

7. ADDITIONAL INFORMATION

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Backer, Bud

From: Backer, Bud
Sent: Monday, December 11, 2006 2:24 PM
To: Lane, Linda; 'stevem@ci.woodinville.wa.us'
Cc: Holstad, Wally
Subject: FW: Wood Trails Development
Importance: High

For Steve Munson at City Hall
489-2754, x 2224

From: Backer, Bud
Sent: Friday, October 20, 2006 12:52 PM
To: RayS@ci.woodinville.wa.us
Cc: Holstad, Wally
Subject: Wood Trails Development

Ray,

Woodinville Fire and Life Safety District has reviewed the proposed Wood Trails Development for possible impacts on the level of service provided to our jurisdiction as a whole. Based on its location and site considerations we find it to be no different from other like developments on its potential to impact our ability to provide fire and EMS services.

If you have any questions, please do not hesitate to contact me.

Bud Backer, Deputy Chief

Woodinville Fire & Life Safety
(425) 483-7913

Fax (425) 486-0361 Cell (206) 755-0254 Direct Connect 112*62896*2



Commission on
Fire Accreditation
International

www.wflsd.org

12/12/2006

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Memorandum

To: Cindy Baker, Interim-Development Services Director
CC: Steve Munson, Planner City of Woodinville
From: John McSwain, Chief of Police, City of Woodinville
Date: 10/17/2006
Re: Wood Trails and Montevallo Subdivisions Final Environmental Impact Statement

I have had a chance to review the provided copy of the Wood Trails and Montevallo Subdivisions Final Environmental Impact Statement. Although any addition to the city population brings an increased demand for police services, I find no significant impacts on the police department exist at this time in regards to this development.

If you have questions feel free to contact me directly

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

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WOODINVILLE WATER DISTRICT

17238 N.E. Woodinville-Duvall Road
P.O. Box 1390
Woodinville, Washington 98072-1390
(425) 487-4100
FAX (425) 485-6381

COMMISSIONERS

Geoff Clayton
Kenneth Goodwin
Tim Matson
Gwenn Maxfield
Karen Steeb

GENERAL MANAGER

Ken Howe

November 30, 2006

City of Woodinville
Development Services Department
17301 133rd Avenue NE
Woodinville, WA 98072

Re: Water & sewer service to the developments of Wood Trials and Montevallo

To Whom It May Concern:

This letter is to confirm that the developments referenced above, located in the Wellington Hills area, are within the Woodinville Water District boundary for both water and sewer and the District is willing to provide those services to the proposed plats.

Water & Sewer Availability Certificates issued by the District in 2004 for these plats have expired and are no longer valid. Developer Extension Agreement applications have not been initiated by the developer, therefore the District does not have sufficient information at this time to determine if the developer will be required to upgrade the existing systems, in addition to the required extensions needed to serve the plats. Any required upgrades to the existing water and/or sewer system will be the sole responsibility of the developer.

Please feel free to contact Dee Jamison, Engineering Technician, at 425-487-4122 if you have any questions or require additional information.

Sincerely,

WOODINVILLE WATER DISTRICT

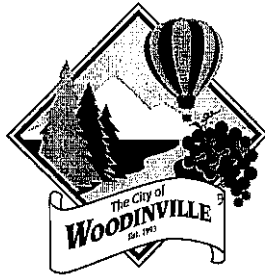

Ken Howe, P.E.
General Manager

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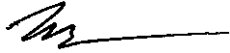
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

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Memorandum

To: Cindy Baker, Director of Development Services

From: Mick Monken, Director of Public Works 

Date: 6 December 2006

Subject: **Wood Trail/Montevallo Traffic Impact Study Peer Review**

Following some concerns expressed by citizens to my staff and me, over the traffic study prepared in the draft EIS for the above subject development by Transpo Group and Perteet Engineering, I had contracted a peer review by a third party. The firm selection was done through the City's Professional Services Roster. The criteria used for determining the firm was based on level of traffic study expertise on staff and a firm that has not performed any traffic studies for the City or currently performing any development traffic studies in Woodinville. The selected firm was Parametrix.

The direction to Parametrix was that the City was seeking a comprehensive peer review. No City input was provided to Parametrix beyond this scope.

The findings by Parametrix, using the assumptions in the EIS, was that the traffic study is valid and adequately represents anticipated traffic conditions with the proposed action alternative.

