



DETERMINATION OF NONSIGNIFICANCE (DNS)
City of Woodinville

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

EXHIBIT 14
PAGE 1 OF 38

PROJECT NAME: Asko Processing Reasonable Use Permit

DESCRIPTION OF PROPOSAL: Reasonable use permit to establish a building pad for a 80,000 square foot warehouse with an additional 15,000 square feet of office, with associated parking improvements, on two properties zoned Industrial. There is an existing wetland on the site that covers a significant portion of both parcels. A portion of the southern area of the existing wetland is proposed to be filled, and wetland creation and buffer enhancement is proposed adjacent to the northern area of the existing wetland. The reasonable use permit will only establish the building pad; a separate land use approval will also be required for the project; at the time of land use approval, the applicant will be required to demonstrate that the project meets the City's development regulations within the building pad proposed. SEPA is required for this land use permit.

PROPONENT: Reid Shockey of Shockey Planning Group, on behalf of Asko Processing, Inc.
Address: 2716 Colby Avenue, Everett WA 98201
Phone: 425-258-9308
Email: rshockey@shockeyplanning.com

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Northern Property: 15801 Woodinville Redmond Road; Legally described as PARCEL 3 KCSP 1076043 REC AF #7805021040 SD PLAT DAF THAT POR OF SW 1/4 OF NW 1/4 LY WLY OF ST RD # 2 & ELY OF BN RR BELT LN LESS SLY 7 AC OF THAT POR OF S 1/2 OF NW 1/4 LY WLY OF SIGN RT 522 & ELY OF BN RR BELT LN R/W DAF-BEG AT NXN OF E/W C/L OF SD SEC & WLY R/W LN OF SD SIGN RT 522 TH N 25-44-14 W ALG SD WLY R/W LN 440.27 FT TH N 26-49-28 W ALG SD WLY R/W LN 87.77 FT TH S 89-52-36 W PLW E/W C/L OF SD SEC 664.19 FT TO ELY R/W LN OF SD BN RR TH SLY ALG SD ELY RR R/W LN 560.46 FT TO E/W C/L OF SD SEC TH N 89-52-36 E ALG SD E/W C/L 598.13 FT TO TPOB, Woodinville, WA. Southern Property: 15701 Woodinville Redmond Road; Legally described as PARCEL 4 KCSP 1076043 REC AF #7805021040 SD PLAT DAF - THAT POR OF SW 1/4 OF NW 1/4 LY WLY OF ST RD #2 & ELY OF BN RR BELT LN LESS SLY 7 AC OF THAT POR OF S 1/2 OF NW 1/4 LY WLY OF SIGN RT 522 & ELY OF BN RR BELT LN R/W DAF - BEG AT NXN OF E/W C/L OF SD SEC & WLY R/W LN OF SD SIGN RT 522 TH N 25-44-14 W ALG SD WLY R/W LN 440.27 FT TH N 26-49-28 W ALG SD WLY R/W LN 87.77 FT TH S 89-52-36 W PLW E/W C/L OF SD SEC 664.19 FT TO ELY R/W LN OF SD BN RR TH SLY ALG SD ELY RR R/W LN 560.46 FT TO E/W C/L OF SD SEC TH N 89-52-36 E ALG SD E/W C/L 598.13 FT TO TPOB, Woodinville, WA.

LEAD AGENCY: City of Woodinville

PROJECT NUMBER: RUP12001/SEP12024

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



DETERMINATION OF NONSIGNIFICANT IMPACT (DNS)
City of Woodinville

EXHIBIT 14
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Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by 4:00pm on September 9, 2013.

CHANGES TO PROPOSAL:

If there is new information or changes to the proposal after issuance of the DNS and prior to issuance of any required permit or approval indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required.

This DNS is issued on the basis of compliance of this proposal with all applicable Woodinville Municipal Code (WMC) regulations and standards, and environmental policies, as adopted by WMC 14.04.240, Subsection (4).

VOLUNTARY OFFERS AND APPLICABLE DOCUMENTS

This threshold determination was reached on the basis of the plans, supporting documents, calculations and agreements contained in the voluntary submittals associated with the project and SEPA review, specifically:

1. SEPA Checklist prepared by Shockey Planning Group Inc., dated January 4, 2013
2. Site Plans prepared by Shockey Planning Group Inc., submitted December 10, 2012
3. Application Narrative prepared by Shockey Planning Group Inc., submitted December 12, 2012
4. Geotechnical Engineer Evaluation prepared by Nelson Geotechnical Associates, Inc. dated November 30, 2012
5. Arborist Report prepared by International Forestry Consultants, Inc. dated January 10, 2013
6. Letter dated May 2, 2013 to Erin Martindale regarding ASKO Processing Inc Reasonable Use Permit with alternative option site plan attachments
7. Letter dated July 18, 2013 to Erin Martindale regarding ASKO Processing Inc Reasonable Use Permit
8. Critical Areas Report and Conceptual Mitigation Plan prepared by Shockey Planning Group Inc., dated July 2, 2013

The voluntary offers and applicable documents listed above were considered and evaluated as part of this threshold determination.

The City has considered whether other local, State, or Federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts.

DISCLAIMER

The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Woodinville codes governing



DETERMINATION OF NONSIGNIFICANCE (DNS)
City of Woodinville

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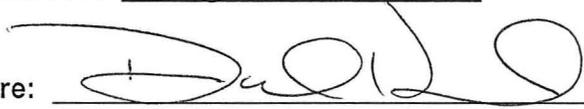
traffic control, land-use performance standards, construction and improvement of streets and roads, drainage control, environmental protection, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Woodinville reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety and welfare of the public to do so.

APPEAL

You may appeal this determination to the City of Woodinville Hearing Examiner at 17301 133rd Avenue NE, Woodinville, WA 98072 no later than 14 days from the date the DNS becomes final. Based on the issuance date of this determination, the appeal period ends at 4:00 P.M. on September 9, 2013. If you choose to appeal or comment, you should be prepared to make specific factual objections. To receive additional information on appeals for this application, please contact the Project Manager listed below.

