



**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 30
PAGE 1 OF 35

PROJECT NAME: Brickyard Ridge Subdivision

DESCRIPTION OF PROPOSAL: Preliminary plat application to subdivide an existing 4.13 acre property consisting of four (4) legal parcels into thirteen (13) single-family residential lots in the R-1 and R-6 zoning districts. Construction will include approximately 27,000 cubic yards of grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

PROPONENT: Tom DeDonato, on behalf of Brickyard Ridge LLC
Address: 10257 NE 64th Street, Kirkland, WA 98033
Phone: 425-417-3455
Email: tjd@spro.net

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 15215 Woodinville Duvall Road; Legally described as THE WEST 640 FEET OF LOT 2, BLOCK 5, HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 150 FEET THEREOF; AND EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER RECORDING NUMBERS 2605346, 7608050028 AND BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 819321; AND EXCEPT THE SOUTH 30 FEET THEREOF; TOGETHER WITH VACATED PORTION OF ROADS NO. 1056 AND NO. 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949 IN VOLUME 48 OF COMMISSIONER'S RECORDS, PAGE 67, AS WOULD ATTACH PER OPERATION OF LAW. LOT 2, KING COUNTY SHORT PLAT NUMBER 675046, RECORDED UNDER RECORDING NUMBER 7605240533, IN KING COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID LOT DEEDED TO KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 7611240668; TOGETHER WITH ALL OF LOT 2, BLOCK 5, HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON; AND VACATED PORTIONS OF ROADS NO. 1056 AND 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949, IN VOLUME 48 OF COMMISSIONER'S RECORDS, PAGE 67, AS WOULD ATTACH BY OPERATION OF LAW; EXCEPT THE WEST 640 FEET THEREOF, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2. EXCEPT THAT PORTION OF SAID LOT DEEDED TO KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 7611240668; TOGETHER WITH LOT 2, KING COUNTY SHORT PLAT NUMBER 675046, RECORDED UNDER RECORDING NUMBER 7605240533, IN KING COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF TRACT 3, KING COUNTY SHORT PLAT NUMBER 775058, RECORDED UNDER RECORDING NUMBER 7605240532, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE S88°01'28"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 330.00' FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S0°03'47"W ALONG THE EAST LINE THEREOF A DISTANCE OF 329.74' FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N87°59'50"W ALONG THE SOUTH LINE THEREOF A DISTANCE OF 34.71' FEET; THENCE N43°58'03"W A DISTANCE OF 424.59' FEET TO THE WEST LINE OF SAID TRACT; THENCE N0°03'44" E ALONG SAID LINE A DISTANCE OF 30.30' FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS FURTHER DESCRIBED BY RECORDING NUMBERS 7605170685 AND 7605170686; AND TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN KING COUNTY SHORT PLAT NUMBERS 775058 AND 675046 AS RECORDED UNDER RECORDING NUMBERS 7605240532 AND 7605240533 RESPECTIVELY; Woodinville, WA., Woodinville, WA.

LEAD AGENCY: City of Woodinville

PROJECT NUMBER: PPA13002/SEP13019



DETERMINATION OF NONSIGNIFICANT USE (DNS)
City of Woodinville

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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.
- 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 February 18, 2014.

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 Tom DeDanato dated June 4, 2013
2. Wetland Determination prepared by Paul C. Hamidi, dated April 2, 2013
3. Fish and Wildlife Habitat Conservation Area Report prepared by Talasaea dated May 22, 2013
4. Preliminary Technical Information Report prepared by CPH Consultants, dated May 30, 2013
5. Updated Traffic Impact Analysis prepared by Gibson Traffic Consultants, Inc. dated September 2013
6. Arborist Report prepared by American Forest Management, updated September 17, 2013
7. Revised Geotechnical Engineering Report prepared by Robinson Noble, dated December 2013
8. Memorandum RE: Neighboring Trees above Lots 8 and 9, prepared by American Forest Management, dated December 3, 2013

