# Table of Contents

## Volume 1 – EIS

<table>
<thead>
<tr>
<th>Fact Sheet</th>
<th>FS-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Summary</td>
<td>1-1</td>
</tr>
<tr>
<td>1.1 Summary of EIS Contents</td>
<td>1-2</td>
</tr>
<tr>
<td>1.2 Proposal Objective</td>
<td>1-2</td>
</tr>
<tr>
<td>1.3 Proposed Action and Alternatives</td>
<td>1-2</td>
</tr>
<tr>
<td>1.3.1 Proposed Action</td>
<td>1-2</td>
</tr>
<tr>
<td>1.3.2 Alternatives to the Proposal</td>
<td>1-3</td>
</tr>
<tr>
<td>1.4 Summary of Impacts, Mitigation and Significant Unavoidable Adverse Impacts</td>
<td>1-9</td>
</tr>
<tr>
<td>1.4.1 Probable Environmental Impacts</td>
<td>1-9</td>
</tr>
<tr>
<td>1.4.2 Comparison of Alternatives</td>
<td>1-9</td>
</tr>
<tr>
<td>1.5 Major Conclusions</td>
<td>1-44</td>
</tr>
<tr>
<td>1.6 Significant Areas of Controversy and Uncertainty</td>
<td>1-44</td>
</tr>
<tr>
<td>1.7 Issues to Be Resolved</td>
<td>1-45</td>
</tr>
<tr>
<td>2. Alternatives Including the Proposed Action</td>
<td>2-1</td>
</tr>
<tr>
<td>2.1 Description of the Proposed Action</td>
<td>2-1</td>
</tr>
<tr>
<td>2.1.1 Wood Trails Subdivision</td>
<td>2-1</td>
</tr>
<tr>
<td>2.1.1.1 Subdivision Configuration and Access</td>
<td>2-2</td>
</tr>
<tr>
<td>2.1.1.2 Drainage, Grading and Utilities</td>
<td>2-9</td>
</tr>
<tr>
<td>2.1.1.3 Density, Open Space and Recreation</td>
<td>2-10</td>
</tr>
<tr>
<td>2.1.2 Montevallo Subdivision</td>
<td>2-11</td>
</tr>
<tr>
<td>2.1.2.1 Subdivision Configuration and Access</td>
<td>2-12</td>
</tr>
<tr>
<td>2.1.2.2 Drainage, Grading and Utilities</td>
<td>2-12</td>
</tr>
<tr>
<td>2.1.2.3 Density, Open Space and Recreation</td>
<td>2-13</td>
</tr>
<tr>
<td>2.2 Alternatives to the Proposed Action</td>
<td>2-27</td>
</tr>
<tr>
<td>2.2.1 R-1 Zoning Alternative</td>
<td>2-27</td>
</tr>
<tr>
<td>2.2.1.1 Wood Trails</td>
<td>2-27</td>
</tr>
<tr>
<td>2.2.1.2 Montevallo</td>
<td>2-28</td>
</tr>
<tr>
<td>2.2.2 Attached Housing (Townhouse) Alternative</td>
<td>2-28</td>
</tr>
<tr>
<td>2.2.2.1 Wood Trails</td>
<td>2-28</td>
</tr>
<tr>
<td>2.2.2.2 Montevallo</td>
<td>2-29</td>
</tr>
<tr>
<td>2.2.3 No Action Alternative</td>
<td>2-29</td>
</tr>
</tbody>
</table>
2.3 Alternatives Not Considered in Detail 2-43
   2.3.1 Wood Trails Access to West (144th Ave NE) 2-43
       2.3.1.1 Alternative A 2-43
       2.3.1.2 Alternative B 2-43
       2.3.1.3 Alternative C 2-44
       2.3.1.4 Evaluation of Wood Trails West Access Alternatives 2-44
   2.3.2 Wood Trails Access to South (148th Avenue NE) 2-45
   2.3.3 Montevallo Access to West 2-45

2.4 Benefits and Disadvantages of Future Implementation 2-46

3. Affected Environment, Significant Impacts and Mitigation 3.0-1
   3.1 Earth 3.1-1
       3.1.1 Existing Site Conditions 3.1-1
           3.1.1.1 Wood Trails 3.1-2
           3.1.1.2 Montevallo 3.1-14
       3.1.2 Impacts of the Proposed Action 3.1-15
           3.1.2.1 Wood Trails 3.1-15
           3.1.2.2 Montevallo 3.1-18
       3.1.3 Impacts of the Alternatives 3.1-18
           3.1.3.1 R-1 Zoning Alternative 3.1-18
           3.1.3.2 Attached Housing Alternative 3.1-20
           3.1.3.3 No Action Alternative 3.1-20
       3.1.4 Secondary and Cumulative Impacts 3.1-20
   3.1.5 Mitigation Measures 3.1-21
   3.1.6 Significant Unavoidable Adverse Impacts 3.1-22
   3.1.7 Compliance with policy, codes and regulations 3.1-22

