FACT SHEET

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

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

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

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

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

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

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

PROONENT
Phoenix Development, Inc.
Loree Quade, Project Manager - Land
16108 Ash Way, Suite 201
Lynnwood, WA 98037
(425) 275-5306
DATE OF IMPLEMENTATION
Action by the City of Woodinville on the proposal is expected in early 2007. If approved, construction could start in 2007.

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

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

LICENSES & PERMITS POTENTIALLY REQUIRED
City of Woodinville
- Rezone
- Preliminary Plat Approval
- Site Development Permit/Engineering Plan Approval
- Clearing and Grading Permits
- Right-of-way Use Permits
- Haul Route Agreement/Heavy Hauling Permit
- Final Plat Approval
- Building Permits

Washington Department of Natural Resources
- Forest Practices Application Approval

Washington Department of Ecology
- National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit Approval

Woodinville Water District
- Water Plan and Extension Approval
- Sewer Plan and Extension Approval

U.S. Army Corps of Engineers
- Clean Water Act Section 404 Permit
AUTHORS & PRINCIPAL CONTRIBUTORS
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Woodinville, WA 98072
(425) 489-2754
SEPA Lead Agency

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

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

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

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

City consultants (reviewers, contributors)
Weinman Consulting, LLC.
9350 SE 68th Street
Mercer Island, WA 98040
(206) 295-0783
Lead City EIS consultant, Land Use, Public Services

Tetra Tech, EC, Inc.
12100 NE 195th Street, Suite 200
Bothell, WA 98011
(425) 482-7600
City EIS subconsultant, Land Use, Public Services, FEIS coordination
DATE OF DRAFT EIS ISSUANCE
January 17, 2006

ISSUANCE OF FINAL EIS TO THE PUBLIC
December 13, 2006

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

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

COST AND AVAILABILITY OF FINAL EIS
The Final EIS may be viewed on or downloaded from, free of charge, the City’s website at: http://www.ci.woodinville.wa.us (link is at the top right-hand corner) or go directly to http://www.ci.woodinville.wa.us/events/eis.asp. Hard copies of the Final EIS may be viewed at local libraries in the city and at city hall, at the Department of Development Services, first floor counter. In addition, FedEx Kinkos in the city of Woodinville will have for sale:

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