Responsible Official: David Kuhl, Development Services Director
Contact Person: Erin Martindale, Project Manager
Address: 17301 133rd Avenue NE, Woodinville, WA 98072
Phone Number: (425) 877-2283
Email Address: erinm@ci.woodinville.wa.us

Signature: 
David Kuhl, Development Services Director

Date: August 26, 2013

Methods of Notice:
Published
Posted: 1) In-House, 2) Post Office & 3) Website
Post Site
Mailed: Applicant, Property Owners within 500', Parties of Record

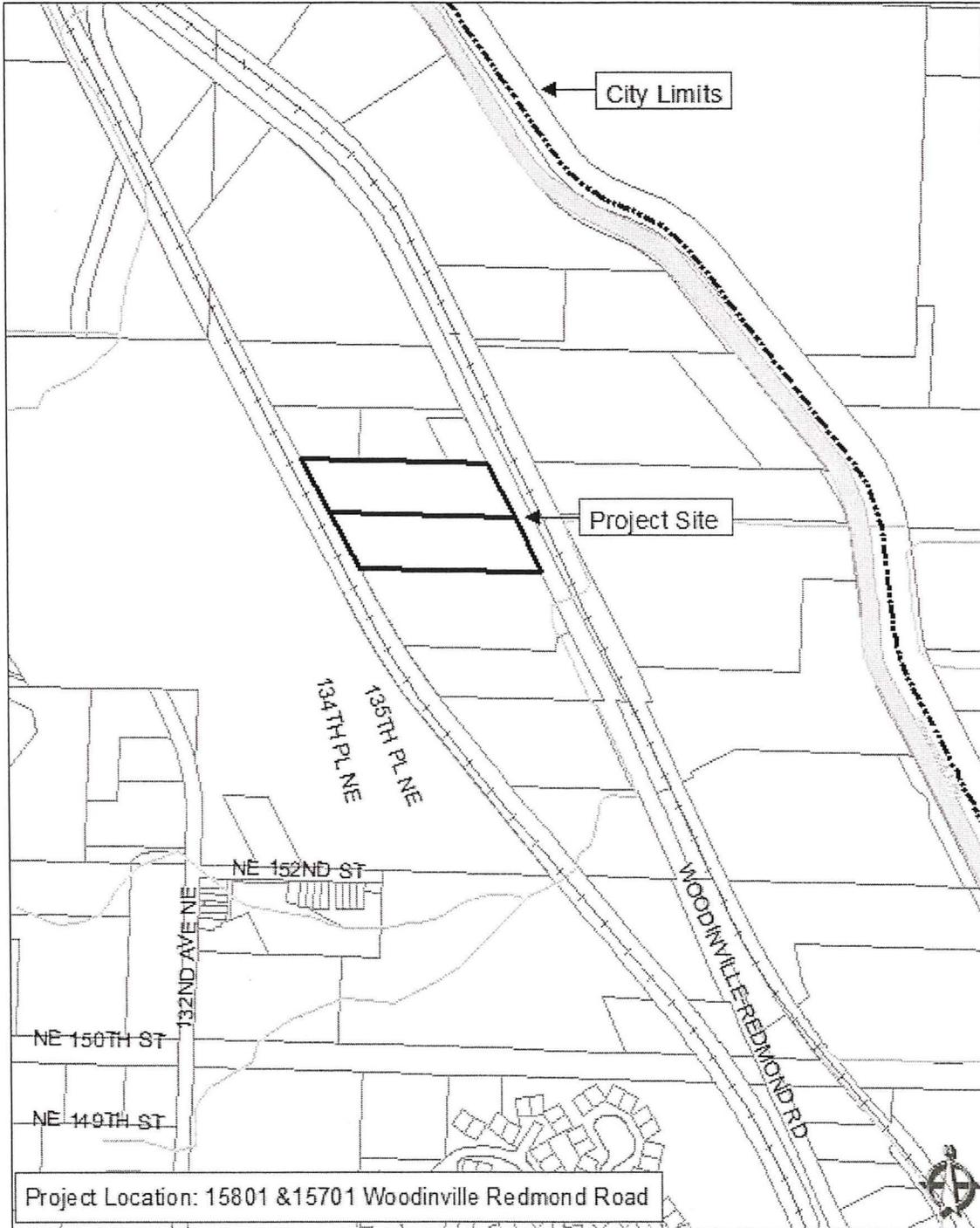


DETERMINATION OF NONSIGNIFICANCE (DNS)
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DETERMINATION OF NONSIGNIFICANCE
Asko Processing Reasonable Use Permit





DECLARATION OF MAILING
City of Woodinville

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

EXHIBIT 14
PAGE 5 OF 38

Reid Shockey
Applicant Name

RUP12001/SEP12024
File Number

Erin Martindale

~~Sandy Guinn~~ hereby makes the following states and declares as follows:

On the day of 8/23, 2013, I scheduled mailing through the USPS a true and correct copy of:

Type of Notice: Determination of Nonsignificance

Date Issued: August 26, 2013

End of Comment/Appeal Period: September 9, 2013

to those whose names and addresses appear on the attached list, by first class mail.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

9/3/13 Woodinville, WA
Date and Place of Signature

EMartindale
Signature

Erin Martindale
Print Name

This declaration must be properly completed upon this mailing of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd avenue NE, Woodinville, WA 98072

ASKO PROCESSING INC
434 N 35TH
SEATTLE WA 98103

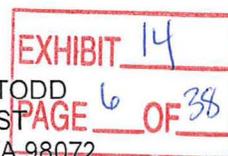
B D & A BUILDING
C/O MORRIS PIHA MGMT GRP
PO BOX 53290
BELLEVUE WA 98015

BD REAL ESTATE LLC
15900 WOODINVILLE-REDMOND
RD
WOODINVILLE WA 98072

CHAIPATANAPONG LTD PTSHP
16111 WDNVIL-REDM RD NE
WOODINVILLE WA 98072

CWWA WOODINVILLE 6 LLC
C/O EQUITY OFFICE MGMT LLC
PO BOX A-3879
CHICAGO IL 60690

FROULA JAMES TODD
15718 NE 198TH ST
WOODINVILLE WA 98072



JONES NIGEL
9105 MATTHEWS AVE NE
SEATTLE WA 98115

KEMIS ROGER M
14237 117TH AVE NE
KIRKLAND WA 98034

KING COUNTY PARKS
500 4TH AVE #830
SEATTLE WA 98104

MATHEUS LUMBER CO INC
PO 2260
WOODINVILLE WA 98072

NORTHWEST UTILITIES INC
PO BOX 37
WOODINVILLE WA 98072

PIHA MORRIS %ROB BENSUSSEN
14100 SE 36TH ST #200
BELLEVUE WA 98006

PORT OF SEATTLE
ACCOUNTS PAYABLE
PO BOX 1209
SEATTLE WA 98111

QUINDT ROBERT C & LAURA M
15321 132ND AVE NE
WOODINVILLE WA 98072

SILVER LAKE LAND GROUP L.L.
17616 15TH AVE SE #106B
BOTHELL WA 98012

SNOW JOHN & ELLEN
C/O DRY WALL DISTR INC
PO BOX 14
WOODINVILLE WA 98072

STEARNS PROPERTY LLC
14405 24TH AVE SE
MILL CREEK WA 98012

TAME TRUST
1144 S BANNOCK ST
DENVER CO 80223

UDRIS MAIJA
4637 129TH LN SE
BELLEVUE WA 98006

WA RIVERFRONT 2 LLC+WA RIVE
11235 SE 6TH ST #230
BELLEVUE WA 98004

YOUNG CORPORATION
3231 UTAH AVE S/PO BOX 3522
SEATTLE WA 98124

Reid Shockey
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201

Gretchen Kaehler
Assistant State Archaeologist
PO Box 48343
Olympia, WA 98504

Karen Walter
Muckleshoot Indian Tribe Fisheries
Division
39015 172nd Ave SE
Auburn, WA 98092