   3.2 Water 3.2-1
       3.2.1 Existing Conditions 3.2-1
           3.2.1.1 Little Bear Creek Sub-Basin 3.2-1
           3.2.1.2 Wood Trails Site 3.2-4
           3.2.1.3 Montevallo Site 3.2-11
           3.2.1.4 Existing Stormwater Management Facilities 3.2-16
       3.2.2 Impacts of the Proposed Action 3.2-19
           3.2.2.1 Wood Trails 3.2-20
           3.2.2.2 Montevallo 3.2-28
       3.2.3 Impacts of the Alternatives 3.2-33
           3.2.3.1 R-1 Zoning Alternative 3.2-34
           3.2.3.2 Attached Housing Alternative 3.2-34
           3.2.3.3 No Action Alternative 3.2-34
       3.2.4 Secondary and Cumulative Impacts 3.2-34
3.2.5 Mitigation Measures
   3.2.5.1 Construction
   3.2.5.2 Developed Conditions
3.2.6 Significant Unavoidable Adverse Impacts

3.3 Plants and Animals
   3.3.1 Existing Conditions
      3.3.1.1 Wood Trails
      3.3.1.2 Montevallo
   3.3.2 Impacts of the Proposed Action
      3.3.2.1 Wood Trails
      3.3.2.2 Montevallo
   3.3.3 Impacts of the Alternatives
      3.3.3.1 R-1 Zoning Alternative
      3.3.3.2 Attached Housing Alternative
      3.3.3.3 No Action Alternative
   3.3.4 Secondary and Cumulative Impacts
   3.3.5 Mitigation Measures
      3.3.5.1 Wood Trails
      3.3.5.2 Montevallo
   3.3.6 Significant Unavoidable Adverse Impacts

3.4 Land Use
   3.4.1 Existing Conditions
   3.4.2 Impacts of the Proposed Action
   3.4.3 Impacts of the Alternatives
   3.4.4 Mitigation Measures
   3.4.5 Significant Unavoidable Adverse Impacts
   3.4.6 Plans, Policies and Regulations
      3.4.6.1 Comprehensive Plan Policies and Land Use Map
      3.4.6.2 Zoning, Critical Areas, and other Development Regulations
      3.4.6.3 Other City Policies

3.5 Transportation
   3.5.1 Existing Conditions
      3.5.1.1 Study Area
      3.5.1.2 Roadway System and General Terrain
      3.5.1.3 Traffic Volumes
      3.5.1.4 Traffic Operations
      3.5.1.5 Pedestrian Activity
      3.5.1.6 Bicycle Facilities and Activities
      3.5.1.7 Transit Service
      3.5.1.8 Traffic Safety
3.5.1.9 NE 195th/NE 198th Street Student Drop-Off Activity 3.5-10
3.5.1.10 Parking 3.5-35
3.5.1.11 Planned Transportation Improvements 3.5-35

3.5.2 Impacts of the Proposed Action 3.5-35
3.5.2.1 Project Trip Generation 3.5-36
3.5.2.2 Proposed Action Traffic Volumes 3.5-37
3.5.2.3 Traffic Operations 3.5-55
3.5.2.4 Pedestrian/Non-Motorized Facilities 3.5-59
3.5.2.5 Traffic Safety 3.5-59
3.5.2.6 NE 195th/NE 198th Street Student Drop-Off Activity 3.5-60
3.5.2.7 Transit Service 3.5-60
3.5.2.8 Parking 3.5-60

3.5.3 Impacts of the Alternatives 3.5-61
3.5.3.1 R-1 Zoning Alternative 3.5-61
3.5.3.2 Attached Housing Alternative 3.5-74
3.5.3.3 No Action Alternative 3.5-89

3.5.4 Secondary and Cumulative Impacts 3.5-92
3.5.5 Mitigation Measures 3.5-92
3.5.5.1 Proposed Action 3.5-93
3.5.5.2 R-1 Zoning Alternative 3.5-93
3.5.5.3 Attached Housing Alternative 3.5-93
3.5.5.4 No Action Alternative 3.5-94