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



**DETERMINATION OF NONSIGNIFICANCE (DNS)
City of Woodinville**

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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 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 February 18, 2014. 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 Maritndale, 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: February 3, 2014

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)
City of Woodinville

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DETERMINATION OF NONSIGNIFICANCE
Brickyard Ridge Subdivision

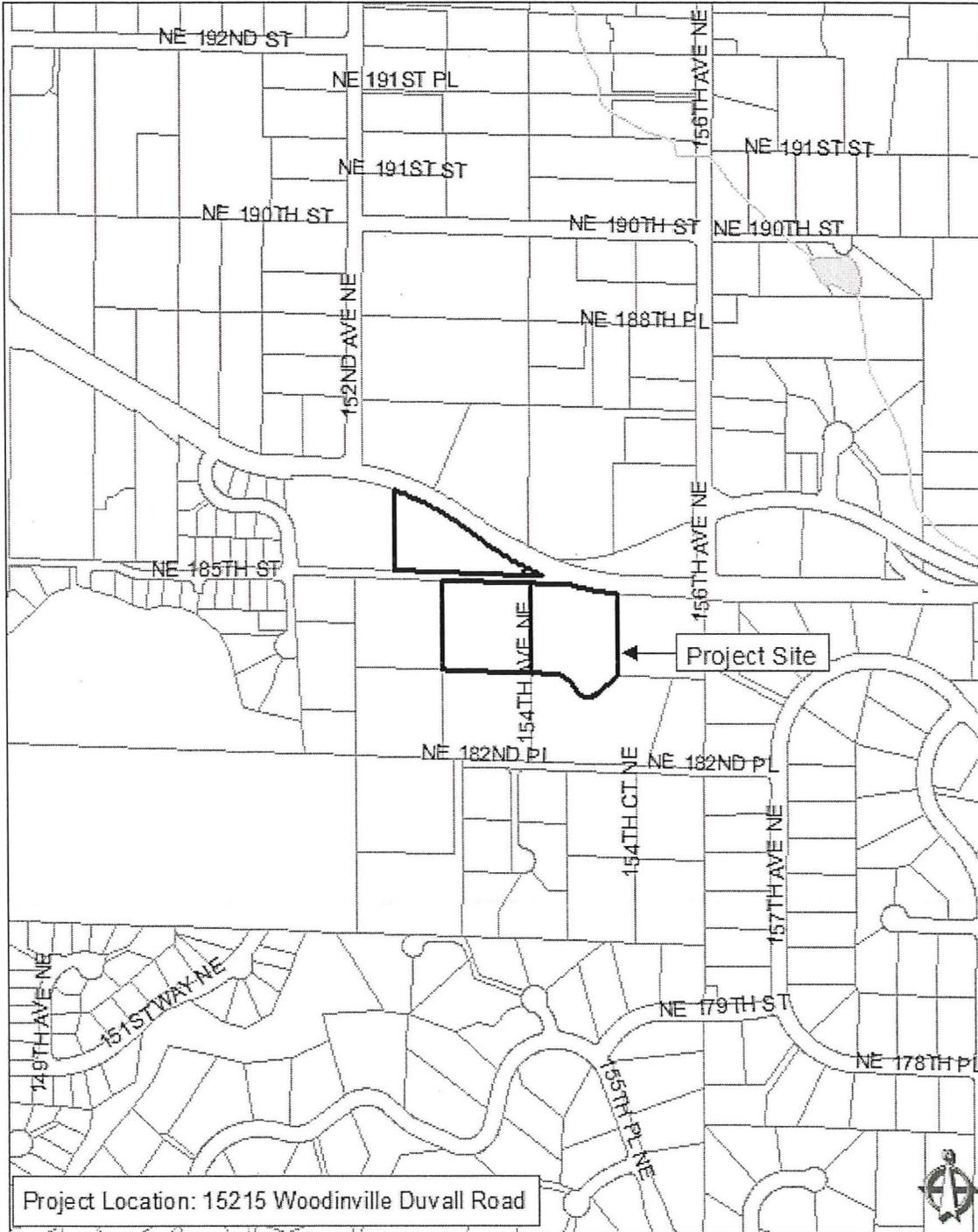




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AFFIDAVIT OF PUBLICATION

DETERMINATION OF NONSIGNIFICANCE

PROJECT NAME: Brickyard Ridge Subdivision
DESCRIPTION OF PROPOSAL: Preliminary plat application to subdivide an existing 4.13 acre property consisting of four (4) legal parcels into thirteen (13) single-family residential lots in the R-1 and R-6 zoning districts. Construction will include approximately 27,000 cubic yards of grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.
PROPOSER: Tom DeDonato, on behalf of Brickyard Ridge LLC
LOCATION OF PROPOSAL: 15215 Woodinville Duvall Road
LEAD AGENCY: City of Woodinville
PROJECT NUMBER: PPA13002/SEP13019

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.

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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 February 3rd, 2014

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 BRICKYARD RIDGE 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 3 day of February, 2014
 And ending on the 3 day of February, 2014

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 \$151.20 at the rate of \$14.40 per column inch for each insertion. The sum total for all publications is \$151.20.

Julie Boselly
 Julie Boselly

Subscribed and sworn to before me on the 4th
 Day of February, 2014.

Karin L. Hopper
 Karin L. Hopper

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





DECLARATION OF POSTING ON CITY SITES
City of Woodinville

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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

Tom DeDonato, on behalf of Brickyard Ridge LLC
Applicant Name

PPA13002/SEP13019
File Number