Dee Lofstrom
Woodinville Water District
PO Box 1390
Woodinville, WA 98072

Patrick McGraner
Wetlands Specialist
Department of Ecology/NWRO
3190 160th Ave SE
Bellevue, WA 98008

Adam Osbekoff
Snoqualmie Indian Tribe
PO Box 969
Snoqualmie WA. 98065

Kerry Lyste
Stillaguamish Tribe of Indians
3310 Smokey Point Drive, Arlington, WA
98223

Kathi Jobe
Permit Coordinator
Woodinville Fire & Rescue
PO Box 2200
Woodinville, WA 98072

Woodinville Building Department

SEPA Unit
PO Box 47703
Olympia WA 98504-7703

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DECLARATION OF POSTING ON SITE
City of Woodinville

EXHIBIT 14
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Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Reid Shockey
Applicant Name

RUP12001/SEP12024
File Number

JAMES SCARSORIE (Name) hereby makes the following states and declares as follows:

On the day of Aug 26, 2013, I posted on the property located at 15701/15801 Woodinville Redmond Road, so as to be clearly seen from each right-of-way providing vehicular access to the property, a true and correct copy of :

- Type of Notice:** Determination of Nonsignificance
- Date Issued:** August 26, 2013
- End of Comment/Appeal Period:** September 9, 2013

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

8/26/13 Woodinville, WA
Date and Place of Signature

James Scarsorie
Signature

JAMES SCARSORIE
Print Name

This declaration must be properly completed upon this posting of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072



DECLARATION OF POSTING ON CITY SITES
City of Woodinville

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

EXHIBIT 14
PAGE 9 OF 38

Reid Shockey
Applicant Name

RUP12001/SEP12024
File Number

SARAH RUTNER (Name) hereby makes the following statement and declares as follows:

On the day of 8/26/13, 2013, I posted at the City of Woodinville official posting locations, including Woodinville City Hall and the Woodinville Post Office, a true and correct copy of :

Type of Notice: Determination of Nonsignificance
Date Issued: August 26, 2013
End of Comment/Appeal Period: September 9, 2013

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

8/26/13 Woodinville, WA
Date and Place of Signature

[Handwritten Signature]
Signature

Print Name

This declaration must be properly completed upon this posting of the required Notice and returned to the Development Services Department.

Return to:
City of Woodinville, Development Services, 17301 133rd Avenue NE, Woodinville, WA 98072



AFFIDAVIT OF PUBLICATION

DETERMINATION OF NONSIGNIFICANCE

PROJECT NAME: Asko Processing Reasonable Use Permit
DESCRIPTION OF PROPOSAL: Reasonable use permit to establish a building pad for a 80,000 square foot warehouse with an additional 15,000 square feet of office, with associated parking improvements, on two properties zoned Industrial. There is an existing wetland on the site that covers a significant portion of both parcels. A portion of the southern area of the existing wetland is proposed to be filled, and wetland creation and buffer enhancement is proposed adjacent to the northern area of the existing wetland. The reasonable use permit will only establish the building pad; a separate land use approval will also be required for the project; at the time of land use approval, the applicant will be required to demonstrate that the project meets the City's development regulations within the building pad proposed. SEPA is required for this land use permit.
PROponent: Reid Shockey of Shockey Planning Group, on behalf of Asko Processing, Inc
LOCATION OF PROPOSAL: 15801 and 15701 Woodinville Redmond Road
LEAD AGENCY: City of Woodinville
PROJECT NUMBER: RUP12001/SEP12024
 The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.
 There is no comment period for this DNS.
 This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
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Responsible Official: David Kuhl, Development Services Director
Contact Person: Erin Martindale, Project Manager
Address: 17301 133rd Avenue NE, Woodinville, WA 98072
Phone Number: (425) 877-2283
Email Address: erinm@ci.woodinville.wa.us

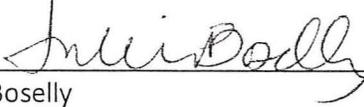
Published August 26, 2013

State of Washington }
 County of King }

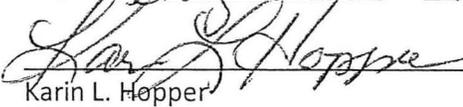
Julie Boselly, being first duly sworn on oath deposes and says that she is the publisher of The Woodinville Weekly, a legal newspaper by order of the Superior Court of King County. That the annexed is a true copy of PN-DNS ASKO as it was published in regular issues (and not in supplement form) of said newspaper once a week for 1 week(s)

Beginning on the 26 day of August, 2013
 And ending on the 26 day of August, 2013

Both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the amount of the fee charged for each publication is \$172.50 at the rate of \$13.80 per column inch for each insertion. The sum total for all publications is \$172.50.


 Julie Boselly

Subscribed and sworn to before me on the 27th
 Day of August, 2013.


 Karin L. Hopper

Notary Public in and for the State of Washington.
 Residing at Woodinville, Washington.
 My Commission Expires: 2/28/2017



CITY OF WOODINVILLE ENVIRONMENTAL CHECKLIST

ASKO PROCESSING, INC.
REASONABLE USE REQUEST &
WETLAND RELOCATION PROJECT

December 2012

RECEIVED

DEC 10 2012

CITY OF WOODINVILLE
DEVELOPMENT SERVICES



SHOCKEY
PLANNING GROUP, Inc.

