



DETERMINATION OF NONSIGNIFICANCE (DNS)
City of Woodinville

EXHIBIT 24
PAGE 1 OF 33

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

PROJECT NAME: Slocum Subdivision

DESCRIPTION OF PROPOSAL: Preliminary plat application to subdivide an existing 4.45 acre parcel into twenty-three (23) single-family residential lots in the R-6 zoning district. Construction will include grading in quantities of approximately 45,000 cubic yards, erosion control, street frontage, wetland mitigation, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

PROPONENT: Steve Calhoun of Pace Engineers, on behalf of Trust of LT Slocum
Address: 11255 Kirkland Way, Suite 300, Kirkland, WA 98033
Phone: 425-827-2014
Email: stevec@paceengrs.com

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 194xx 136th Avenue NE; Legally described as the EAST HALF OF LOT 4, BLOCK 3, BEAR CREEK ADDITION TO DAY CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON, Woodinville, WA.

LEAD AGENCY: City of Woodinville

PROJECT NUMBER: PPA12002/SEP12033/DEC12011

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 May 20, 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



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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 Steve Calhoun of Pace Engineers, Inc. dated November 21, 2012
2. Preliminary Plat and Construction Plans prepared by Pace Engineers, Inc, submitted March 14, 2013
3. Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Study, prepared by Associated Earth Sciences, Inc., dated November 19, 2012
4. Subsurface Exploration and Infiltration Testing, prepared by Associated Earth Sciences, Inc., dated November 20, 2012
5. Technical Information report, prepared by Pace Engineers, Inc, dated November 21, 2012
6. Revised Tree Inventory Report, prepared by Shoffner Consulting, dated March 6, 2013
7. Technical Memorandum regarding stormwater treatment, prepared by Associated Earth Sciences, Inc., dated March 11, 2013
8. Critical Areas Assessment, prepared by Raedeke Associates, Inc, revised March 12, 2013
9. Cultural Resources Assessment, prepared by Tierra Right of Way, dated March 20, 2013
10. Revised Transportation Impact Analysis, prepared by Transpo Group, dated March 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 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 May



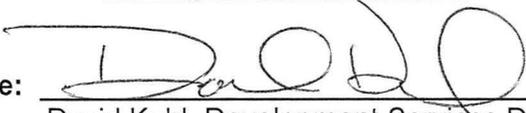
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20, 2013. If you choose to appeal or comment, you should be prepared to make specific factual objections. To receive additional information on appeals for this application, please contact the Project Manager listed below.

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: May 6, 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