3.5.6 Significant Unavoidable Adverse Impacts 3.5-94

3.6 Public Services 3.6-1
3.6.1 Affected Environment 3.6-1
3.6.1.1 Park and Recreation Inventory 3.6-1
3.6.1.2 Level of Service (LOS) Standards 3.6-1
3.6.1.3 Proposed Park and Recreation Actions 3.6-2

3.6.2 Impacts of the Proposed Action 3.6-3
3.6.3 Impacts of the Alternatives 3.6-4
3.6.3.1 R-1 Zoning Alternative 3.6-4
3.6.3.2 Attached Housing Alternative 3.6-5
3.6.3.3 No Action Alternative 3.6-5

3.6.4 Secondary and Cumulative Impacts 3.6-5
3.6.5 Mitigation Measures 3.6-5
3.6.5.1 Proposed Action 3.6-6
3.6.5.2 R-1 Zoning Alternative 3.6-7
3.6.5.3 Attached Housing Alternative 3.6-8
3.6.5.4 No Action Alternative 3.6-8

3.6.6 Significant Unavoidable Adverse Impacts 3.6-8
4. Response to Draft EIS Issues 4-1

4.1 Programmatic/Policy Issues 4-19

4.1.1 SEPA/EIS Process and Scope (EIS) 4-19
4.1.2 Alternatives (ALT) 4-38
4.1.3 Project Description (PD) 4-44

4.2 Environmental Element/Resource Issues 4-49

4.2.1 Earth Resources (ER) 4-49
4.2.2 Water Resources (WR) 4-53
4.2.3 Plants and Animals (PA) 4-58
4.2.4 Land Use (LU) 4-65
4.2.5 Transportation (TR) 4-73
4.2.6 Public Services (PS) 4-95

4.3 Other Issues 4-96

4.3.1 Support/Opposition (SO) 4-97
4.3.2 Value/Belief Statements (V/B) 4-98

5. References 5-1

6. Distribution List 6-1

7. Additional Information 7-1

Volume 2 -Technical Appendices

Appendix M: Earth Resources and Groundwater Documentation, September 2006
Appendix N: Updated Wetland Mitigation Plan, September 2006
Appendix O: Updated Transportation Analysis Exhibits, August 2006
Appendix P: Comments on the Draft EIS