Project

**ASKO PROCESSING, INC.
REASONABLE USE REQUEST & WETLAND RELOCATION PROJECT**

Applicant

ASKO Processing, Inc.
Mike Kelly
434 North 35th Street
Seattle, Washington 98103
Phone: (206) 974-7194

Environmental and Permitting Consultant

SHOCKEY PLANNING GROUP
Attn.: Reid H. Shockey, AICP
2716 Colby Avenue
Everett, Washington 98201
Phone: (425) 258-9308

December 2012

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ENVIRONMENTAL CHECKLIST

A. BACKGROUND

- 1. Name of proposed project, if applicable:** Reasonable Use Request and Wetland Relocation Project
- 2. Name of applicant:** ASKO Processing, Inc.
- 3. Address and phone number of applicant and contact person:**

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PAGE 14 OF 38

Applicant Contact: Mike Kelly
434 North 35th Street
Seattle, Washington 98103
Phone: (206) 974-7194

Environmental Consultant: Shockey Planning Group
Attn.: Reid H. Shockey, AICP
2716 Colby Avenue
Everett, Washington 98201
Phone: (425) 258-9308

- 4. Date checklist prepared:** December 10, 2012
- 5. Agency requesting checklist:** The City of Woodinville Development Services is the agency with permit authority and is Lead Agency for environmental review and SEPA compliance.
- 6. Proposed timing or Schedule (including phasing, if applicable):**

There is no definitive schedule as yet. A Reasonable Use determination is necessary to enable the owner to plan future development steps.

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

No other proposals are connected with this project.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

The following information is incorporated by reference:

Critical Areas Report and Conceptual Mitigation Plan (November 27, 2012).....Shockey Planning Group
Geotechnical Engineering Report (November 30, 2012)Nelson Geotechnical

These have been submitted under separate cover to the City.

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No other application approvals would affect this proposal.



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

SEPA Compliance/Threshold Determination.....	City of Woodinville
Reasonable Use Approval.....	City of Woodinville
Building Permit.....	City of Woodinville
Grading Permit.....	City of Woodinville
JARPA.....	Washington State Department of Ecology/U.S. Army Corps of Engineers

Additional permits may be identified through the permitting process.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

ASKO Processing, Inc., is requesting Reasonable Use Allowance to construct an 80,000 square foot building for manufacturing with a 15,000 square foot office on a second story on a vacant site. The site is located at 15801 and 15701 Woodinville-Redmond Road. The subject property consists of two parcels approximately 6.11 acres in total size. See *Figure 1 – Site Plan*.

The site contains a Class 3 wetland approximately 0.95 acre in size that is connected by a ditch. The northern portion of the wetland is located on the west half of the northern parcel and the southern portion of the wetland is located on the east half of the southern parcel. See *Figure 2 – Existing Conditions*.

The site is currently zoned Industrial with a Tourist District Overlay according to the City of Woodinville’s zoning map. The site is located in a heavily industrialized area of the city. The most reasonable use of the property would be an industrial use. The proximity of the onsite wetland limits the owner’s ability to make use of the property. Construction of the proposed building and parking lot would require relocating approximately 0.5 acres of wetland from the southeast portion of the site to the northwest portion of the site. A Reasonable Use Allowance would be required and approval granted from the City of Woodinville.

Site improvements include parking for 123 vehicles as well as stormwater treatment.

In addition to the Reasonable Use Allowance, land clearing, grading and/or filling permits would be required for the project as well as approval from the Army Corps of Engineers, Ecology and Tribes. Construction of the building and parking lot would commence upon receipt of all necessary permits.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including 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 reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is located at 15801 and 15701 Woodinville-Redmond Road, Woodinville, Washington, and is located in the northwest quarter of Section 15, Township 26, Range 05 East, W.M. The parcels are also known as King County tax parcel numbers 1526059094 and 1526059095. The site is bordered to the south by a large warehouse and to the north by several smaller commercial buildings.



The Woodinville-Redmond Road (State Route 202) borders the site to the east while the North Pacific Railroad Belt Line borders the site to the west. (See *Appendix A – Legal Description of Property* and *Figure 3 – Vicinity Map*).

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

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The property is fairly flat. The site generally pitches west to east towards Woodinville-Redmond Road.

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

The steepest slope on-site is approximately 2 percent and 10 percent. The steeper portions of the site exist over the western half of the site while the flatter areas are generally situated along the east half of the properties.

- 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.**

According to the United States Department of Agriculture Natural Resource Conservation Service the soils on the site are Indianola loamy fine sand, 4 to 15 percent slopes. Indianola soils are generally overly drained and very deep soils. Much of the area near the site east of SR 202 consists of fill or till.

In accordance with the Unified Soil Classification System, the site consists of Qyal (Younger Alluvium) and Qoal (Older Alluvium). The Younger Alluvium is described as mostly sand and organic-rich mud with some peat. The Older Alluvium is described as mostly stratified sand and gravel with sandy organic-rich silts. The explorations generally encountered silty fine to medium sand, sand with silt, and silt generally consistent with the description of Older Alluvium. The site is moderately sloping down to the east within the western half of the property grading into gently sloping ground in the remainder of the site.

One foot of medium dense, silty fine to medium sand was encountered at Test Pit 1, underlain by 1.5 feet of buried topsoil/modified ground. At the surface of remaining test pits medium dense to dense, light gray-brown, fine to medium sand with silt, silty sand, and silt (interpreted as part of the older alluvium deposits) was encountered. See submitted *Geotechnical Engineering Report (Nelson Geotechnical: November 30, 2012)* for additional information.