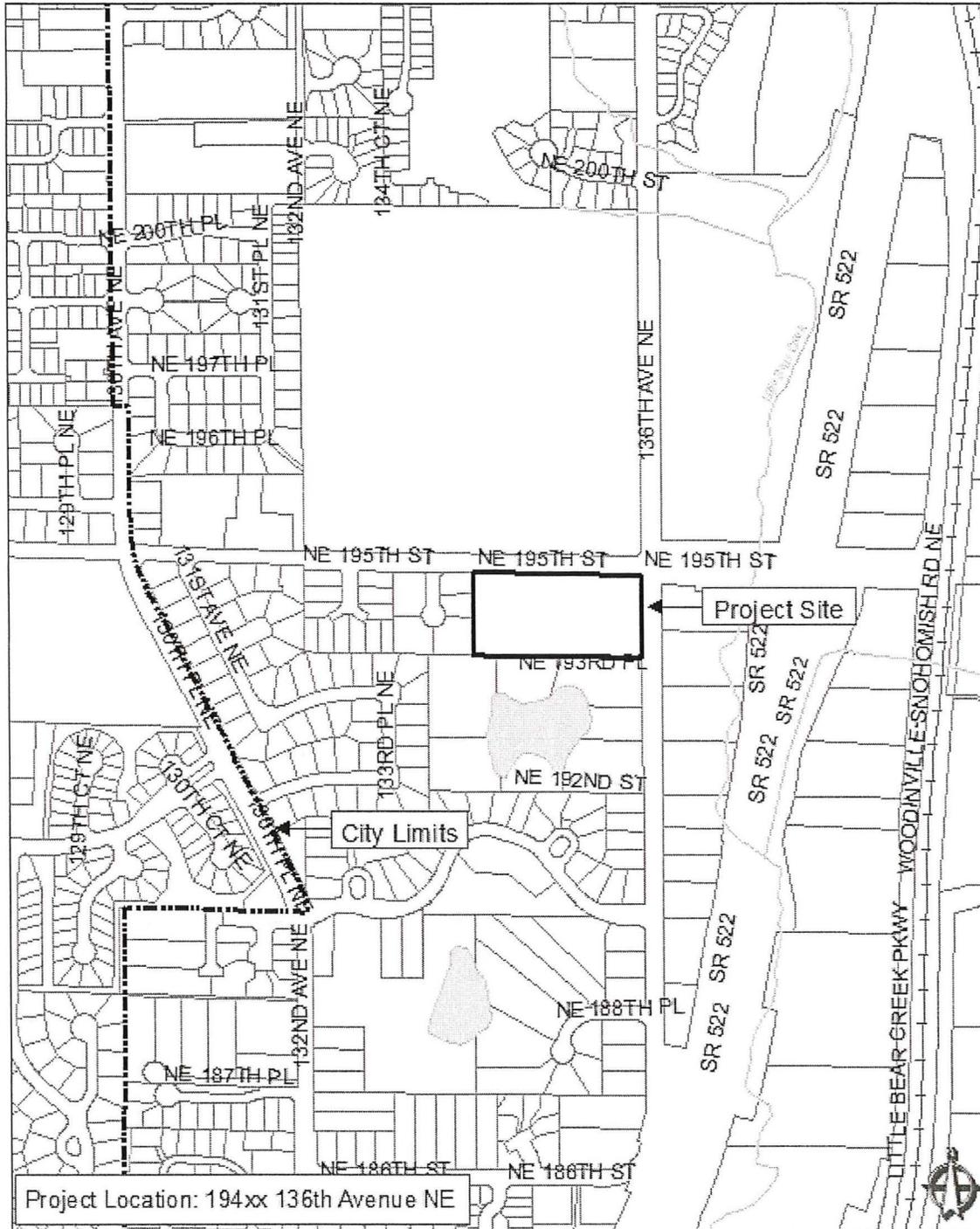


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DETERMINATION OF NONSIGNIFICANCE Slocum Subdivision



CITY OF WOODINVILLE
STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

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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

NOV 21 2012



CITY OF WOODINVILLE SEPA CHECKLIST

A. BACKGROUND (TO BE COMPLETED BY APPLICANT)

1. Name of proposed project, if applicable:

Quadrant Woodinville

2. Name of applicant:

The Quadrant Corporation

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

The Quadrant Corporation
Mr. Pete Lymberis
14725 SE 36th Street
Bellevue, WA. 98006
Telephone (425) 455-2900

4. Date checklist prepared:

November 2012

5. Agency requesting checklist:

City of Woodinville

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

Begin construction in summer of 2013.

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.

- Geotechnical Report, AESI, November 2012
- Infiltration Letter Report, November 2012
- Traffic Report, Transpo, November 2012
- Wetland Report, Radeke Associates, November 2012
- Stormwater Management Report, PACE Engineers, November 2012

*SEDA Checklist
Arborist Report*

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

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

- Preliminary Plat Approval, Woodinville
- Engineer Review Permit, Woodinville
- Right-of-Way Use Permit, Woodinville

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- Water Developer Extension, Woodinville Water & Sewer Utility District
- Sewer Developer Extension, Woodinville Water & Sewer Utility District
- Grading Permit Approval, Woodinville
- Building Permits, Woodinville

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 residential land development proposal proposes Single Family Detached housing. The neighborhood development area provides for up to 23 traditional single-family detached homes. Single-family lots may range in size from 50 feet wide and 90+ feet deep. Homes are expected to be two story; 2000 to 4000 square feet. Standard conventional setbacks per City code are; 10 feet for front, 20 feet to the face of the garage, 5 feet each side and 5 feet on the rear.