A copy of the Parametrix review study is attached.

C: Yosh Monzaki, Senior Engineer
Sarah Ruether, Transportation Planner
Steve Munson, Senior Planner

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TECHNICAL MEMORANDUM

Date: December 4, 2006
To: Sarah Ruether – City of Woodinville
From: John Perlic, P.E., Joshua Johnson – Parametrix
Subject: Wood Trails/Montevallo Traffic Impact Study Review
Project Number: 554-3084-001(01/01)
Project Name: Montevallo Environmental Impact Statement Review

Parametrix has reviewed the transportation section of the Wood Trails and Montevallo Subdivisions Final EIS report dated September 2006, prepared by The Transpo Group and Perteet, Inc. This memorandum summarizes our findings regarding the transportation issues associated with the Proposed Action alternative.

PROPOSED SITE DEVELOPMENT AND ACCESS

The proposed project sites for the Proposed Action alternative are located along 156th Avenue NE north of NE 195th Street and south of 240th Street SE. The Wood Trails Subdivision would be located west of 148th Avenue NE, roughly between NE 195th Street and NE 202nd Street and would consist of 66 detached single-family homes. Site access would be provided via NE 198th Street and NE 201st Street. The Montevallo Subdivision would be located west of 156th Avenue NE and North of NE 202nd Street. Currently, five detached single-family residences are located on the site. This subdivision would consist of 66 detached single-family homes, and site access would be provided from two new roads that connect to 156th Avenue NE.

2008 BACKGROUND TRAFFIC FORECASTS

The 2008 background traffic forecasts were determined by increasing existing traffic counts by 2.5 percent per year and by adding trips generated from approved but unoccupied developments impacting intersections in the study area. We believe the methodology and resulting annual growth rate used to determine the 2008 background traffic forecasts is reasonable for this area, especially since trips from specific planned projects in the area were included in addition to the annual growth rate.

PROJECT TRIP GENERATION

We concur with the ITE land use code #210 – Single-Family Detached Housing and regression equation rates used to estimate the project trip generation for the Proposed Action alternative. The calculated trip generation for both the Wood Trails and Montevallo projects are consistent with ITE regression rates for the AM peak hour, PM peak hour, and daily.

The trip credits provided for the five existing single family units on the Montevallo site are consistent with the regression equations provided for ITE land use code #210; however, the regression equation may over-estimate the number of trips generated during the AM peak period. The trip generation analysis used in the EIS indicates the existing 5 units generate 13 AM peak hour trips (3 inbound/10 outbound). According to the ITE Trip Generation Manual, the range of trip generation rates for the AM peak hour is between 0.33 and 2.27 trips per dwelling unit, which would equate to approximately 2 to 11 trips during the AM peak hour. Since the 13 trips calculated in the EIS fall outside of this acceptable range, the average trip rate would provide a better estimate for the trip generation credits. This average trip rate, 0.75 trips per dwelling unit, would result in 4 trips (1 inbound/3 outbound) generated during the AM peak hour for the five existing dwelling units and 52 (13 inbound/39 outbound) net new trips for the Montevallo site. This would result in nine additional net project trips during the AM peak hour than indicated in the EIS.

PROJECT TRIP DISTRIBUTION

The project trip distribution percentages were derived from the City of Woodinville's 2012 "High Existing Zoning" travel demand model. Since the travel demand model was developed for the PM peak-hour conditions, the in/out percentages derived from the model were reversed for the AM peak period. This methodology is typically acceptable when using a travel demand model to determine trip distribution percentages, particularly for an office or residential project.

We evaluated existing trip distribution patterns in the study area, and assumed that trip distribution patterns would not change significantly with the proposed developments by 2008. Existing travel patterns were estimated by summing two way existing roadway volumes on a cordon line surrounding the project study area intersections, and then determining the proportion of trips on each roadway crossing the cordon line. We verified directional split proportions (the percentage of trips destined to the north and south from the project site) against right and left turning volumes on minor streets along 156th Street NE. Our findings were compared to the information obtained from the City of Woodinville's travel demand model and the results are summarized in Table 1.