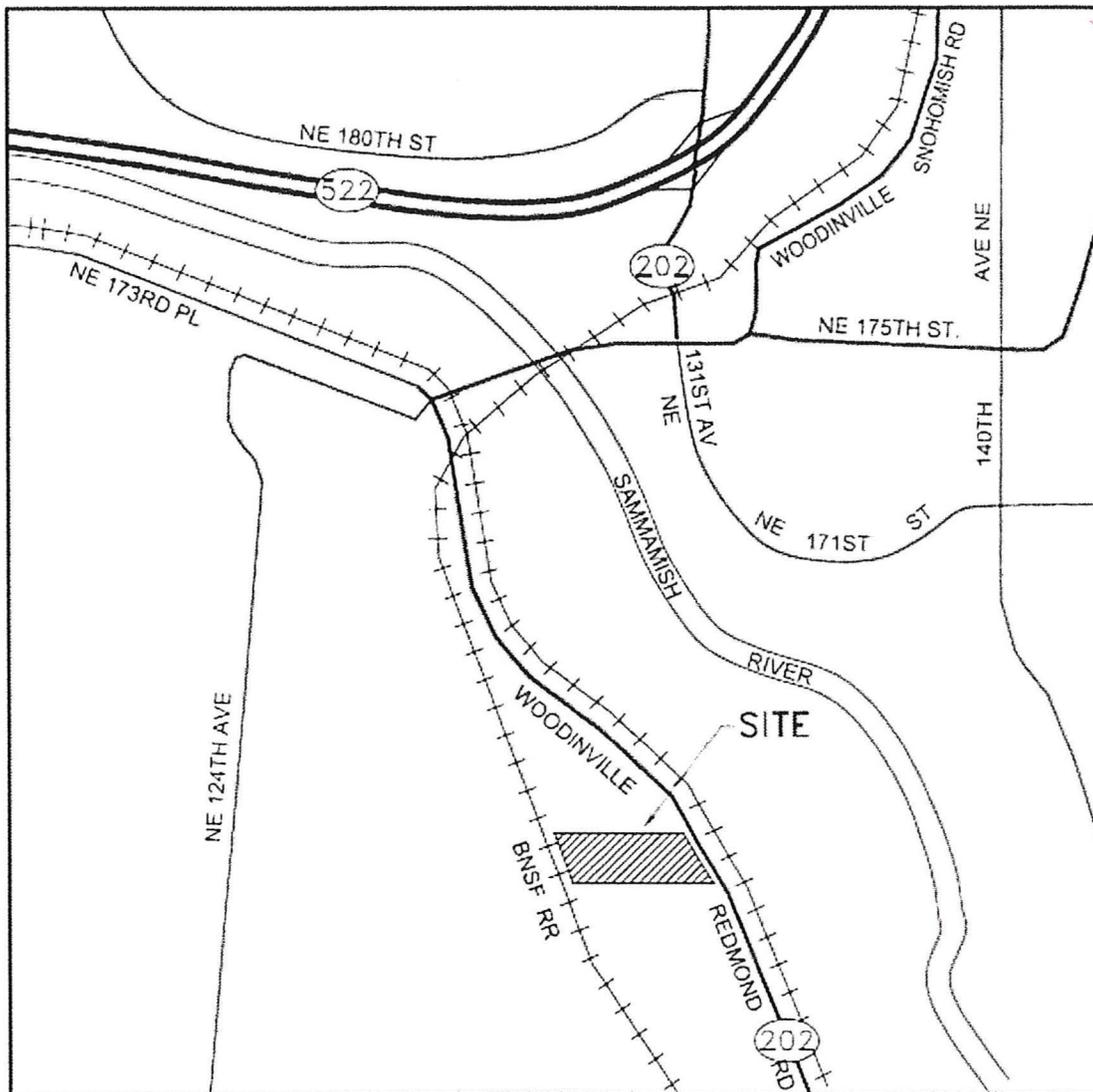
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to King County Sensitive Area Maps, the site borders a landslide hazard area and is located in a seismic hazard area.

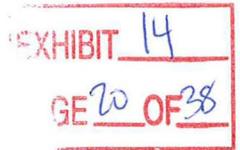


Figure 3 – Vicinity Map

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



Approximately 97,000 cubic yards of material would need to be cut for the proposal. Suitable cut material would be used onsite where possible; the balance hauled off site. Detailed engineering has not occurred; therefore this number could change in the future.

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

There is little potential for erosion due to construction activities. The underlying soils could erode during rainfall events if left unprotected. Precautions would be required through the use of best management practices and implementation of the erosion control plan to limit erosion.

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

Approximately 42% of the site would be covered with impervious surfaces as a result of the proposal.

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

To reduce or control erosion, a Temporary Erosion Sedimentation Control (TESC) Plan would be prepared and submitted to the City for review and would be implemented during construction. The erosion control plan would meet the requirements of the City of Woodinville Code.

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.**

The PSCAA, in connection with the Washington State Department of Ecology (Ecology), conducts air quality monitoring at several sites around Puget Sound. According to PSCAA's *2009 Annual Report* (the most recent available), air quality within the Puget Sound basin has been in compliance with State and federal particulate air quality standards since 1996. However, the region faces non-attainment, potentially in multiple areas for PM_{2.5} and ozone. This is due to stricter fine particulate standards and a potentially stricter ozone standard.

The relocation of wetlands and construction of the building and parking lot would result in temporary, localized increases in pollutant emissions from construction activities and equipment. For example, dust from excavating and grading would

contribute to ambient concentrations of suspended particulate matter. Construction contractor(s) would have to comply with the Puget Sound Clean Air Agency's (PSCAA) Regulation I, Section 9.15 regarding reasonable precautions to minimize dust emissions. Reasonable controls would include applying water or dust during dry water, and vehicle washing and street cleaning to prevent dirt, mud and other debris deposits on paved roadways to the public.

At completion, emissions from the site would be associated with automobiles.

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

There are no off-site emissions or odors that would affect the proposal.

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

Under PSCAA's Regulation I, Section 9.15, contractor(s) working on construction projects are required to take all reasonable precautions to avoid or minimize fugitive dust emissions. These precautions and control measures may include street cleaning to prevent dirt, mud and other debris deposits on paved roadways open to the public. With such control measures in place, the potential from on-site air quality impacts is minimal. Construction related traffic would need to be coordinated with peak flow times, so as to alleviate congestion and reduce emissions.

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 Class 3 wetland (Wetland A) approximately 43,585 SF (0.95-acre) in size is located on site. Wetland A's buffer according to the City of Woodinville is 50 feet. The Sammamish River is located approximately 1,000 feet to the east of the site. Wetland A originates from a groundwater seep in the northwest corner of the property near the BNSF railroad tracks. This groundwater flows east in a broad swale to the center of the property where it is intercepted by a manmade ditch that was formed prior to 1936. Surface water in this ditch flows south for approximately 200 feet before spilling over the banks and again flowing east in a broad swale. The surface water eventually flows into a drainage ditch paralleling the Woodinville-Redmond Road at the southeast corner of the property. See submitted *Critical Areas Report and Conceptual Mitigation Plan for ASKO Development (Shockey Planning Group: November 27, 2012)* for additional information.

The proposed project would require filling of approximately 24,065 Wetland A in the southeast corner of the site in order to accommodate the proposed structure under the Reasonable Use provision of the City's code. The proposed



development would require filling the central ditch and eastern swale that has the lowest species diversity and habitat functions.

In order to replace the lost functions and values of Wetland A, the proposed development would compensate for the 24,065 SF of permanent impacts by creating 35,140 SF of new wetland at roughly a 1.5:1 ratio as required for Class 3 wetlands by the Woodinville Municipal Code (WMC 21.24.350). This new wetland area would surround Wetland A in the northwest property corner. See **Figure 4 – Proposed Mitigation Plan**.

