result in extensive enhancement of the wetland buffer on the Montevallo site, which would improve the quality of the wetland habitat.</p>	<p>* Under this alternative, the use of 14 individual septic systems could potentially increase fecal coliform loads that eventually reach Little Bear Creek.</p> <p>* Some wildlife would unavoidably be displaced.</p> <p>* To avoid significant adverse impacts to the wetland, a detention pond (as opposed to a wet vault) would create a more natural system given the constraints of this site.</p>
Attached Housing Alternative -	<p>* The primary potential impacts for the proposed projects include loss of existing wildlife habitat as a result of vegetation removal and other construction actions, displacement of wildlife species currently using the affected habitat, possible effects on wildlife movement, direct impacts to wetlands and buffers, and potential water quantity or quality impacts to off-site aquatic habitat. These issues are addressed below as applicable for each proposed subdivision.</p> <p>* There is no alternative location for the sewer line other than through/under the wetland as proposed, however. The WMC (21.24.340) does provide discretionary authority to the Planning Director to determine that proposed buffer impacts require and may be granted an alteration from the Code.</p>	<p>*Under the Proposed Action, the existing uses of the Montevallo site would be replaced and livestock grazing would no longer occur in and around the on-site wetland. The removal of livestock from the wetland and buffer would improve water quality in the wetland through removal of the effluent source, and allow the plant community to re-establish where it is currently trampled and grazed. Therefore, the Proposed Action would have a positive indirect impact on the wetland as a result of water quality improvement.</p> <p>* The proposed project would result in extensive enhancement of the wetland buffer on the Montevallo site, which would improve the quality of the wetland habitat.</p>	<p>* Some wildlife would unavoidably be displaced.</p> <p>* The Proposed Action and the Attached Housing Alternative would result in temporary impacts to the buffer and wetland from placement of a sewer line under the wetland and through the buffer.</p> <p>* To avoid significant adverse impacts to the wetland, a detention pond (as opposed to a wet vault) would create a more natural system given the constraints of this site.</p>

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
<b>No Action Alternative</b>	<p>* Under this alternative five current residences would remain on the Montevallo site for the foreseeable future. Impacts to plant or animal life resulting from development of subdivisions on these sites would not occur. Any changes to vegetative and habitat conditions on the subject properties would be limited to maturation of existing plant communities and the land use practices of the current Montevallo residences. Grazing and an existing gray-water discharge on the Montevallo site would continue to affect water quality in the on-site wetland.</p>	N/A	N/A
<b>Land Use (Section 3.4)</b>			
Proposed Action	<p>* The proposed Montevallo subdivision would result in development of 66 single-family residences, plus the construction of roads, landscaping, and a storm drainage system. The site would be redeveloped and converted from current lower-density (R-1), single-family residential use to the higher end of the low density range (R-4) residential use. Five single-family homes and outbuildings that currently are on the site would be displaced. The open character of the site would be changed, with houses, streets, detention facilities, and other site improvements occupying almost the entire site except for the wetland and buffer on the western portion of the site. There would be a net decrease in open space and the number of trees on the site.</p> <p>* Development of the proposal would result in a change in the character of the site, from undeveloped/wooded to developed/urban residential use.</p> <p>* The Proposed Action for Montevallo would extend sanitary sewer service from the industrial into the Wellington Hills residential area making it feasible for the development of property at a higher, single-family residential density than is currently typical in the immediate area.</p>	<p>* Additional open space on the Montevallo site could be preserved if the number of additional units allowed through density transfer provisions were reduced.</p> <p>* Indirect and cumulative impacts are possible, but are not considered probable or likely to occur. Similarly, the timing as well as the occurrence of potential future change is unknown. If change were to occur, it would involve the interaction of a variety of economic and market forces - such as land value, age and cost of existing structures, ability of developers to aggregate properties, individual investment decisions, local economic conditions, etc. - that cannot be predicted and that are not causally related to the proposed plats.</p> <p>* Land Use Policies would carry out the Comprehensive Plan goals.</p>	<p>* There would be loss of open space, trees and undeveloped land.</p> <p>*Based on the level of existing development surrounding the sites and the amount of open space that would remain on the sites could be perceived as a significant land use impact within the neighborhood and adjacent properties.</p> <p>* The change would be visible to a limited number of adjacent residences; There could be a loss of perceived "rural" neighborhood character.</p>