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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 property is approximately 4.5 acres, located at the southwest corner of NE 195th Street and 136th Avenue NE, south of Woodinville High School, in Woodinville, Washington.

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**

The site sits above the adjoining properties and is generally covered with vegetative growth of fir, maple, alder, cottonwoods and blackberries. The site generally has a gentle south slope aspect. The site has been vacant for over 70 years. There is no evidence of wells or septic sewer systems to support residential habitation on the property

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

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The steepest portions of the slope are the perimeter slopes which are the result of the surrounding road improvement projects. The steepest face is on the north perimeter adjacent to 195th. Please refer to the Slope Analysis Map.

- 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.**

The site soils are mapped as being comprised of Everett gravelly sandy loam, described as very deep, somewhat excessively drained soils formed in glacial outwash. Exploration pits encountered a mixture of gravelly sandy loam and loamy fine sand surface soils formed from the weathering of the underlying glacial outwash. The glacial outwash extended beyond the depth explored, generally to 10 to 15+ feet deep.

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

No

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

Grading of the property will occur. Approximately 35,000 CY of material will be moved on the site. The intent is to balance the site. As plans are more fully developed the site may generate some export to be removed from the property.

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

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•Erosion could occur but is unlikely. The site improvements will occur in the dryer summer season. Erosion control measures will be in place in accordance with Woodinville Standards and best industry practices. A Stormwater Pollution Prevention Plan will be prepared in addition to working with the Department of Ecology to issue an NPDES permit for the projects. A Certified CECSL professional will be monitoring the site during construction to guide the onsite contractor for eliminate potential for erosion.

- g.** About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 50% 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:

Erosion protection measures will be enforced to reduce damage from erosion. The earthwork and utility construction operation will be professionally managed. Best Management Practices measures will be enforced. Measures will include; staking clearing limits, installation of a construction entrance, covering of storage piles during wet periods, surrounding the construction site with erosion control silt fences, as well as catch basin filter liners and protection.

2. AIR

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- 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.

Emissions typical of site construction equipment are likely during on site construction. Water will be used to control dust issues.

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

No

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

Construction equipment will implement acoustic mufflers and other similar measures.

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.

There is no surface water body on site. A small man-made lake (no name) is located to the south of the subject property, which may be hydrologically connected to Little Bear Creek.

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

No

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

The small non-regulated wetland located in the 136th Avenue NE ROW. The amount of fill is approximately 2-3 cubic yards of fill, that would likely originate from the project site. The fill will be placed in the non-regulated wetland that is less than 1,000 sf located in the 136th Ave. NE ROW.

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

No

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

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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.

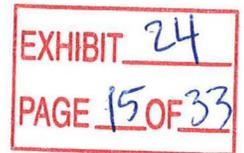
No

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 water will be withdrawn. On lot stormwater will be infiltrated as part of low impact development measures in accordance with the City of Woodinville Standards.

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.

Not applicable.



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.

The project's stormwater management system will comply with the King County Surface Design Manual (KCSWDM), which is currently 2009.

Flow Control:

Flow control requirements for the onsite right-of-way and off-site frontage right-of-way improvements are proposed to be achieved with a detention pond located in the northeast corner of the development.

The pond was sized for Level II (Conservation) Flow Control. The pre-development condition considered was forested, with a combination of till and outwash soils depending on saturation of existing soils.

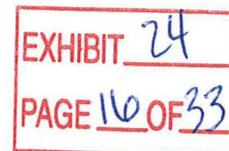
A portion of the frontage right-of-way does not gravity drain to the detention facility. Therefore, an equivalent area from upstream on NE 195th is proposed to be directed to the pond as an area trade.

Water Quality Treatment:

Water quality treatment is proposed for the pollution generating surfaces in accordance with the KCSWDM. This will be achieved with a two cell wetpond, designed as a combined facility within the detention pond.

On-Site Flow Control:

Onsite flow control for the homes and driveways will be accomplished with BMP facilities proposed to be located on each lot as an infiltration trench. The trench is 5'x5'x38' with 1'-2' of compacted cover backfill. The Infiltration Trench System will provide for infiltration of individual lot roof drains.