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The remaining 19,520 SF of Wetland A in the northwest corner of the property would be enhanced by selective removal of invasive species and supplemental planting of native species. This would involve removing Himalayan blackberry thickets from the western end of the wetland. Supplement planting of woody and herbaceous species would occur to add species diversity and structural complexity.

According to WMC 21.24.330, a 50-foot buffer is required around a Class 3 wetland, but a 25-foot buffer reduction is allowed when enhancement occurs. The proposed buffers around the mitigation site (wetland creation and existing wetland area) will vary from 25-75-feet wide. A 25-foot buffer would be used along two portions of the mitigation site, while wider buffer areas would occur in all four corners of the mitigation site as shown on **Figure 1 – Site Plan**. Buffer enhancement is also proposed; it involves selective removal of invasive species, soil amendments and supplemental planting of native species.

The planting plan for the mitigation site involves installing native tree, shrub and herbaceous species. The plant community proposed for the wetland creation area, wetland enhancement area and buffer enhancement area are listed below:

Table 1 - Native plants installed in wetland creation area.

Strata	Scientific Name	Common Name	Size	Quantity
Tree	<i>Fraxinus latifolia</i>	Oregon ash	5 gallon	50
	<i>Salix lucida</i>	Pacific willow	5 gallon	50
Shrub	<i>Cornus sericea</i>	Red-osier dogwood	1 gallon	100
	<i>Lonicera involucrata</i>	Black twinberry	1 gallon	100
	<i>Rubus spectabilis</i>	Salmonberry	1 gallon	100
	<i>Salix sitchensis</i>	Sitka willow	1 gallon	100

Table 2 - Native plants installed in wetland enhancement area.

Strata	Scientific Name	Common Name	Size	Quantity
Tree	<i>Alnus rubra</i>	Red alder	5 gallon	20
	<i>Fraxinus latifolia</i>	Oregon ash	5 gallon	20
	<i>Populus balsamifera</i>	Black cottonwood	5 gallon	20
Shrub	<i>Physocarpus capitatus</i>	Pacific ninebark	1 gallon	30
	<i>Rosa nutkana</i>	Nootka rose	1 gallon	30
	<i>Rubus spectabilis</i>	Salmonberry	1 gallon	30
	<i>Salix sitchensis</i>	Sitka willow	1 gallon	30



NW 1/4, SECTION 15, TOWNSHIP 26 N., RANGE 5 E., W.M.

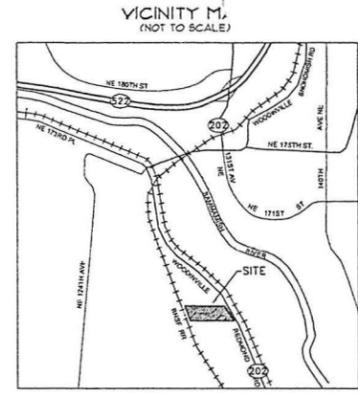
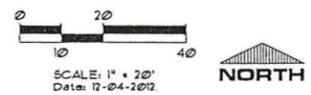


Table 3 - Native plants installed in buffer enhancement area.

Strata	Scientific Name	Common Name	Size	Quantity
Tree	<i>Acer macrophyllum</i>	Bigleaf maple	5 gallon	35
	<i>Alnus rubra</i>	Red alder	5 gallon	35
	<i>Pinus contorta</i> var. <i>contorta</i>	Shore pine	5 gallon	35
	<i>Pseudotsuga menziesii</i>	Douglas fir	5 gallon	35
	<i>Rhamnus purshiana</i>	Cascara	5 gallon	35
	<i>Tsuga heterophylla</i>	Western hemlock	5 gallon	35
Shrub	<i>Acer circinatum</i>	Vine maple	1 gallon	50
	<i>Holodiscus discolor</i>	Oceanspray	1 gallon	50
	<i>Ribes sanguineum</i>	Red-flowering currant	1 gallon	50
	<i>Rosa gymnocarpa</i>	Wood rose	1 gallon	50
	<i>Rubus parviflorus</i>	Thimbleberry	1 gallon	50
	<i>Symphoricarpos albus</i>	Snowberry	1 gallon	50
	<i>Vaccinium ovatum</i>	Evergreen huckleberry	1 gallon	50
Herb	<i>Polystichum munitum</i>	Sword fern	1 gallon	100

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See submitted *Critical Areas Report and Conceptual Mitigation Plan for ASKO Development (Shockey Planning Group: November 27, 2012)* for additional information.

- 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.

The proposed construction of the building would occur within 200-feet of Wetland A. See *Figure 1 – Site Plan* for the location. Shoreline Management regulations do not apply to this site.

- 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.

The project will require filling approximately 24,065 SF of wetland in the southeast portion of the site to accommodate the proposed building. The filled wetland area would be mitigated with man-made wetlands around the existing wetland in the northwest portion of the site. See submitted *Critical Areas Report and Conceptual Mitigation Plan for ASKO Development (Shockey Planning Group: November 27, 2012)* for additional information.

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

The drainage that is currently flowing through the ditch connecting the two portions of Wetland A would be filled. That flow would be diverted through a

swale along the north property line to the eastern property line, then south along the eastern property line. The ultimate discharge would continue to be at the southeast portion of the site; which is the same as the current condition.

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

The site does not lie within a 100-year floodplain.

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.

No discharge of waste materials into adjacent surface waters would occur as a result of the proposal.

b. Ground:

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

No groundwater would be withdrawn and no water would be discharged to groundwater.

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.

None anticipated. The site would be served by public sewer by the Woodinville Water District.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) 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.

There would be two sources of runoff. The first is some flow that originates from the hillside to the west (off-site) and flows onto the subject property. This is the likely source of hydrology for the existing wetland. This water would continue to be directed toward the wetland, leave the wetland through a bioswale north of the proposed structure, and then flow south along Woodinville Redmond Road into the existing system.

The second source would be from proposed impervious surfaces. Detention would be provided by an approximately 133' x 100' x 4' vault located under the



proposed parking area in the southeast portion of the site. This vault would provide both detention and water quality functions.

Ultimately, both sources would flow into the Sammamish River, which is about a ¼ of a mile to the east of the site.

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

Stormwater control and treatment would be provided throughout the site. Stormwater quality treatment for all proposed pollution generating impervious surfaces would be treated, collected and conveyed.

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

Runoff from the proposed impervious surfaces would be collected and treated in the proposed underground vault (to be located under the proposed parking area). Existing runoff from the hill side would continue to be routed through Wetland A, then through the proposed swale along the north property line, and then routed south along the eastern property line.