Erin Martindale (Name) hereby makes the following statement and declares as follows:

On the day of 2/3, 2014, 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: February 3, 2014

End of Comment/Appeal Period: February 18, 2014

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

2/4/14 Woodinville, WA
Date and Place of Signature

Erin Martindale
Signature

Erin Martindale
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 OF NOTICE
City of Woodinville

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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

Tom DeDonato, on behalf of Brickyard Ridge LLC
Applicant Name

PPA13002/SEP13019
File Number

Erin Martindale (Name) hereby makes the following states and declares as follows:

On the day of 2/3, 2014, I posted on the property located at 15215 Woodinville Duvall Rd, 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:** February 3, 2014
- End of Comment/Appeal Period:** February 18, 2014

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

2/4/14 Woodinville, WA
Date and Place of Signature

EMartindale
Signature
Erin Martindale
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 MAILING
City of Woodinville

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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

Tom DeDonato, on behalf of Brickyard Ridge LLC
Applicant Name

PPA13002/SEP13019
File Number

Erin Martindale (Name) hereby makes the following states and
declares as follows:

On the day of 1/31, 2014, I scheduled mailing through the
USPS a true and correct copy of:

Type of Notice: Determination of Nonsignificance

Date Issued: February 3, 2014

End of Comment/Appeal Period: February 18, 2014

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.

2/4/14 Woodinville, WA
Date and Place of Signature

E. Martindale
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

AGGIMUS PATRICK K+CAROLYN M
15060 NE 185TH ST
WOODINVILLE WA 98072

ALBERT DAVID L
TEUBER LESLY E
15320 NE 182ND PL
WOODINVILLE WA 98072

BECK MOLLY M
15303 NE 182ND PL
WOODINVILLE WA 98072

BELLS B W
15232 NE 182ND PL
WOODINVILLE WA 98072

BENDER DEREK JOHN
1242 STATE AVE PMB #197 STE #1
MARYSVILLE WA 98270

BP AMERICA INC
PO BOX 1548
WARRENVILLE IL 60555

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BRAND CHARLES+JOY
18420 151ST AVE NE
WOODINVILLE WA 98072