Table 1. Project Trip Distribution Comparison

Project Trip Destination	Estimate Based on Existing Roadway Volumes	Wood Trail & Montevallo EIS ^a
North and West of Project Site via 156th Avenue NE, SE 240th Street and SR 9	15%	20%/30%
North of the Project Site via 156th Avenue NE/75th Avenue SE	5%	10%/15%
Total Trip Distribution North of the Project Site	20%	30%/45%
South and West of the Project Site via 156th Avenue NE and Woodinville-Duvall Road	25%	25%/5%
South and East of the Project Site via 156th Avenue NE and Woodinville-Duvall Road	55%	45%/50%
Total Trip Distribution South of the Project Site	80%	70%/55%

a. The values reported from the Wood Trail and Montevallo EIS are from the PM peak hour and are reported in this format: (In to Project Site/Out of Project Site.)

The resulting distribution of project trips based on existing travel patterns indicates that approximately 80 percent of the project generated trips would travel south from the project site via 156th Avenue NE, while the remaining 20 percent would travel north on 156th Avenue NE. About 15 percent of the northbound trips would continue west on 240th Street SE towards the SR 522/SR 9 interchange, while 5 percent would continue north on 156th Avenue NE/75th Avenue SE. South of the project site, approximately 55 percent of trips would continue west on Woodinville-Duvall Road to reach SR 522 or Downtown Woodinville. The remaining 25 percent of project trips would continue east from the project site via 156th Avenue NE and Woodinville-Duvall Road. The trip distribution percentages between the existing traffic volume methodology and the travel demand model methodology used in the EIS results in a 0 to 25 percent variation in trip distribution.

The existing travel volume methodology assumed equal trip distribution percentages for both the AM and PM peak hours. Although AM peak hour volume counts were not readily available for the intersections of SE 75th Avenue/240th Street SE and Snohomish-Woodinville Road/240th Street SE, vehicle turning movements at intersections along 156th Avenue NE indicate comparable AM and PM peak hour trip distribution patterns (approximately 20 percent to/from the north and 80 percent to/from the south).

While the two different methodologies for estimating trip distribution from Wood Trails and Montevallo yield somewhat different results, the actual trip distribution is likely to fall somewhere in between the two sets of percentages. The resulting traffic impact differences from the different trip distribution assumptions are discussed under Level of Service Analysis.

PROJECT TRIP ASSIGNMENT

We conducted a spot check of the proposed action trip assignment to the 2008 baseline roadway network. Based on the trip distribution percentages provided in the EIS, we concur with the project trip assignment to the roadway network as shown in Figure 3.5-6(A). However, it appears that the project trip assignment Figure 3.5-6(B) contains several errors, especially at intersections located north of either project site. Figure 3.5-8 (A & B) appears to illustrate the correct volumes for the 2008 Future Peak Hour Traffic Volumes with Proposed Action, so the errors noted on Figure 3.5-6(B) do not appear to substantively affect the results of the traffic analysis. Although volumes in Figure 3.5-8 (B) are rounded to the nearest 5, they are consistent with the volumes used for the level of service analysis.

LEVEL OF SERVICE (LOS) ANALYSIS

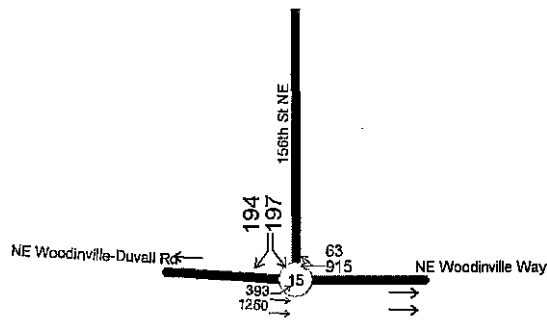
We concur with the methodology used to determine intersection level of service. The values reported in Table 3.5-6 are consistent with the Synchro output for both the AM and PM peak hours.