4. PLANTS

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

deciduous tree: alder, maple, aspen, other: bittercherry, apple, black cottonwood

evergreen tree: fir, cedar, pine, other: hemlock

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: Sitka willow, hardhack, soft rush, common velvetgrass, tall buttercup, reed canarygrass, colonial bentgrass, common horsetail, large leaved avens and three-petal bedstraw. _____

water plants: water lily, eelgrass, milfoil, other: _____

other types of vegetation: blackberry

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

All of the vegetation that is located within the development area would be removed. This includes invasive species and several alders, cedars and other shrubs. In addition, as part of the wetland and buffer enhancement project invasive species such as Himalayan blackberry and reed canarygrass within the wetland and wetland buffer would be removed.

c. List threatened or endangered species known to be on or near the site, if any:

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A query request was made on October 30, 2012, to the Washington Department of Natural Resources (WDNR) Natural Heritage Program database, which was last updated April 24, 2012, and there are no records or known occurrences of priority plant species on or immediately adjacent to the site.

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

Landscaping along the property lines and frontage would be provided as required by the City of Woodinville. Proposed landscaping would also occur within the parking area and around the building.

In addition, the enhancement areas would provide additional landscaped areas as outlined in Tables 1, 2 and 3 above and shown on *Figure 5 –Replacement Tree Plan*.

5. ANIMALS

a. 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:
mammals: deer, bear, elk, beaver, other: rodents
fish: bass, salmon, trout, herring, shellfish, other: _____

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

There are no known endangered species on or near the site. Priority Habitats and Species (PHS) information from Washington Department of Fish & Wildlife (WDFW) was requested on October 30, 2012. The WDFW PHS Map and PHS Polygon Cross Reference Report dated November 5, 2012, revealed that no priority habitats or species are located on the site.

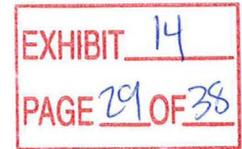
The Sammamish River is located over 1,000 feet to the east of the site. Priority Fish Species are known to reside in the River.

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

Western Washington is in the migration path of a wide variety of songbirds, waterfowl and other species of birds. The specific level of use of this site by migrating birds is undetermined, but limited.



Due to the surrounding development patterns, it would most likely not be utilized by any mammalian species other than those more tolerant of urban development activities.



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

The proposed wetland and buffer enhancement areas proposed to be planted, in addition to the proposed site landscaping, would provide cover for various types of animals.

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.

Electricity and natural gas are located in Woodinville-Redmond Road. It is anticipated that the proposed structure would use either for its heating needs, including any manufacturing.

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

The project would not affect the use of solar energy by adjacent properties.

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

Energy conservations measures would be used where possible; details are not known at this time.

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.

There would be no environmental health hazards as a result of the proposed project.

1) Describe special emergency services that might be required.

No special services would be required.

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



No impacts are anticipated, therefore no measures are proposed. The proposal includes provisions for adequate emergency vehicle access and a sprinkler system.

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b. Noise

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

Various noise sources (traffic, industrial use sources) exist within the immediate area. Traffic noise on existing roads near the site is audible. Traffic noise and uses in the vicinity have no effect on the proposed project.

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 noise would be temporary in nature. According to the Woodinville Municipal Code (WMC) 8.08.050 temporary construction noise between the hours of 7:00 am to 10:00 pm is exempt for city noise standards. The increase in noise levels from construction would depend on the type of equipment being used and the amount of time it is in use. At 200 feet from the area of construction, the equivalent sound level (Leq) for activities and equipment would be approximately the following:

<u>Activity</u>	<u>Range of Hourly Leq (in decibels)</u>
Clearing	71
Grading	63-76
Paving	60-76

<u>Types of Equipment</u>	<u>Range of Noise Levels</u>
Bulldozer	65-84
Dump Truck	70-82
Paver	74-76
Generators	59-70
Compressors	62-69

These noise levels would be short-term and in many cases, of short duration. Noise generated from construction is exempt from the City noise regulations as previously noted.

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

The hours of construction would be limited to those allowed by code, thereby reducing impacts into the more sensitive evening and early morning hours.



8. LAND AND SHORELINE USE

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

The site is currently vacant.

The site is bordered to the south by a large warehouse and to the north by several smaller commercial buildings. The Woodinville-Redmond Road (State Route 202) borders the site to the east while the North Pacific Railroad Belt Line borders the site to the west.



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

The site has not been used for agriculture.

c. Describe any structures on the site.

The site does not contain any structures.

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

No structures would be demolished with the relocation of the wetland and the construction of the building and parking lot.

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

The site is zoned Industrial with a Tourist District Overlay.

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

The site is designated Industrial.

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

Not applicable.

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

The site contains a Class 3 wetland approximately 43,585 SF (0.95-acre) in size. A portion of Wetland A is proposed to be filled and on-site mitigation provided as described above.

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



It is unknown at this time how many people would work in the completed project. There would be no residents.

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

The site is currently vacant and therefore would not displace anyone.

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

There would be no displacement, therefore no mitigation is proposed.

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

The proposal is consistent with the following *City of Woodinville Comprehensive Plan* Land Use Policies.

Land Use Goals and Policies:

LU-1.2 *Encourage future development in areas:*

1. *With the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be cost effectively provided), and*

The subject property is located in an area zoned Industrial according to the City of Woodinville's zoning map. The site consists of two parcel totaling 6.11 acres in size. The parcels are vacant and contain wetlands on the west half of the northern parcel and the east half of the southern parcel. An industrial use for the property would be most appropriate, however; a portion of wetlands would have to be moved and relocated in order to make development viable.

2. *Where adverse environmental impacts can be minimized; and where such development will enhance the area's appearance or vitality.*

The proposed development would require filling of the central ditch and eastern swale that has the lowest species diversity and habitat functions, in order to protect the western half of Wetland A that is relatively more valuable.

LU-4.8 *Accommodate a wide variety of industrial land uses consistent with responsible environmental practices.*

The site is located in an industrial area in the City of Woodinville. The proposed use would be industrial. Construction of an 80,000 square foot building is proposed.

LU-10.4 *Establish new or additional industrial development that complies with the following criteria:*



1. Sewer, water, and communications services should be available or planned for the industrial site area, and

Sewer, water and communication services are available at the site. Water and sewer services are provided by the Woodinville Water District and telephone services are provided by Frontier.

2. New sites designated for industrial use should have convenient access to existing or planned freeways or major arterials.

The site is bordered to the east by Woodinville-Redmond Road/SR 202. It is a two-lane arterial with a posted speed limit of 45 m.p.h. Access to the site would be directly from Woodinville-Redmond Road.