TOM DEDONATO
BRICKYARD RIDGE LLC
10257 NE 64TH ST
KIRKLAND WA 98033

CHARCZENKO NICKOLAI+SWETLANA
R
15080 NE 185TH ST
WOODINVILLE WA 98072

CHEN PAO-CHONG+SCHROEDER DE
14241 NE WOODINVILLE RD #112
WOODINVILLE WA 98072

CLINE PAUL E+KIMBERLY L
18533 156TH AVE NE
WOODINVILLE WA 98072

COX MARY
15454 NE 182ND
WOODINVILLE WA 98072

DAHL PAUL E
PO BOX 99
WOODINVILLE WA 98072

D'AMBROSIA CHARLES+MARY H
15406 NE 182ND PL
WOODINVILLE WA 98072

DERIA AHMED+ZEINAB WARSAME
18535 151ST AVE NE
WOODINVILLE WA 98072

DESPANDE VINIT C+GAURI
15065 NE 185TH ST
WOODINVILLE WA 98072

DEYOUNG BLAKE D+CAMILLE A
18203 157TH AVE NE
WOODINVILLE WA 98072

DRAUGHN PHYLLIS D
18155 151ST AVE NE
WOODINVILLE WA 98072

ESHAGI ABI
18717 156TH AVE NE
WOODINVILLE WA 98072

EVANS JOHN+WALEWAN
18213 157TH AVE NE
WOODINVILLE WA 98072

GIARDE DOUGLAS K+JOYCE L
18219 157TH AVE NE
WOODINVILLE WA 98072

HALSEY CAROLYN J
18311 151ST AVE NE
WOODINVILLE WA 98072

HALSEY GENE W SR & AILEEN
18455 151ST AVE NE
WOODINVILLE WA 98072

HALSEY JAMES RANDALL
18324 151ST AVE NE
WOODINVILLE WA 98072

HALSEY MICHAEL J+PATRICIA
18475 151ST AVE NE
WOODINVILLE WA 98077

HIGMAN KEVIN+KATHLEEN MCGIL
18156 154TH AVE NE
WOODINVILLE WA 98072

JACOBSEN LAMONT+PENNY
18485 151ST AVE NE
WOODINVILLE WA 98072

KING COUNTY-ROADS
ADM-ES-0800
500 4TH AVE
SEATTLE WA 98004

LICHTY JAMIE+GONYEA DARRYL
18807 152ND AVE NE
WOODINVILLE WA 98072

LOW WILLIAM+SHANNON
18310 151ST AVE NE
WOODINVILLE WA 98072

MIAO JINCHAO+RONGRONG BIAN
18123 155TH AVE NE
WOODINVILLE WA 98072

OGAN NAOMI R+VECCHIO DANIEL
15100 NE WOODINVILLE-DUVALL RD
WOODINVILLE WA 98072

OPINCARNE RICHARD D+
KATHERINE T
15317 NE 182ND PL
WOODINVILLE WA 98072

PACWEST ENERGY LLC
3450 COMMERCIAL CT
MERIDIAN ID 83642

PADGETT GERALD + JANET
15301 NE 182ND
WOODINVILLE WA 98072

PENNY SCOTT H
18495 151ST AVE NE
WOODINVILLE WA 98072

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PUGH STEVEN
ARVIZU LORETTA
18711 152ND AVE NE
WOODINVILLE WA 98072

ROBERTSON DUNCAN K
15700 NE 183RD ST
WOODINVILLE WA 98072

ROGERS ANDREW+TOI MICHELLE
18550 152ND AVE NE
WOODINVILLE WA 98072

ROUNDHILL DAVID N+LINDA S
18121 157TH AVE NE
WOODINVILLE WA 98072

SCHOEN CURTIS+SANOONA
15222 NE 182ND PL
WOODINVILLE WA 98072

SCOTT-SIMPSON WENDY+SIMPSON
15680 NE 182ND PL
WOODINVILLE WA 98072

SHAH CHANDRESH & DAKSHA
16780 NE 190TH ST
WOODINVILLE WA 98072

TAKAKI LYNN L+GERRARD GENE
18146 154TH AVE NE
WOODINVILLE WA 98072

WAHAUS ANDY
15242 NE WOODINVILLE-DUVALL RD
WOODINVILLE WA 98072

WONG AARON K+SATOKO NOI
18540 151ST AVE NE
WOODINVILLE WA 98072

WOODRIDGE 15 LLC
15 LAKE BELLEVUE DR #102
BELLEVUE WA 98005

K&S Penny
18495 151st Avenue NE
Woodinville, WA 98072

SEPA Unit
PO Box 47703
Olympia WA 98504-7703

City of Woodinville Parks and Recreation
Department

City of Woodinville Public Works
Department

City of Woodinville Building Department

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

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**CITY OF WOODINVILLE
STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST**

EXHIBIT 30
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WAC 197-11-960 Environmental Checklist.