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
R-1 Zoning Alternative –	<ul style="list-style-type: none"> <li>* A total of 14 Single Family homes could be constructed and five single-family homes and outbuildings that currently are on the site would be displaced. The open character of the site would be changed, with houses, streets, detention facilities, and other site improvements occupying almost the entire site except for the wetland and buffer on the western portion of the site. There would be a net decrease in open space and the number of trees on the site.</li> <li>* Development of the proposal would result in a change in the character of the site, from undeveloped/wooded to developed/urban residential use.</li> <li>* The Proposed Action for Montevallo would extend sanitary sewer service from the industrial into the Wellington Hills residential area making it feasible for the development of property at a higher, single-family residential density than is currently typical in the immediate area.</li> </ul>	<ul style="list-style-type: none"> <li>* The Montevallo site could retain additional open space if the plat were reconfigured to utilize smaller lot sizes (like the lot sizes in the Proposed Action), which would result in a smaller overall development area.</li> </ul>	<ul style="list-style-type: none"> <li>* There would be loss of open space, trees and undeveloped land.</li> <li>*Based on the level of existing development surrounding the sites and the amount of open space that would remain on the sites could be perceived as a significant land use impact within the neighborhood and adjacent properties.</li> <li>* The change would be visible to a limited number of adjacent residences; There could be a loss of perceived “rural” neighborhood character.</li> <li>* Under the R-1 Zoning Alternative, development densities could be viewed as inconsistent with Growth Management Hearings Board decisions.</li> </ul>
Attached Housing Alternative -	<ul style="list-style-type: none"> <li>* The proposed Montevallo subdivision would result in development of 66 single-family residences, plus the construction of roads, landscaping, and a storm drainage system. The site would be redeveloped and converted from current lower-density (R-1), single-family residential use to the higher end of the low density range (R-4) residential use. Five single-family homes and outbuildings that currently are on the site would be displaced. The open character of the site would be changed, with houses, streets, detention facilities, and other site improvements occupying almost the entire site except for the wetland and buffer on the western portion of the site. There would be a net decrease in open space and the number of trees on the site.</li> <li>* Development of the proposal would result in a change in the character of the site, from undeveloped/wooded to developed/urban residential use.</li> <li>* The Proposed Action for Montevallo would extend sanitary sewer service from the industrial into the Wellington Hills residential area making it feasible for the development of property at a higher, single-family residential density than is currently typical in the immediate area.</li> </ul>	<ul style="list-style-type: none"> <li>* Additional open space on the Montevallo site could be preserved if the number of additional units allowed through density transfer provisions were reduced.</li> <li>* Indirect and cumulative impacts are possible, but are not considered probable or likely to occur. Similarly, the timing as well as the occurrence of potential future change is unknown. If change were to occur, it would involve the interaction of a variety of economic and market forces - such as land value, age and cost of existing structures, ability of developers to aggregate properties, individual investment</li> </ul>	<ul style="list-style-type: none"> <li>* There would be loss of open space, trees and undeveloped land.</li> <li>*Based on the level of existing development surrounding the sites and the amount of open space that would remain on the sites could be perceived as a significant land use impact within the neighborhood and adjacent properties.</li> <li>* The change would be visible to a limited number of adjacent residences; There could be a loss of perceived “rural” neighborhood character.</li> </ul>