Economic Development Goals and Policies:

ED-1.1 *Maintain and enhance the existing level of industrial development which may allow a mixture of business and employment opportunities.*

The site is located in an area zoned Industrial according to the City of Woodinville's zoning map. The proposed construction of the 80,000 square foot building would enhance the areas mixture of industrial uses adjacent to the site.

ED-3.2 *Increase the intensity of commercial and industrial areas by encouraging redevelopment and infill development.*

The proposal would encourage industrial uses in the area by developing a vacant site in an industrial area of the City of Woodinville.

ENV-3.3 *Maintain a standard of no net loss in the functions and values of sensitive habitat features, including wetlands, streams, lakes and shoreline areas.*

In order to replace the lost functions and values of Wetland A, the proposed development would compensate for the 24,065 SF of permanent impacts by creating 35,140 SF of new wetland area at roughly a 1.5:1 ratio as required for Class 3 wetlands by the Woodinville Municipal Code. This new wetland area would surround Wetland A in the northwest property corner.

9. HOUSING

a. Approximately how many units would be provided, if any?

No housing units would be provided as part of this proposal.

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

No housing units would be eliminated as a result of this proposal.

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

None are proposed.



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?

The maximum height permitted by the City of Woodinville is 45-feet. The structure would comply with this requirement.

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

No views in the immediate vicinity would be obstructed. There would be an altered view from both of the neighboring properties since the site is currently vacant.

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

Perimeter landscaping is proposed to help soften the look of the large building.

11. LIGHT AND GLARE

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

Lights from the parking lot and other site lighting would occur. This would primarily occur during the evening or early morning hours. Car lights heading to or from the site would also be visible during those times.

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

Light and glare is not expected to be a safety hazard.

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

Light and glare from existing roadways and surrounding buildings would not have an impact on the proposed project.

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

Site lighting would be down-shielded to ensure that no light trespasses onto neighboring properties.



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12. RECREATION

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

The site itself does not provide any designated or information recreational opportunities. Gold Creek Park is located about 1 ¼ of a mile east of the site and the Northshore Athletic Fields are located about a mile SE of the site. In addition, there is a trail along the Sammamish River, about a ½ mile east of the site.

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

The proposed project would not displace any existing recreational uses.

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

No impacts are expected therefore for mitigation is proposed.

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.**

There are no known places or objects listed on the national, state or local preservation registers known on or next to the site.

- 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 known landmarks or evidence of historic, archaeological or scientific or cultural importance known to be located on or adjacent to the site.

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

If evidence of any historic, archaeological, scientific or cultural significance were found, construction would be halted in that area and the State Historical Preservation Officer would be notified.

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.**



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The site is bordered to the east by Woodinville-Redmond Road/SR 202. It is a two-lane arterial with a posted speed limit of 45 m.p.h. Access to the site would be directly from Woodinville-Redmond Road.

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

King County Metro serves the site. The nearest stop is at the corner of NE 171st Street and 133rd Avenue NE; which is about a ½ mile from the subject site.

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

The proposed project would add approximately 123 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).**

Frontage improvements along Woodinville-Redmond Road would be provided as required by the City of Woodinville. No new roads or streets would be constructed.

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

The project would not use water, rail or air transportation.

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

It is unknown at this time how many vehicular trips per day would be generated by the completed project.

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

The proposed project would be required to pay any transportation impact fees as determined to be warranted under WMC 3.39.085. This fee would be determined at the time of building permit application. No other impacts have been identified; therefore no additional mitigation is proposed.

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:**

It is anticipated that all necessary fire protection and police services would be available from the City to serve the development. No extraordinary use of these

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services is anticipated. The City of Woodinville contracts with the King County Sheriff's Department. All responding police are employees of the Sheriff's department, but are identified as the City of Woodinville Police Department. Their office is within three minutes of the site. Response time depends on where the police are at the time of the call and nature of the call. Woodinville Fire and Rescue Station 31 is the responder for fire related emergencies. Station 31 is located at 17718 Woodinville-Snohomish Road; their response time is between 3 and 4 minutes.

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

No impacts to public services are expected, therefore no measures are proposed

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

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.

Electricity	Puget Sound Energy
Natural Gas	Puget Sound Energy
Sewer	Woodinville Water District
Telephone.....	Frontier
Water.....	Woodinville Water District
Garbage.....	Sno-King Waste Management
Cable.....	Comcast

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of Washington that 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: Camu [Signature]
Applicant Representative

Date submitted: January 4, 2013

**Appendix A
Legal Description**

Parcel #1526059094

PARCEL 3 KCSP 1076043 REC AF #7805021040 SD PLAT DAF THAT POR OF SW 1/4 OF NW 1/4 LY WLY OF ST RD # 2 & ELY OF BN RR BELT LN LESS SLY 7 AC OF THAT POR OF S 1/2 OF NW 1/4 LY WLY OF SIGN RT 522 & ELY OF BN RR BELT LN R/W DAF-BEG AT NXN OF E/W C/L OF SD SEC & WLY R/W LN OF SD SIGN RT 522 TH N 25-44-14 W ALG SD WLY R/W LN 440.27 FT TH N 26-49-28 W ALG SD WLY R/W LN 87.77 FT TH S 89-52-36 W PLW E/W C/L OF SD SEC 664.19 FT TO ELY R/W LN OF SD BN RR TH SLY ALG SD ELY RR R/W LN 560.46 FT TO E/W C/L OF SD SEC TH N 89-52-36 E ALG SD E/W C/L 598.13 FT TO TPOB

Parcel #1526059095

PARCEL 4 KCSP 1076043 REC AF #7805021040 SD PLAT DAF - THAT POR OF SW 1/4 OF NW 1/4 LY WLY OF ST RD #2 & ELY OF BN RR BELT LN LESS SLY 7 AC OF THAT POR OF S 1/2 OF NW 1/4 LY WLY OF SIGN RT 522 & ELY OF BN RR BELT LN R/W DAF - BEG AT NXN OF E/W C/L OF SD SEC & WLY R/W LN OF SD SIGN RT 522 TH N 25-44-14 W ALG SD WLY R/W LN 440.27 FT TH N 26-49-28 W ALG SD WLY R/W LN 87.77 FT TH S 89-52-36 W PLW E/W C/L OF SD SEC 664.19 FT TO ELY R/W LN OF SD BN RR TH SLY ALG SD ELY RR R/W LN 560.46 FT TO E/W C/L OF SD SEC TH N 89-52-36 E ALG SD E/W C/L 598.13 FT TO TPOB