ENVIRONMENTAL CHECKLIST

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 quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

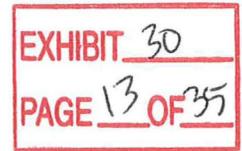
Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area" respectively.

RECEIVED
JUN 04 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

CITY OF WOODINVILLE SEPA CHECKLIST



A. BACKGROUND (TO BE COMPLETED BY APPLICANT)

1. Name of proposed project, if applicable:

Brickyard Ridge

2. Name of applicant:

Brickyard Ridge, LLC

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

Tom DeDonato
10257 NE 64th Street
Kirkland, WA 98033
(425) 417-3455

4. Date checklist prepared:

May 31, 2013

5. Agency requesting checklist:

City of Woodinville

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

Construction Spring/Summer, 2014 subject to City of Woodinville approvals and market conditions

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

No

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

Wetland Determination Report dated April 2, 2013 by Paul Hamidi
Landscape Plan by Cramer Design Consultants dated May 30, 2013
Arborist Report dated May 6, 2013 by American Forest Management
Wildlife Habitat Report dated May 22, by Talasaea Consultants
Geotechnical Report dated May 6, 2013 from Robinson Noble

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.

Application for Boundary Line Adjustment with City of Woodinville involving two of the four tax parcels involved in this proposal.

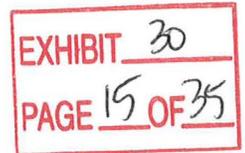
10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA

Preliminary & Final Plat Approval from City of Woodinville

Conceptual Road, Storm and Utilities Design approvals

Clearing & Grading Permits



Forest Practices Permit, if applicable
Building Permits
Right of Way Use Permits, if applicable
General Construction Stormwater Permit, Washington Dept. of Ecology

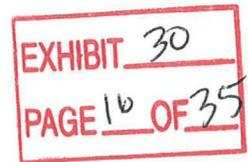
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is for the subdivision of parcels 3244500135, 1126059152, 3244500137 and 1126059156 into 13 single family residential lots. Parcel 3244500135 (1.97 acres) is zoned R-6. Parcel 3244500137 (.02 acres) is zoned R-6. Parcel 1126059152 (2.64 acres) is zoned R-1. Parcel 1126059156 (2.5 acres) is zoned R-1.

No streams or wetlands are known to exist on the subject site. The site is known to contain several small areas of slopes in excess of 40%.

Water and sewer improvements are to be provided to the site in conjunction with site development. Proposed lot sizes range from approximately 5,000 square feet to 47,667 square feet in size, with 17,472 square feet of area provided as open space (and storm drainage). The proposed development is designed to comply with all current City of Woodinville and Woodinville Water District regulatory requirements.

A Boundary Line Adjustment is in process at the City of Woodinville involving Tax Parcels #1126059156 & #1126059152 which will segregate out one lot for sale separate from the subject application. This lot will have separate access, water and sewer sources from the subject plat.



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 subject parcels are located in the NW quarter of Section 11, and the SW quarter of Section 2, all in Township 26N, Range 5 East W.M.

Parcel 3244500135

Address: 15215 NE Woodinville Duvall Road

Legal Description: The west 640 feet of lot 2, block 5, Hendrickson's replat of McCloy's Garden Tracts, according to the plat thereof, recorded in volume 22 of plats, page 29, in King County, Washington; except the west 150 feet thereof; and except those portions conveyed to King County for road purposes by deeds recorded August 5, 1976 under recording numbers 2605346 and 7608050028 and by condemnation decree entered in King County Superior Court cause number 819321; and except the south 30 feet thereof; together with vacated portion of roads no. 1056 and no. 537 vacated under order entered October 24, 1949 in volume 48 of Commissioner's Records, page 67, as would attach per operation of law.