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
		decisions, local economic conditions, etc. - that cannot be predicted and that are not causally related to the proposed plats. * Land Use Policies would carry out the Comprehensive Plan goals.	
<b>No Action Alternative</b>	* There would be no new development on the Montevallo site for the foreseeable future. The larger-lot residential use would continue on the Montevallo site. There would be no direct, indirect or cumulative land use impacts related to proposed residential development on these sites.	N/A	N/A
<b>Transportation (Section 3.5)</b>			
Proposed Action	<p>* Construction activity for the Proposed Action would result in some short-term transportation impacts in the neighborhoods during the construction period. These impacts would likely include temporary traffic disruptions or detours on local streets caused by construction vehicle traffic and construction of roadways and utilities to serve the proposed subdivisions. Construction activity would also likely result in some level of damage to the surfaces of local streets.</p> <p>* This would cause construction-related impacts to the local road system and traffic conditions.</p>	<p>* The development would require mitigation for impacts to roadways and other facilities caused by construction activities. These measures typically include designation of construction traffic routes, traffic control plans and restoration of damaged roads to pre-project conditions. Mitigation measures for construction impacts are typically addressed during City review of construction plans, and are incorporated into the terms of the haul route agreement and/or heavy hauling permit for a development project.</p> <p>* Traffic Impact Fees would be paid to help offset CIP costs.</p>	<p>* The development would generate an unavoidable increase in traffic on local streets near the sites of the proposed subdivisions.</p> <p>* The incremental traffic increases generated by the alternatives would represent impacts to other aspects of traffic operations, traffic safety, pedestrian activity and other transportation facilities or uses.</p>

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
R-1 Zoning Alternative –	<p>* Construction activity for the Proposed Action would result in some short-term transportation impacts in the neighborhoods during the construction period. These impacts would likely include temporary traffic disruptions or detours on local streets caused by construction vehicle traffic and construction of roadways and utilities to serve the proposed subdivisions. Construction activity would also likely result in some level of damage to the surfaces of local streets.</p> <p>* This would cause construction-related impacts to the local road system and traffic conditions.</p>	<p>* The development would require mitigation for impacts to roadways and other facilities caused by construction activities. These measures typically include designation of construction traffic routes, traffic control plans and restoration of damaged roads to pre-project conditions. Mitigation measures for construction impacts are typically addressed during City review of construction plans, and are incorporated into the terms of the haul route agreement and/or heavy hauling permit for a development project.</p> <p>* Traffic Impact Fees would be paid to help offset CIP costs.</p>	<p>* The development would generate an unavoidable increase in traffic on local streets near the sites of the proposed subdivisions.</p> <p>* The incremental traffic increases generated by the alternatives would represent impacts to other aspects of traffic operations, traffic safety, pedestrian activity and other transportation facilities or uses.</p>
Attached Housing Alternative -	<p>* Construction activity for the Proposed Action would result in some short-term transportation impacts in the neighborhoods during the construction period. These impacts would likely include temporary traffic disruptions or detours on local streets caused by construction vehicle traffic and construction of roadways and utilities to serve the proposed subdivisions. Construction activity would also likely result in some level of damage to the surfaces of local streets.</p> <p>* This would cause construction-related impacts to the local road system and traffic conditions.</p>	<p>* The development would require mitigation for impacts to roadways and other facilities caused by construction activities. These measures typically include designation of construction traffic routes, traffic control plans and restoration of damaged roads to pre-project conditions. Mitigation measures for construction impacts are typically addressed during City review of construction plans, and are incorporated into the terms of the haul route agreement and/or heavy hauling permit for a development project.</p> <p>* Traffic Impact Fees would be paid to help offset CIP costs.</p>	<p>* This would cause construction-related impacts to the local road system and traffic conditions.</p> <p>* The development would generate an unavoidable increase in traffic on local streets near the sites of the proposed subdivisions.</p> <p>* The incremental traffic increases generated by the alternatives would represent impacts to other aspects of traffic operations, traffic safety, pedestrian activity and other transportation facilities or uses.</p>



## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
<b>No Action Alternative</b>	* The No Action alternative represents a case of no new development for the foreseeable future. Future traffic volumes would be as noted previously, as the baseline condition, which would reflect existing conditions and background growth in the local area.	N/A	N/A
<b>Public Services (Section 3.6)</b>			
Proposed Site Proposed Action –	<p>* The Proposed Action would not have any direct impacts on recreation, as there are no existing recreation resources that would be displaced by development of the Montevallo subdivision, and no recreation activities that would be disturbed on a short- or long-term basis. The potential recreation impacts of the proposal would be indirect in nature.</p> <p>* Population growth that would result from development of the Montevallo subdivision under the Proposed Action would generate increased demand for park and recreation facilities.</p>	* Development under the Proposed Action would be subject to payment of park impact fees.	* This action would add slightly to the citywide demand on parks and recreation facilities in Woodinville.

## Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts

Environmental Element / Alternative	Impacts	Mitigation Measures Designed Into the Project	Significant Unavoidable Adverse Impacts
R-1 Zoning Alternative –	<p>* The Proposed Action would not have any direct impacts on recreation, as there are no existing recreation resources that would be displaced by development of the Montevallo subdivision, and no recreation activities that would be disturbed on a short- or long-term basis. The potential recreation impacts of the proposal would be indirect in nature.</p> <p>* Population growth that would result from development of the Montevallo subdivision under the Proposed Action would generate increased demand for park and recreation facilities.</p>	<p>* Development under the Proposed Action would be subject to payment of park impact fees.</p>	<p>* This action would add slightly to the citywide demand on parks and recreation facilities in Woodinville.</p>
Attached Housing Alternative -	<p>* The Proposed Action would not have any direct impacts on recreation, as there are no existing recreation resources that would be displaced by development of the Montevallo subdivision, and no recreation activities that would be disturbed on a short- or long-term basis. The potential recreation impacts of the proposal would be indirect in nature.</p> <p>* Population growth that would result from development of the Montevallo subdivision under the Proposed Action would generate increased demand for park and recreation facilities.</p>	<p>* Development under the Proposed Action would be subject to payment of park impact fees.</p>	<p>* This action would add slightly to the citywide demand on parks and recreation facilities in Woodinville.</p>
<b>No Action Alternative</b>	<p>* Under the No Action Alternative, there would be no additional demand for park and recreation facilities resulting from specific development action on the project sites. Current level-of-service conditions for the West Wellington neighborhood would likely continue, except as modified by other sources of ongoing growth and/or implementation of proposed park projects.</p>	<p>* There would be no specific recreation mitigation proposed as part of the No-Action Alternative.</p>	N/A



## 1.5 MAJOR CONCLUSIONS

The major conclusions of the analysis documented in this Final EIS include, a number of significant adverse environmental impacts that could occur from implementation of the proposals, including:

- impacts to steep, potentially unstable and erosion prone slopes
- impacts to two wetlands, one on each site
- impacts of urban characteristics in a “rural character” setting
- and to a lesser extent impacts to roadways, with site distance problems

## 1.6 SIGNIFICANT AREAS OF CONTROVERSY AND UNCERTAINTY

Controversy often arises from technical issues and personal preferences. Wood Trails and Montevallo area no exception. The following are significant areas of controversy surrounding these two proposals.