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

Storm water from developed surfaces will be treated prior to detention and discharged to the downstream system. The site will provide storm water quality and detention treatment for surfaces. Infiltration will occur for clean roof water. Development of the property will improve the water quality discharged from the property.

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

Measures to control runoff are via the Best Management Practices of collection, treatment and detention and slowly released. The detention system is designed to meet current flow control standards, which results in a reduced discharge rate from the existing conditions.

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

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- 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?**
The site will be cleared. Please refer to the attached Arborists Report. Approximately 20% of the site's trees are infected with laminated root rot. Diseased trees will be removed. Tree mitigation will occur in accordance with City regulations.

c. **List threatened or endangered species known to be on or near the site.**
None

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
Landscaping will be potentially native and non-native plants that are best suited for this location and specific soil conditions.

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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:

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

other:

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

None

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

No

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

Preservation and enhancement of wildlife/song birds will occur when the new plantings are installed.

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.

Electrical and natural gas services are available to the site and will be used for energy needs. The homes will use energy wise appliances.

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

No

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

The homes will be built to the standards required by the Energy Codes.

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.

No

1) Describe special emergency services that might be required.

The applicant anticipates emergency services for fire and police will be required for the neighborhood.

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

Potential environmental hazards will be minimal; any that do arise will be managed assertively.

- b. Noise

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

None expected.

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.

Short term noise will be that originating from power equipment associated with site construction.

Long-term noise will be that of a single-family residential neighborhood.

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

Short term noise associated with site construction will be mitigated by conventional muffling systems and limiting of work hours from 6 a.m. to 8 p.m.

All construction noise
must comply with
WMC 8.08

8. LAND AND SHORELINE USE

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

This property is currently vacant.

North: Woodinville High School.

East: Large lot and vacant residential lands.

South: Large lot residential lands.

West: Residential single family homes.

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

No

c. Describe any structures on the site.

None

- d. Will any structures be demolished? If so, what?
NA
- e. What is the current zoning classification of the site?
R-6
- f. What is the current comprehensive plan designation of the site?
Residential
- g. If applicable, what is the current shoreline master program designation of the site?
NA
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Wetland reconnaissance has been completed by Raedeke Associates. No wetlands have been identified on the site. A small class III wetland (less than 1,000 SF) may exist off-site, in the Public ROW of 136th Avenue NE. Given the City requirement for street frontage improvements in the public ROW this small wetland will be filled. A Wetland Study is provided to the City with this application.
- i. Approximately how many people would reside or work in the completed project?
23 homes with about 2.5 per home = 58 residents.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NA



- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal for residential use is in accordance with applicable regulations.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
23 middle-income homes will be constructed and sold.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
Landscape treatment to soften the visual impacts.

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 homes are anticipated to be up to 35 feet tall, as allowed per code. The principal exterior material of the buildings will be wood, composite or vinyl siding with brick and stone accents.
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:

11. LIGHT AND GLARE

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



Light and glare may occur in the night hours originating from car headlights. Individual residential property lights and streetlights will occur in the neighborhood.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
No.

- c. **What existing off-site sources of light or glare may affect your proposal?**
None are expected.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**
Street lighting will be directed downward.

12. RECREATION

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
There is a city park nearby, The Rotary Club's Skate Park.

- 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:**
The proposed development will contribute to recreational mitigation fees.

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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.

No

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

None

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

NA

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.

The site is accessed from 136th Avenue NE. Most traffic will approach the property from the east or west on NE 195th Street and turn south on 136th Avenue NE. NE 195th Street provides access to State Route 522.

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

Sound Transit Bus use State Route 522 for nearby service to the property.

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

The proposed neighborhood homes will likely have 2-car garages and full length driveways; some guest parking spaces will be provided on the public streets. No parking spaces will be eliminated.

Any archaeological
finds shall follow
all local, state, +
federal rules.