Parcel 1126059156

Address: 18331 154th Avenue NE

Legal Description (proposed legal after recording of pending BLA): Lot 2, King County Short Plat No. 675046, recorded under recording number 7605240533, in King County, Washington, except that portion of Lot Deeded to King County, Washington under recording number 7611240668; together with that portion of Tract 3, King County, Washington, described as follows: Beginning at the NE corner of said Tract 3; thence S88°01'28"E along the north line thereof a distance of 330' to the NE corner of said Tract; thence S0°03'47"W along the east line

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thereof a distance of 329.74' to the southeast corner of said Tract; thence N87°59'50"W along the south line thereof a distance of 34.71'; thence N43°58'03"W a distance of 424.59' to the west line of said Tract; thence N0°03'44"E along said line a distance of 30.30' to the point of beginning. Together with easements for ingress, egress and utilities as further described by recording numbers 7605170685 and 7605170686; and together with easements for ingress, egress and utilities as described in King County Short Plat numbers 775058 and 675046 as recorded under recording numbers 7605240532 and 7605240533 respectively.

Parcel 3244500137

Address: None

Legal Description: All of Lot 2, Block 5, Hendrickson's replat of McCloy's Garden Tracts, according to the plat thereof, recorded in Volume 22 of Plats, page 29, In King County, Washington; and vacated portions of Roads No. 1056 & 537 vacated under order entered October 24, 1949, in volume 48 of Commissioner's records, page 67, as would attached by operation of law; except the west 640' thereof, as measured along the south line of said Lot 2.

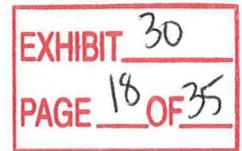
A Boundary Line Adjustment is in process at the City of Woodinville involving Tax Parcels #1126059156 & #1126059152 which will segregate out one lot for sale separate from the subject application. This lot will have separate access, water and sewer sources from the subject plat.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

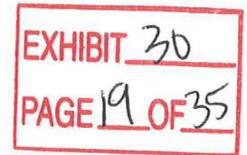
1. EARTH

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



- b. **What is the steepest slope on the site (approximate percent slope)?**
Approximately 57%
- 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.**
Per the May 6, 2013, 2013 geotechnical report prepared by Robinson Noble, forest duff consisting of dark brown silty sand with organics were found in the top 1/2 to 1 foot depth. Beneath that was found about 3 feet of weathered glacial drift in some areas and reddish-gray silty sand with gravel in other areas. Beneath these layers was found unweathered glacial drift in some areas and advance outwash consisting of medium dense to very dense brownish-gray to gray silty sand with varying amounts of silt, gravel and cobbles.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
Per the May 6, 2013 report prepared by Robinson Noble, no indications of unstable soils, or groundwater seepage were observed during the evaluation of the subject site.
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
Road and building sites would be cleared, graded and compacted as necessary to achieve proper grade transition, drainage and structural stability. A balance between cut and fill would be sought, thereby

reducing the need to import or export material. Approximate earthwork quantities consist of 12,000 cubic yards of cut & fill.



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

During construction, the potential for increased erosion would be present. Temporary erosion and sediment control measures will be provided in accordance with City of Woodinville development regulations. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.

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

Upon completion, approximately 30% of the site will be covered with impervious surfaces.

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

Temporary measures to control erosion could include sedimentation traps, filter fences, catch basin inlet protection, stabilized construction entrance and diversion swales; permanent measures could include landscaping, piping and armoring of outfall areas.



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.**

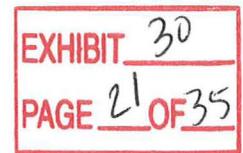
During construction activities, there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO₂ emissions to the ambient air. Fireplaces installed in homes would contribute smoke to the ambient air.