Both the alternative method to determine trip distribution percentages (based on existing roadway volumes) and the higher net site trip generation based on the lower number of trip credits from the existing five units on the Montevallo property were considered together. We completed a LOS sensitivity analysis at the 156th Avenue NE/Woodinville-Duvall Road intersection. This intersection was chosen since it will be

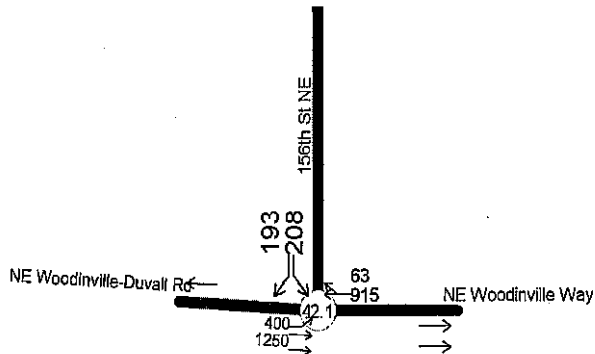
operating at Level of Service D with the proposed action during the PM peak hour, vehicular queuing and storage capacity are a concern during the AM peak hour, and it would be impacted more than other study intersections from project trip generation and distribution variations. The sensitivity analysis was conducted for both the 2008 AM and PM peak hour with Proposed Action scenario and included the following changes:

- The total project trip generation for the AM peak hour was changed from 99 trips (25 inbound/74 outbound) to 108 trips (27 inbound/81 outbound), reflecting the decrease in trip credits for the existing five dwelling units at the Montevallo site. PM peak hour trip generation remained constant.
- The project trip distribution percentages were changed to reflect the values based on existing traffic volumes shown in Table 1 for both the AM peak and PM peak hours.

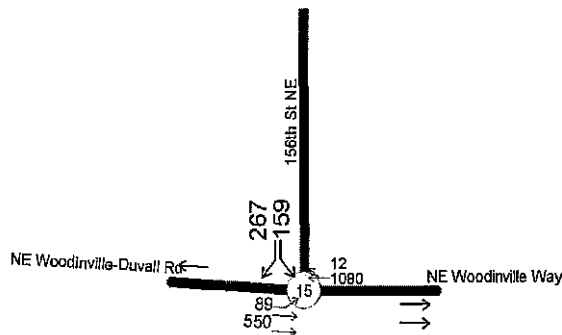
Figure 1 indicates the 2008 with proposed actions traffic volumes as provided in the EIS and with the changes indicated above. During the AM peak hour, approximately 14 vehicles would be added to the southbound approach compared with the EIS analysis. The PM peak hour has a net increase of 10 vehicles on the southbound approach and seven vehicles on the eastbound approach. Table 2 compares the LOS results from the 2008 Baseline Conditions from the EIS, 2008 Proposed Action from the EIS, and 2008 Proposed Action with the trip generation and trip distribution sensitivity analysis changes for the AM and PM peak hours.



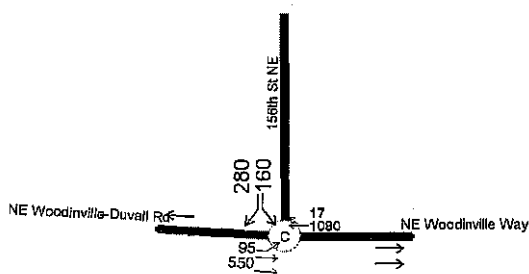
2008 PM Peak Hour Proposed Action Volumes (EIS)



2008 PM Peak Hour Proposed Action Volumes (Sensitivity Analysis)



2008 AM Peak Hour Proposed Action Volumes (EIS)



2008 AM Peak Hour Proposed Action Volumes (Sensitivity Analysis)

Figure 1. 2008 AM and PM Peak Hour Proposed Action Volumes (EIS vs. Parametrix.)

Table 2. LOS Summary at 156th Avenue NE/NE Woodinville-Duvall Road

	2008 Baseline Conditions (Wood Trails/Montevallo EIS)			2008 Proposed Action (Wood Trails/Montevallo EIS)			2008 Proposed Action (Sensitivity Analysis)		
	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	v/c
Weekday AM Peak Hour	C	22.6	0.82	C	24.2	0.85	C	24.6	0.86
Weekday PM Peak Hour	C	31.3	0.95	D	40.2	1.05	D	42.4	1.07

As shown in Table 2, overall AM peak hour intersection delay would be expected to increase by 0.4 seconds with the Proposed Action alternative sensitivity analysis and would continue to operate at LOS C. For the PM peak hour, average vehicle delay at 156th Avenue NE/NE Woodinville–Duvall Road would increase by approximately 2 seconds with the Proposed Action alternative sensitivity analysis trip generation and trip distribution modifications and would continue to operate at LOS D. Since this intersection would have the largest potential traffic volume increase with the trip generation and trip distribution changes, other study intersections would likely have an even lower average vehicle delay increase.