(Appendices A through L were published as Volume 2 to the January 2006 Draft EIS. Those appendices have not changed and are not reproduced in the Final EIS. Appendices A through L remain valid and a part of the City’s record for the environmental review of the Wood Trails and Montevallo subdivisions.)
<table>
<thead>
<tr>
<th>Table</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table 1-1</td>
<td>Summary of Environmental Impacts by Alternative</td>
<td>1-8</td>
</tr>
<tr>
<td>Table 1.4-1</td>
<td>Wood Trails Impacts, Mitigation and Significant Unavoidable Adverse Impacts</td>
<td>1-10</td>
</tr>
<tr>
<td>Table 1.4-2</td>
<td>Montevallo Impacts, Mitigation and Significant Unavoidable Adverse Impacts</td>
<td>1-31</td>
</tr>
<tr>
<td>Table 2.1</td>
<td>Wood Trails / Montevallo Proposed Action Alternatives</td>
<td>2-3</td>
</tr>
<tr>
<td>Table 2.1-1</td>
<td>Wood Trails Subdivision Density Calculations</td>
<td>2-11</td>
</tr>
<tr>
<td>Table 2.1-2</td>
<td>Montevallo Subdivision Density Calculations</td>
<td>2-14</td>
</tr>
<tr>
<td>Table 3.2-1</td>
<td>Summary of Stream Discharge Data for Little Bear Creek at SR 202 in Woodinville, October 1998-May 2006</td>
<td>3.2-2</td>
</tr>
<tr>
<td>Table 3.2-2</td>
<td>Simulated Existing Condition Peak Flow Rates, (cfs) Wood Trails Basin</td>
<td>3.2-7</td>
</tr>
<tr>
<td>Table 3.2-3</td>
<td>Simulated Existing Condition Peak Flow Rates, (cfs) Montevallo Basin</td>
<td>3.2-15</td>
</tr>
<tr>
<td>Table 3.5-1</td>
<td>Existing Conditions LOS Summary</td>
<td>3.5-18</td>
</tr>
<tr>
<td>Table 3.5-2</td>
<td>Existing Conditions AM Peak Hour Vehicle Queuing Summary</td>
<td>3.5-19</td>
</tr>
<tr>
<td>Table 3.5-3</td>
<td>Existing Roadway Volume/Capacity Summary</td>
<td>3.5-20</td>
</tr>
<tr>
<td>Table 3.5-4</td>
<td>Accident Data Summary, 2001-2005</td>
<td>3.5-31</td>
</tr>
<tr>
<td>Table 3.5-5</td>
<td>Project Trip Generation, Proposed Action</td>
<td>3.5-37</td>
</tr>
<tr>
<td>Table 3.5-6</td>
<td>Proposed Action LOS Summary</td>
<td>3.5-56</td>
</tr>
<tr>
<td>Table 3.5-7</td>
<td>Vehicle Queuing Summary, Proposed Action</td>
<td>3.5-57</td>
</tr>
<tr>
<td>Table 3.5-8</td>
<td>Roadway Volume/Capacity Summary, Proposed Action</td>
<td>3.5-58</td>
</tr>
<tr>
<td>Table 3.5-9</td>
<td>Project Trip Generation, R-1 Zoning Alternative</td>
<td>3.5-61</td>
</tr>
<tr>
<td>Table 3.5-10</td>
<td>LOS Summary, R-1 Zoning Alternative</td>
<td>3.5-71</td>
</tr>
<tr>
<td>Table 3.5-11</td>
<td>Vehicle Queuing Summary, R-1 Zoning Alternative</td>
<td>3.5-72</td>
</tr>
<tr>
<td>Table 3.5-12</td>
<td>Roadway Volume/Capacity Summary, R-1 Zoning Alternative</td>
<td>3.5-73</td>
</tr>
<tr>
<td>Table 3.5-13</td>
<td>Project Trip Generation, Attached Housing Alternative</td>
<td>3.5-75</td>
</tr>
<tr>
<td>Table 3.5-14</td>
<td>LOS Summary, Attached Housing Alternative</td>
<td>3.5-86</td>
</tr>
<tr>
<td>Table 3.5-15</td>
<td>Vehicle Queuing Summary, Attached Housing Alternative</td>
<td>3.5-87</td>
</tr>
<tr>
<td>Table 3.5-16</td>
<td>Roadway Volume/Capacity Summary, Attached Housing Alternative</td>
<td>3.5-88</td>
</tr>
<tr>
<td>Table 3.5-17</td>
<td>LOS Summary, 2008 No-Action Alternative</td>
<td>3.5-90</td>
</tr>
<tr>
<td>Table 3.5-18</td>
<td>Vehicle Queuing Summary, No-Action Alternative</td>
<td>3.5-91</td>
</tr>
<tr>
<td>Table 3.5-19</td>
<td>Roadway Volume/Capacity Summary, No Action Alternative</td>
<td>3.5-91</td>
</tr>
<tr>
<td>Table 3.6-1</td>
<td>Woodinville Park and Recreation Resources, 2005</td>
<td>3.6-1</td>
</tr>
<tr>
<td>Table 3.6-2</td>
<td>Park and Recreation Level of Service Conditions</td>
<td>3.6-2</td>
</tr>
<tr>
<td>Table 3.6-3</td>
<td>Estimated Park and Recreation Impact, Proposed Action</td>
<td>3.6-4</td>
</tr>
<tr>
<td>Table 3.6-4</td>
<td>Estimated Park Impact Fees, by Alternative</td>
<td>3.6-6</td>
</tr>
<tr>
<td>Table 4-1</td>
<td>Log of Review Comments on Draft EIS</td>
<td>4-3</td>
</tr>
<tr>
<td>Table 4-2</td>
<td>Issues Based on Draft EIS Comments</td>
<td>4-6</td>
</tr>
</tbody>
</table>
List of Figures