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

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.

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

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the Washington State Department of Licensing.



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.

Per Wetland Determination Report dated April 2, 2013, prepared by Paul Hamidi, no stream or wetland features were found onsite or in the immediate vicinity of the proposed project site.

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.

N/A

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.

None

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

No

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

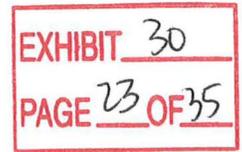
No

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. Post development storm water runoff containing some pollutants (primarily oil and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system designed in accordance with current adopted King County Surface Water Design Manual (KCSWDM) requirements.

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 ground water withdrawals or discharges are anticipated in conjunction with the proposed development. Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site. Release of groundwater onto adjoining properties is not proposed to vary from the present condition.



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.

The proposed lots will be on sewer; therefore, there would be no major sources of waste material discharged to the ground.

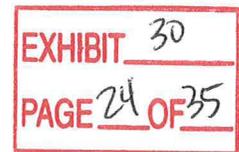
c. Water runoff (including stormwater):

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.

Through the construction of residences and roadways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driveways, sidewalks, and roadways. This water would be collected by the storm drainage system and directed to storm retention/detention facilities, which would include water quality treatment.

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

Refer to Surface Water response #6 and Ground Water response #2



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

Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/retention facilities by the storm drainage system.

4. PLANTS

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

- Deciduous tree: Alder, maple, aspen, other
- Evergreen tree: Fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or Grain
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation



- b. **What kind and amount of vegetation will be removed or altered?**
Existing vegetation will be removed as necessary for the roadway and building pads. Approximately 4 acres of the site is anticipated to be cleared as part of this development.
- c. **List threatened or endangered species known to be on or near the site.**
None known
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
Development would reduce existing vegetation, although as much native vegetation as practical would be retained during construction. Cleared and graded areas would be revegetated with some native species common to the local area. See Landscape Plan and 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,

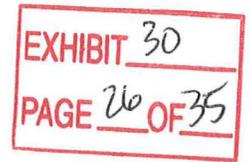
other: None

Mammals: Deer, bear, elk, beaver,

other: None

Fish: Bass, salmon, trout, herring, shellfish,

other: None



b. List any threatened or endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
Not to our knowledge.

d. Proposed measures to preserve or enhance wildlife, if any:
Retention of as many existing trees as is compatible with road, utility, and home construction. Reestablishment of vegetation is to occur in accordance with WMC 21.16 Landscaping Requirements.

Pacific Flyway not expected to be impacted by this project.

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 would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes. Wood burning and passive solar gain would be secondary sources of heat.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No

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- 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 inclusion of energy conservation measures would be per the energy code and the choice of individual residents.

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.

Not to our knowledge.

1) Describe special emergency services that might be required.

No special emergency services would be required by the proposed project.

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

None

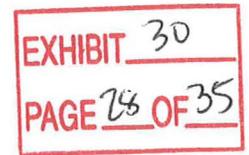
- b. Noise

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

Noise from traffic on surrounding roadways could have a minimal impact on the 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.

Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.



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

Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to normal waking hours would minimize construction-related noise.

8. LAND AND SHORELINE USE

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

The property is vacant land, which includes two uninhabited dwellings that are in disrepair and to be demolished as part of the project. The adjacent properties to the north, south, and west are used for single family residential use, while the parcel to the east is vacant (owned by King County).

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

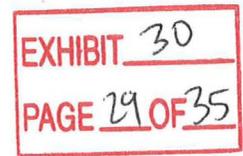
Not to our knowledge.

c. Describe any structures on the site.

Per King County Tax Assessor Records, Parcel #3244500135 contains an existing single family residence totaling 1,120 square feet and built in 1960. Parcel #1126059156 contains a 1,980 square foot home built in 1916.

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

Both structures described in 8.c. above will be demolished as part of the proposal.