VEHICLE QUEUING ANALYSIS

We concur with the methodology used to analyze AM peak hour vehicle queuing at the 156th Avenue NE/NE Woodinville-Duvall Road intersection and agree with the anticipated queue lengths for the southbound approach.

After conducting the sensitivity LOS analysis at this intersection, vehicle queues for the southbound approach would remain approximately the same as indicated in Table 3.5-7 in the EIS. The worst-case queue lengths would still most likely exceed the formal left-turn pocket by 35-40 feet for the Proposed Action alternative.

ROADWAY VOLUME/CAPACITY CONDITIONS

We concur with the roadway volume and capacity calculations indicated for the proposed action alternative.

LEFT-TURN LANE WARRANTS-

We concur with the findings of the left-turn lane warrant analysis for the proposed action alternative.

MITIGATION MEASURES

The City of Woodinville's traffic impact fee (\$408,936) appears to be calculated correctly for the 132 new proposed units. However, according to the City of Woodinville's Ordinance No. 356, section 3.39.050a, the five existing dwelling units that will be "replaced" by new dwelling units on the Montevallo site should be exempt from paying the transportation impact fee. This would result in a traffic impact fee of \$393,446 (127 net dwelling units x \$3,098/dwelling unit) for the Proposed Action alternative.

CONCLUSIONS

Based on the Parametrix sensitivity analysis and the assumptions used in the Wood Trail & Montevallo Subdivisions EIS, we conclude that this traffic study is valid, and adequately represents anticipated traffic conditions with the Proposed Action alternative. Through the sensitivity analysis, we concluded:

- Delays may increase by no more than 2 seconds per vehicle during the AM and PM peak hour for study intersections south of the project site. All study intersections would operate at the same level of service as indicated in the EIS and no study intersections would operate at or worse than the City of Woodinville's LOS E operating standard.
- Vehicle queues occurring during the AM peak hour for the southbound approach of 156th Avenue NE/NE Woodinville-Duvall Road would be approximately the same as indicated in the EIS
- The project proponent may only have to pay a traffic impact fee of \$393,466 dollars instead of \$408,936, if trip credits are provided for the 5 existing dwelling units on the Montevallo site.

Please do not hesitate to contact me if you have any questions.

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**Wood Trails
State Environmental Policy Act (SEPA)
Checklist**

June 10, 2004

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

A. BACKGROUND

1. Name of proposed project, if applicable:

Wood Trails

2. Name of proponent:

Phoenix Development, Inc.

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

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

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

4. Date checklist prepared:

June 10, 2004

5. Agency requesting checklist:

City of Woodinville

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

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

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

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

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CITY OF WOODINVILLE
PLANNING DEPARTMENT

SEPA

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

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

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

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

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal?**

Utility extension and construction approvals from the Woodinville Water District for public water and sanitary sewer.

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

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

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

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

Proposal

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

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

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

Zoning/Density

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

Site Utilities

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

Vehicular Access and Circulation

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

Site Clearing and Grading

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

Proposed Treatment of Steep Slopes

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

Open Space Areas

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

Storm Drainage

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

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

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

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

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

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

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

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

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

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

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

None identified.

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

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

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

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

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

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

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

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

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

2. Air

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

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

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

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

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

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

3. Water

- a. Surface:**

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

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

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

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

No.

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

There is no surface water or wetlands impacted.

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

No.

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

No.

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

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

b. Ground:

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

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

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

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

c. Water Run-off (including stormwater):

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

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

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

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

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

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

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

4. Plants

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

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

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

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

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

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

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

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

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

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

5. Animals

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

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

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

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

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

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

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

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

None known.

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

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

6. Energy and Natural Resources

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

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

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

No.

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

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

7. Environmental Health

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

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

1) Describe special emergency services that might be required.

None.

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

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

b. Noise

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

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

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

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

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

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

8. Land and Shoreline Use

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

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

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

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

No.

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

None.

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

No.

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

The subject property is zoned R-1.

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

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

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

No shoreline; not applicable.

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

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

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

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

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

None.

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

None.

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

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

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

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

9. Housing

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

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

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

None.

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

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

10. Aesthetics

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

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

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

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

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

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

11. Light and Glare

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

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

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

Not to our knowledge.