- Although the proposals (i.e., residential plats) are not particularly large or unique in nature, their location in a low-density neighborhood (generally developed at an average of about 1 dwelling unit per acre) has generated controversy among nearby residents. The controversy also reflects a more general concern regarding future infill development at urban densities from introduction of sewers. As of this writing the City has applied a moratorium to new development within the R-1 zones of the City and is conducting a study of sustainable development to help determine future direction for these areas. The difficulty arises in the balance between urban growth within a city’s boundary and maintaining natural environments and a low density zoning with a rural character.
- Major concerns raised by members of the community relate to development compatibility because of differing densities and loss of undeveloped land/open space, and the resulting change in the character of the neighborhood. Issues regarding land use, density and neighborhood change are probably the most frequently raised and generate the most controversy. Proposed land uses are of the same type as surrounding development (i.e., single-family residences) and, although the proposed density is higher (4 dwelling units per acre) it is still considered low-density under the City’s Comprehensive Plan.
- Each proposal has direct impacts on the environment, some which could rise to the level of significant adverse. Erosion hazard areas exist on Wood Trails. Neighbors, technical experts and the general public differ in their views. Some contend that the slope are stable and can handle engineering solutions, while others believe that slopes of this nature tend to create long-term erosion and stability problems, that are difficult to prevent. The design of the proposal could be altered to minimize many of the potential effects.
- A debate over urban design standards such as road widths is a challenge. Wider roads create more of a sense urban character, yet increase impervious area. Narrower roads create a more rural character, but challenge the need for parking and safety on roads.
- One wetland on each proposal site will be impacted. The one on Wood Trails would be eliminated and replaced with a detention facility and the one on Montevallo will potentially be drained. Debate is occurring over these two issues. Removal of the wetland on Wood Trails may be logical for its location for the detention facility.

No significant uncertainty has been identified by the City in regard to the type or magnitude of impacts that are anticipated, with the exception of the controversy over density. All other issues can be mitigated.

The City believes that the impact conclusions provided in the Final EIS are accurate assessments of whether probable, significant adverse impacts would occur, and are consistent with the technical information considered in the environmental review.

## **1.7 ISSUES TO BE RESOLVED**

The EIS identifies many issues that will be resolved during City review of the proposal. The major issue regarding the proposals is the compatibility of infill residential development (at 4 dwelling units per acre) with existing lower-density residential development (averaging about 1 dwelling unit per acre), and the acceptability to the community of the change associated with this infill. The City will need to resolve that issue when it considers the proposed rezones. Other issues involve design factors that will be resolved during City review of the subdivision applications, if the rezone and preliminary plat applications are approved. The following table, Table 1.8-1 provides examples of some issues to be resolved.

Examples of Code Compliance Issue  
Figure 1.7-1

Wood Trails Proposed Action	
Description of Deviation, Director's Specific Approval or Variance	Decision by
(2) Requests to reduce right-of-way width: 1) 60 ft to 30 ft and 2) 60 ft to 50 ft; possible parking conflict and tight radius on steeper portions	Public Works Director and Fire Marshal
Northerly cul-de-sac is approximately 900 ft long (requirement is 500' without mid-block turn around).	Public Works Director and Fire Marshal
Request to not discharge runoff at a natural location.	Public Works Director
Proposed hammerhead does not meet city standards	Public Works Director and Fire Marshal
Place storm water dispersion trenches on an erosion hazard area.	Planning Director
Construct slopes with over a 2 horizontal:1 vertical (~50%)do not meet standards.	Public Works and Planning Director
Installation (digging) of utility lines in 5 locations in steep and erosion hazard slopes require special consideration.	Planning Director
Eliminate Class 3 Wetland replace with detention facility	Planning Director
Tree retention counts wanted in NGPA	Planning Director
Landscape??	Planning Director
Calculation for density transfer more than allowed in code	Planning Director
Requirement to connect to sewer if less than 4 units per acre?	Woodinville Water District / Planning Director
Install Bollards on 202 and 195th	Public Works Director
Town home alternative requires special consideration.	Planning Director
Montevallo Proposed Action	
Drainage variance, connect vault outfall to closed pipe system in lieu of discharging to wetland-- diversion. Required for Proposed Action and Alternatives	Public Works Director
Request to reduce right-of-way width from 60 ft to 50 ft. Five foot sidewalk and five foot planting strip will be contained within 10 foot public easement rather than ROW.	Public Works Director and Fire Marshal
Street longer than 150 no cul-de-sac proposed	Fire Marshal
Place a trail in the wetland	Planning Director
Approval to place the sewer line underneath the wetland	Development Services Director