- e. **What is the current zoning classification of the site?**
Parcel #3244500135 and #3244500137 are zoned R-6. Parcel #1126059156 & #1126059152 are zoned R-1.
- f. **What is the current comprehensive plan designation of the site?**
The Comprehensive Plan designation for parcels #3244500135 and #3244500137 is Moderate Density Residential. The Comprehensive Plan designation for parcels #1126059156 & #1126059152 is Low Density Residential.
- g. **If applicable, what is the current shoreline master program designation of the site?**
N/A
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
Not to our knowledge.
- i. **Approximately how many people would reside or work in the completed project?**
Upon completion, approximately 40 people (3.1 x 13) would reside or work in the project.
- j. **Approximately how many people would the completed project displace?**
None; both dwellings currently existing on site are in disrepair and are unoccupied.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**
N/A
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
Compliance with existing regulatory codes and standards.



9. HOUSING

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

13 units are proposed, and would be primarily middle income housing.

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

N/A. Dwellings on site are uninhabitable.

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

None

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 tallest height of any structure will not exceed the maximum allowed per City of Woodinville Municipal Code regulations for the R-1 and R-6 zone. Exterior building materials are expected to be of masonry and/or wood.

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

None that we are aware of.

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

The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping will reduce any negative aesthetic impacts of the project.

11. LIGHT AND GLARE

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

The proposal would produce light from automobile headlights, street lighting and home and landscape lighting, primarily at night.



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

Not to our knowledge. Night lighting would actually promote project safety.

- c. **What existing off-site sources of light or glare may affect your proposal?**
Surrounding residences and vehicular traffic.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**
None proposed.

12. RECREATION

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

The proposed project will provide up to 17,000 square feet of open and recreation space for future residents. In addition, Woodinville Heights Park, Daniels Creek Park, Cold Creek Park Natural Area, Woodinville Civic Center, and Northshore Athletic Field provide the potential for recreation within the City of Woodinville.

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

No

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
Mitigation measures will be provided, including payment of fees if required, pursuant to Woodinville Municipal Code and applicable City Ordinances.



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.

None known

- c. Proposed measures to reduce or control impacts, if any:
Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered

Any finds shall follow
all local, state &
federal laws.

14. TRANSPORTATION

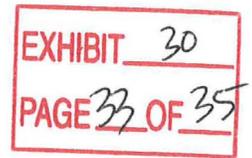
- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site will be provided by NE 185th Ct, an easterly extension of the road in the proposed plat of Woodridge, which will gain access from the internal road (151st Avenue NE) of Tanglin Ridge, which derives access from NE Woodinville Duvall Road.

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

The proposed development fronts Woodinville-Duvall Road, which is served by Sound Transit Bus Routes 251 and 311.

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



Assuming 4 parking spaces per residence (two car garage plus driveway) the proposed 13 lot development would provide 52 parking spaces. Off-street parking would be accommodated in residents' driveways and garages. No parking would be eliminated.

- 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).**

The proposal would require 20 feet of ROW dedication along Woodinville-Duvall Road, along with certain frontage improvements. A new road system designed in accordance with City of Woodinville Public Works Standards would be constructed to serve the proposed 13 lots.

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

The project should not generate any extraordinary use of 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.**

The proposal would generate approximately 114 ADT, with peak volumes being the highest in the evening, per the Traffic Impact Analysis dated April 2, 2013 from Gibson Traffic Consultants.

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

Mitigation measures will be provided, including payment of traffic impact fees, pursuant to applicable City of Woodinville Codes and Ordinances.

15. PUBLIC SERVICES

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- 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 proposal would place additional demands on public services; however, facilities are generally in place to handle these additional demands.

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

Mitigation measures will be provided, including payment of fees, if required, pursuant to applicable City of Woodinville Codes and Ordinances. Also, residents would become part of the tax base/user group that supports these services.

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.

See preliminary plat map for list of utilities and purveyors.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the state of Washington that the above answers are true and complete to the best of my knowledge.

I understand the lead agency is relying on them to make its decision.

Signature:  _____

Date Submitted: 6/4/13

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FOR OFFICE USE ONLY:

Reviewed by (signature): EMM

Date: 7/3/13