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

None known.

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

None.

12. Recreation

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

The subject property is informally used for walking.

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

The project would not displace any existing recreational uses.

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

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

13. Historic and Cultural Preservation

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

None known.

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

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

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

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

14. Transportation

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

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

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

Transit is available on 156th Avenue NE.

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

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

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

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

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

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

No.

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

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

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

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

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

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

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

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

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

15. Public Services

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

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

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

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

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

16. Utilities

a. Indicate utilities currently available at the site:

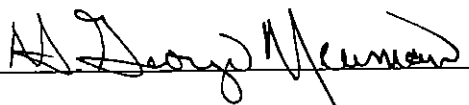
Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer, Septic System, Other. All utilities will be extended to and through the site.

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

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

C. SIGNATURE

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

Signature:  Date Prepared: June 10, 2004

H. George Newman, AICP
Principal
Triad Associates

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**Montevallo
State Environmental Policy Act (SEPA)
Checklist**

November 4, 2004

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

A. BACKGROUND

1. Name of proposed project, if applicable:

Montevallo

2. Name of proponent:

Phoenix Development, Inc.

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

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

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

4. Date checklist prepared:

November 4, 2004

5. Agency requesting checklist:

City of Woodinville

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

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

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

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

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

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

- Level 1 Downstream Analysis, November, 2004 –Triad Associates
- Preliminary Technical Information Report, November, 2004 –Triad Associates
- Geotechnical Engineering Study, September 22, 2004 – Earth Consultants, Inc.
- Montevallo Traffic Study, November, 2004 – The Transpo Group
- Montevallo Wetland Reconnaissance, November, 2004 – B-twelve Associates, Inc.

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

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal?

Utility extension and construction approvals are pending from the Woodinville Water District for public water and sanitary sewer.

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

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

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

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

Proposal

The total property assemblage is 16.48 acres. The proposal is to subdivide the property based upon a rezone to R-4. The minimum density required pursuant to 21.12.060 WMC is 35 lots while the maximum density allowed is 66 lots. The applicant has utilized the option of transferring surplus density (19 lots) as permitted through Chapter 21.36 WMC (Transfer of Density Credits) from the Wood Trails site within the Woodinville UGA.

Zoning/Density

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

residential and abuts a golf course (Wellington Hills Golf Course). Gross density will be 4.0 dwelling units per acre.

Site Utilities

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

Vehicular Access and Circulation

The 66 proposed lots will take access from a new looped public road system which will connect with 156th Ave NE at two points.

Site Clearing and Grading

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

Proposed Treatment of Steep Slopes

There are no steep slopes on site.

Open Space Areas

Approximately 3.4 acres of common open space is being provided which represents 20% of the area within the plat and will be protected in perpetuity as Native Growth Protection Area (NGPA) within Tract A. Approximately 0.8 acres of the subject plat will be contained within the Tract B for detention. An additional approximate 2.2 acres will be utilized for public road right-of-way and private access tracts.

Storm Drainage

Most of the new storm water runoff from road and house impervious surfaces will be collected and directed to a single detention pond located within the west central area of the site (Tract B).

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

The subject property is located in the north portion of the City of Woodinville and the Woodinville Urban Growth Area (UGA). The 16.5 acre assemblage is south of the Wellington Hills Golf Course and immediately south of the King-Snohomish County boundary. The rectangular shaped property lies on the west side of the 156th Avenue NE and is accessed from 156th Avenue NE. The property lies in a portion of Section 2, Township 26N, Range 5E, W.M., in King County, Washington

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

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The proposed residential development will occupy approximately 12 acres of the total site with the remainder being in common open space tracts as Native Growth Protection Area.

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

Generally, the site is level with gradual slopes from east to west ranging from 2-12%.

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

A Geotechnical Engineering Report has been prepared by Earth Consultants Inc., dated September 22, 2004 (supplemental to this SEPA checklist). It contains specific information in regard to existing conditions and groundwater, as well as general recommendations for site preparation, foundations, retaining walls and other construction is included as supplemental environmental information with this environmental checklist. The geotechnical report identifies surface and subsurface conditions and concludes that the site can accommodate the development as proposed with inclusion of some construction recommendations.

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

None identified.