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- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Yes, a new street will be constructed in the plat, referred to as Road "A". NE 195th Street will have street improvements that will be completed on the south side adjacent to the development. 136th Avenue NE will have street improvements that will be completed on the west side adjacent to the development.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Approximately 9.5 trips per day per home will be generated, please refer to the attached Traffic Study.
- g. Proposed measures to reduce or control transportation impacts, if any:
Improvements include construction of sidewalks and pathways that connect to public streets to make the site and area pedestrian friendly.
15. PUBLIC SERVICES
- a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe.
The neighborhood will require supportive public services from local fire and police protection, as well as hospitals and local schools.

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

Property owners will pay King County property taxes that in turn will be distributed to the local service agencies for general funding.

16. UTILITIES

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

As noted.

- 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: PSE

Natural Gas: Washington Natural Gas

Refuse Service: Waste Management

Water & Sanitary Sewer: Woodinville W&S District

Cable: Comcast Cable & Internet Provider

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: _____

Steve Gallo

Date Submitted: _____

11/21/12

FOR OFFICE USE ONLY:

Reviewed by (signature): E. Nault

Date: 12/26/12

EXHIBIT 24
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DECLARATION OF POSTING ON CITY SITES
City of Woodinville

EXHIBIT 24
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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

Steve Calhoon on behalf of Trust of LT Slocum
Applicant Name

PPA12002/SEP12033
File Number

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

On the day of 5/6, 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: May 6, 2013

End of Comment/Appeal Period: May 20, 2013

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

5/6/13 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

EXHIBIT 24
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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

Steve Calhoon on behalf of Trust of LT Slocum
Applicant Name

PPA12002/SEP12033
File Number

Erin Martindale
~~Sandy Guinn~~

hereby makes the following states and declares as follows:

On the day of 5/3, 2013, I scheduled mailing through the
USPS a true and correct copy of:

Type of Notice: Determination of Nonsignificance

Date Issued: May 6, 2013

End of Comment/Appeal Period: May 20, 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.

5/7/13 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

ALCANTARA SEAN AND SHAUNA
19419 132ND PL NE
WOODINVILLE WA 98072

ANDERSON HOLLY A
13224 NE 192ND ST
WOODINVILLE WA 98072

AYVAZOV SERGEY A+LILIYA G
19360 132ND PL NE
WOODINVILLE WA 98072

EXHIBIT 24
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BOSHRA SAMER+THERESA
19409 132ND PL NE
WOODINVILLE WA 98072