Figure 1-1    Aerial Map of Wood Trails and Montevallo Vicinity  1-5  
Figure 1-2    Woodinville Neighborhoods                        1-7  
Figure 1.7-1  Examples of Code Compliance Issues                1-46  
Figure 2.1-1  Proposed Wood Trails Site Plan                    2-15  
Figure 2.1-2  Proposed Wood Trails Grading and Utility Plan     2-17  
Figure 2.1-3  Proposed Montevallo Site Plan                     2-19  
Figure 2.1-4  Proposed Montevallo Grading and Utility Plan      2-21  
Figure 2.1-5  Proposed Wood Trails-Montevallo Sewer Line Route  2-23  
Figure 2.1-6  Proposed Montevallo Recreation Area               2-25  
Figure 2.2-1  Wood Trails R-1 Zoning Alternative Site Plan      2-31  
Figure 2.2-2  Wood Trails R-1 Zoning Alternative Grading and    2-33  
              Utility Plan                                         
Figure 2.2-3  Montevallo R-1 Zoning Alternative Site Plan       2-35  
Figure 2.2-4  Montevallo R-1 Zoning Alternative Grading and    2-37  
              Utility Plan                                         
Figure 2.2-5  Wood Trails Attached Housing Alternative Site Plan 2-39  
Figure 2.2-6  Wood Trails Attached Housing Alternative Grading and Utility Plan 2-41  
Figure 2.3-1  Wood Trails Access to West Alternative A          2-47  
Figure 2.3-2  Wood Trails Access to West Alternative B          2-49  
Figure 2.3-3  Wood Trails Access to West Alternative C          2-51  
Figure 2.3-4  Wood Trails Access to South (148th Avenue NE)     2-53  
Figure 3.1-1  Slope Map, Wood Trails Site                      3.1-3  
Figure 3.1-1a  Ground Water Seepage Location Map               3.1-9  
Figure 3.1-2  Geologic Map, Wood Trails Site                   3.1-11  
Figure 3.1-3  Cross-Section, Wood Trails Site                  3.1-16  
Figure 3.2-1  Existing On-Site Drainage Conditions, Wood Trails 3.2-5  
Figure 3.2-2  Wood Trails Cross-Section and Groundwater Profile 3.2-9  
Figure 3.2-3  Existing On-Site Drainage Conditions, Montevallo  3.2-13  
Figure 3.2-4  Existing Downstream Drainage Conditions, Wood Trails 3.2-17  
Figure 3.2-5  Proposed Action Drainage Conditions, Wood Trails  3.2-23  
Figure 3.2-6  Proposed Action Drainage Conditions, Montevallo   3.2-31  
Figure 3.3-1  Existing Habitat Types, Wood Trails              3.3-1  
Figure 3.3-2  Existing Habitat Types, Montevallo               3.3-9  
Figure 3.4-1  Woodinville Land Use, 2000                      3.4-3  
Figure 3.4-2  Woodinville Neighborhoods                       3.4-5  
Figure 3.4-2a  Zoning 2006 and Urban Growth Boundary           3.4-7  
Figure 3.4-2b  2006 Parcels by Size                            3.4-9  
Figure 3.4-3  Vacant and Re-Developable Land in Woodinville, 2001 3.4-13  
Figure 3.4-4  Existing On-Site and Adjacent Land Use          3.4-15  
Figure 3.5-1  Site Vicinity Map                                3.5-3  
Figure 3.5-2A/B  Existing AM and PM Peak Hour Traffic Volumes  3.5-13  
Figure 3.5-3  Pedestrian Activity Observations: 7-9 AM         3.5-21  
Figure 3.5-4  Pedestrian Activity Observations: 2-4 PM          3.5-23  
Figure 3.5-5  Project Trip Distribution                       3.5-39
<table>
<thead>
<tr>
<th>Figure 3.5-6A/B</th>
<th>Peak-Hour Project Trip Assignment, Proposed Action</th>
<th>3.5-41</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 3.5-7A/B</td>
<td>Baseline Peak-Hour Traffic Volumes</td>
<td>3.5-47</td>
</tr>
<tr>
<td>Figure 3.5-8A/B</td>
<td>2008 Future PM Peak-Hour Traffic Volumes with</td>
<td>3.5-51</td>
</tr>
<tr>
<td></td>
<td>Proposed Action</td>
<td></td>
</tr>
<tr>
<td>Figure 3.5-9A/B</td>
<td>Project Trip Assignment, R-1 Zoning Alternative</td>
<td>3.5-63</td>
</tr>
<tr>
<td>Figure 3.5-10A/B</td>
<td>2008 Future PM Peak-Hour Traffic Volumes, R-1 Zoning Alternative</td>
<td>3.5-67</td>
</tr>
<tr>
<td>Figure 3.5-11A/B</td>
<td>Project Trip Assignment, Attached Housing Alternative</td>
<td>3.5-77</td>
</tr>
<tr>
<td>Figure 3.5-12A/B</td>
<td>2008 Future PM Peak-Hour Traffic Volumes, Attached Housing Alternative</td>
<td>3.5-81</td>
</tr>
</tbody>
</table>