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

Grading for this residential development will be limited to those areas identified for roads, storm drainage, utility infrastructure and home sites. It is estimated that there will be up to 850 cubic yards of net cut and fill. The ultimate cut and fill quantities will be determined during final engineering. No clearing or grading activity will start until the necessary permits are obtained.

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

Limited erosion could occur as a result of the initial construction on-site. However, erosion control measures will be utilized during the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans will be submitted to and approved by the City of Woodinville prior to any clearing or grading activity.

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

Total impervious area is estimated at 8.0 acres, or about 61% of the total area included in the proposed plat.

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

A temporary erosion and sedimentation control plan, designed in accordance with City of Woodinville standards, will be employed during the construction phase of this project. Said plan will be prepared in conjunction with the recommendations of the geotechnical report.

2. Air

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

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

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

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

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

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

3. Water

- a. **Surface:**

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

A wetland area occupies the western edge of the site. Reference the Wetland Study, prepared by B-Twelve, which is supplemented to this SEPA checklist.

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

No.

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

There is no surface water or wetlands impacted.

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

No.

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

No.

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

Additional stormwater runoff would occur in proportion to the total new impervious and cleared surfaces associated with the project. Small quantities of petrochemicals, fertilizers, and other household and yard products normally expected with a residential development are anticipated to be present in the runoff. Primary control of these potential pollutants would be provided through the inclusion of water quality measures in the drainage design. Refer to the Technical Information Report (TIR) dated November, 2004 which is supplemented to this SEPA checklist.

b. Ground:

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

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

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

There will be no waste material discharged into the ground. The plat will be served by sanitary sewers from Woodinville Water District.

c. Water Run-off (including stormwater):

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

The new plat roads, future homes and cleared lots will create additional impervious surfaces (8.0 acres total impervious surfaces). Increased storm water runoff will occur as a result of the home construction and paved roadway.

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

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

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

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

See Level 1 Downstream Analysis dated November, 2004. Discharge of these additional waters would be collected and routed through water quality facilities designed to meet City of Woodinville water quality standards which require design per the 1998 King County Surface Water Design Manual. Since site drainage is tributary to Little Bear Creek, a detention pond designed to Level 2 flow control standards along with water quality treatment from the Resource Stream Protection Menu is required. These standards have been developed to minimize potential surface and ground, water impacts. The required storm water detention and water quality volume is 141,690 cubic feet. The detention and water quality vault has been preliminarily designed to accommodate these volumes.

4. Plants

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

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

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

It is the intent that existing trees within the development area, including roads, lots, utility corridors and detention/water quality areas will be removed. Trees within the open space would be saved in order to meet tree retention requirements.

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

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

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

The development area of the site is approximately 13.1 acres and consists of the area for roads, utilities, trails, buffer and lots. The area of the proposed preliminary plat is approximately 16.48 acres in size. The subject application proposes to leave approximately 3.4 acres of the site as Native Growth Protection Area (NGPA) within common open space Tract A.

WMC 21.16.130(1) (a) indicates that a minimum tree-credits factor required for the buildable area of each site is 30 tree credits per acre. The buildable area of the site is 11.58 acres then 347 tree credits are required to be provided. WMC 21.16.140 requires the preparation of a Tree Preservation Plan concurrent with a proposed preliminary plat application.

5. Animals

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

- ☒ **Birds:** hawk, heron, eagle, songbirds, other: American crow (*Corvus brachyrhynchos*), American robin (*Turdus migratorius*), black-capped chickadee (*Parus atricapillus*), bushtit (*Psittiparus minimus*), common raven (*Corvus corax*), rufous-sided towhee (*Pipilo erythrophthalmus*), song sparrow (*Melospiza melodia*), steller's jay (*Cyanocitta stelleri*), and winter wren
- ☒ **Mammals:** deer, bear, elk, beaver, raccoon, other: species that easily adapt to suburban environments such as bats (*Myotis spp.*), deer mice (*Peromyscus maniculatus*), eastern cottontail rabbits (*Sylvilagus floridanus*), moles (*Scapanus spp.*), raccoons (*Procyon lotor*), shrews (*Sorex spp.*), skunks (*Mephitis spp.*), squirrels (*Sciurus carolinensis*, *Tamiasciurus douglasii*), Virginia opossums (*Didelphis virginiana*), and white-tailed deer (*Odocoileus hemionus*).
Fish: bass, perch, salmon, trout, herring, shellfish, other:
- ☒ **Amphibians:** expected amphibian species include the pacific tree frog (*Hyla regilla*), the bullfrog (*Rana catesbeiana*), and the northwestern salamander (*Ambystoma gracile*).