BRUECKNER CHAD W+LILIANA W
19127 136TH AVE NE
WOODINVILLE WA 98072

DECOCK SCOTT JEFFREY
13214 NE 193RD PL
WOODINVILLE WA 98072

FRYE VIVIAN M
19204 133RD PL NE
WOODINVILLE WA 98072

FURNISH SCOTT R+DEBBIE K
19227 133RD PL NE
WOODINVILLE WA 98072

GAN TEK-MIN
19221 136TH AVE NE
WOODINVILLE WA 98072

GOREE KENNETH W+KRISTIE M
19415 133RD CT NE
WOODINVILLE WA 98072

HARRISON JANE M
13222 NE 193RD PL
WOODINVILLE WA 98072

HSBC BANK USA NA
12650 INGENUITY DR
ORLANDO FL 32826

INCAO QUENTIN+LOUISE
19218 133RD PL NE
WOODINVILLE WA 98072

KIENEKER HENRY T & FELISA E
19215 136TH AVE NE
WOODINVILLE WA 98072

KLIER ELEANORE
19205 136TH AVE NE
WOODINVILLE WA 98072

KOPPES KEVIN+AMANDA
19415 132ND PL NE
WOODINVILLE WA 98072

LIPSCOMB BRIAN
19208 133RD PL NE
WOODINVILLE WA 98072

LUNDER DENNIS M+JUDITH G
19408 133RD CT NE
WOODINVILLE WA 98072

MAVNUR NAGANAND+USHA
19416 132ND PL NE
WOODINVILLE WA 98072

MCCLELLAN TIMOTHY
G+GWENDOL
19219 133RD PL NE
WOODINVILLE WA 98072

MCHARGUE MICHAEL B
13236 NE 193TH PL
WOODINVILLE WA 98072

MEYERS ANTHONY M+MARJORIE L
PO BOX 1748
BOTHHELL WA 98041

NORTHSHORE SCHOOL DIST #417
ATTN: A P
3330 MONTE VILLA PKWY
BOTHHELL WA 98021

PARK INSUNG
10725 NE 65TH LN
KIRKLAND WA 98033

PEACE JEFFREY D & WENDOLYN
13403 NE 193RD PL
WOODINVILLE WA 98072

POPURI VENKATA+VIJAYA
19420 132ND PL NE
WOODINVILLE WA 98072

PORWAL ANANT & LEENA
3017 130TH PL NE
BELLEVUE WA 98005

ROGALINSKI MICHAEL
3713 87TH PL SE
SNOHOMISH WA 98290

ROWAN HILTRUD M
13215 NE 193RD PL
WOODINVILLE WA 98072

SAARINEN ROBERT J+SHANNON A
19232 133RD PL NE
WOODINVILLE WA 98072

SAARINEN STEVEN T+SUSAN M
19226 133RD PL NE
WOODINVILLE WA 98072

SARPY JAMES L+LINDA E
19410 132ND PL NE
WOODINVILLE WA 98072

SCHMITZ NELSON T+SUSAN M
13232 NE 193RD PL
WOODINVILLE WA 98072

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SCHREYER DARRELL+CHANTELLE
19355 132ND PL NE
WOODINVILLE WA 98072

SHANKAR VINOD R+VIDYALAKSHM
19370 132ND PL NE
WOODINVILLE WA 98073

SLOCUM JEANNE H
15202 10TH AVE NE
SEATTLE WA 98155

VANDEHEY MARY S
19402 133RD CT NE
WOODINVILLE WA 98072

WATSON ROBERT W
169 NIGHT HERON LN
ALISO VIEJO CA 92656

WEST JANET E
19131 136TH AVE NE
WOODINVILLE WA 98072

WILLIAMS LAVONNE B
13423 NE 193RD PL
WOODINVILLE WA 98072

WROCK MATTHEW+JANELLE
19440 136TH AVE NE
WOODINVILLE WA 98072

SEPA Unit
PO Box 47703
Olympia WA 98504-7703

Richard C. Reed
18705 136th Ave NE
Woodinville, WA 98072

Jeff Peace
13404 NE 193rd Pl
Woodinville, WA 98072

Lavonne Williams
13424 NE 193rd Pl
Woodinville, WA 98072

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

Mark Chubb
Woodinville Fire & Rescue
PO Box 2200
Woodinville, WA 98072

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

Woodinville Public Works Department



DECLARATION OF POSTING ON SITE
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

Steve Calhoon on behalf of Trust of LT Slocum
Applicant Name

PPA12002/SEP12033
File Number

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

On the day of May 6, 2013, I posted on the property located at the southwest corner of the intersection of 136th Avenue NE and NE 195th Street, 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: May 6, 2013

End of Comment/Appeal Period: May 20, 2013

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

5/6/13 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



EXHIBIT 24
 PAGE 33 OF 33

AFFIDAVIT OF PUBLICATION

DETERMINATION OF NONSIGNIFICANCE

PROJECT NAME: Slocum Subdivision
DESCRIPTION OF PROPOSAL: Preliminary plat application to subdivide an existing 4.45 acre parcel into twenty-three (23) single-family residential lots in the R-6 zoning district. Construction will include grading in quantities of approximately 45,000 cubic yards, erosion control, street frontage, wetland mitigation, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.
PROPOSER: Steve Calhoun of Pace Engineers, on behalf of Trust of LT Slocum
LOCATION OF PROPOSAL: 194xx 136th Avenue NE
LEAD AGENCY: City of Woodinville
PROJECT NUMBER: PPA12002/SEP12033/DEC12011
 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 May 20, 2013.
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 May 20, 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
 Published May 6, 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 SLOCUM 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 6 day of May, 2013
 And ending on the 6 day of May, 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 \$144.90 at the rate of \$13.80 per column inch for each insertion. The sum total for all publications is \$144.90.

Julie Boselly
 Julie Boselly

Subscribed and sworn to before me on the 7th
 Day of May, 2013.

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