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

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

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

None known.

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

The subject application proposes to leave approximately 3.4 acres of the site as Native Growth Protection Area (NGPA) within common open space Tract A.

6. Energy and Natural Resources

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

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

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

No.

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

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

7. Environmental Health

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

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

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

None.

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

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

b. Noise

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

The surrounding vicinity is suburban density residential neighborhoods with minimal off-site noise which would affect the subject property on a routine basis. The retention of trees in the NGPA should provide some noise reduction.

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

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

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

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

8. Land and Shoreline Use

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

The subject property of the proposed subdivision is partially wooded and developed with five single-family structures and outbuildings. The surrounding area is predominantly developed with residential single-family lots. The site abuts the wooded portion of a golf course (Wellington Hills Golf Course) to the north.

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

Historically, the house and barn in the center of the site functioned as a small farm. It is not a prime agricultural area and is within the UGA.

c. Describe any structures on the site.

There are five existing residences, a barn, and smaller outbuildings on site. Four of the existing residences abut 156th Avenue NE and another residence and barn is centrally located internally to the site.

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

Yes. All existing structures are proposed to be removed.

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

The subject property is zoned R-1.

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

The City of Woodinville GMA Comprehensive Plan includes the Future Land Use Map. The subject property is designated *Low Density Residential*, not to exceed four dwelling units per acre on the Future Land Use Map. The R-4 zone is one of the implementing zones for the *Low Density Residential* designation. Surrounding areas are comparatively designated.

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

No shoreline; not applicable.

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

No.

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

Assuming approximately 2.5 people would live in each of the 66 developed homes, it is estimated that an additional 153 persons would reside in the built-out subdivision.

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

None. Five single-family residences will be removed and replaced with new single-family residences. There will be a net increase of 61 single-family residences.

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

None.

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

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

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

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

9. Housing

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

66 moderate income, market-priced, detached single-family units will be constructed on the subject plat.

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

Five older, single-family homes will be eliminated and replaced with new single-family units.

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

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

10. Aesthetics

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

Architectural plans for homes have not been specified at this stage. However, the proposed building plans will be governed by height restrictions dictated by the zoning requirements and the adopted International Building Code (IBC).

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

Development of the site would change the visual character of the site for the nearest existing residences from rural, undeveloped land to that of a new single-family residential neighborhood.

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

The preservation of the forested area adjacent to the new residential development should minimize impacts.

11. Light and Glare

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

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

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

Not to our knowledge.

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

None known.

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

None.

12. Recreation

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

The subject property is adjacent to Wellington Hills Golf Course.

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

The project would not displace any existing recreational uses.

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

The project would provide passive recreational opportunities onsite by preserving over 3.4 acres of common open space in a separate tract (A).

13. Historic and Cultural Preservation

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

None known.

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

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

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

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

14. Transportation

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

Primary access to the development will be from two entrances onto 156th Avenue NE. Circulation within the development will be provided by a new looped public road system.

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

Transit is available on 156th Avenue NE.

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

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

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

Yes. The project proposes to construct new plat streets as permitted by City of Woodinville. The primary access to the site will be from 156th Avenue NE. The proposed road construction shall include a 28' paved street section with a 5-foot planting strip and 5-foot sidewalk.

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

No.

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

Approximately 584 vehicular trips per day with 61 new units and 5 replacement units (total of 66). Please see the Traffic Impact Analysis prepared by The Transpo Group, dated November, 2004, for more detailed information supplemented to this SEPA checklist.

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

Please see the Traffic Impact Analysis prepared by The Transpo Group, dated November, 2004, for more detailed information supplemented to this SEPA checklist.

15. Public Services

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

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

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

The project will be designed and constructed with adequate water pressure, properly located fire hydrants and sanitary sewers which meet Woodinville Water District standards. Streets will be constructed as determined by the City Engineer to allow adequate access for fire protection and police vehicles.

16. Utilities

- a. **Indicate utilities currently available at the site:**

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

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

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

C. SIGNATURE

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

Signature: H. George Newman Date Prepared: November 4, 2004

H. George Newman, AICP
Principal
Triad Associates