

# The Woodinville WEEKLY

## CITY OF WOODINVILLE MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**PROJECT:** Georgian Heights Phase IV  
**Threshold Determination:** Mitigated Determination of Non-Significance  
**Date of Issuance:** April 25, 2005  
**File Numbers:** PPA2005-104, SEP2005-105  
**Applicant/Contact:** Lakewood Construction, Inc. / Randolph Cherewick  
**Proposal Location:** South side of NE 205th Street between 132nd and 136th Avenue NE, Woodinville, King County, Washington  
**S/T/R:** NW 05/26/003  
**Proposal Description:** Proposed subdivision of 19.22 acres into 51 single family residential lots

This determination is issued under WAC 197-11-055(4)(a) and WAC 197-11-060(5) Phased Review. Future building construction will require additional environmental review and associated mitigations may be required at the time of application for building permits. This SEPA determination does not include traffic mitigation which is to be subject to WMC 3.39 at time of issuance of building permits.

**Lead Agency:** City of Woodinville

**NOTE:** This determination does not constitute approval of the proposal. The proposal will be reviewed for compliance with applicable codes which regulate development activities under the Environmental and all other applicable permit review processes.

**Threshold Determination:** In making this threshold determination the Responsible Official, pursuant to WAC 197-11-330, has reviewed the environmental checklist, supporting documents and considered mitigation measures which the applicant will implement as part of the proposal. As required by WAC 197-11-335, the Responsible Official finds this information reasonably sufficient to evaluate the environmental impact of this proposal and concludes that it does not pose a probable significant adverse impact to the environment provided the mitigation measures listed below are applied as conditions of permit issuance consistent with WAC 197-11-350. These mitigation measures are based on policies, plans, rules, or regulation as a basis for the exercise of substantive authority and in effect when this determination of non-significance is issued.

**Mitigation List:** The following mitigation measures shall be attached as conditions of approval:

1. Construction hours shall be limited to that period between 7 am to 7 pm daily, Mondays through Fridays and 9 am to 5 pm on Saturdays. There shall be no construction on Sundays or Holidays. Construction shall include the starting and "warming up" of engines or other sound emitting mechanical equipment.
2. Erosion control measures including silt fencing shall be installed prior to construction during site and landscape construction and/or site grading in accordance with the 1998 King County Surface Water Design Manual.
3. Best management practices shall be implemented in the installation of infrastructure and any site grading approved by the City.
4. The Permit Center Director shall have the authority to direct the developer or his on-site representatives to immediately cease activities and redirect their attention to resolving any critical environmental degradation, which in the Director's opinion needs immediate resolution. Failure of the developer or his representative to redirect such labor and equipment shall result in an immediate Stop Work order placed on the development and resolution of the problem by the City. The developer will be invoiced for such City time and materials involved in resolving the problem, which shall include a penalty of 10% of the assessed cost. The invoice shall be paid prior to the City removing the Stop Work order.
5. The Applicant shall pay the City of Woodinville Parks Department a capital parks fee of \$1,796 per dwelling unit or the applicable fee in place at the time of issuance of a building permit.
6. A note shall be included on the Final Plat that City right-of-way located between private property and the back of adjacent curbs or street lines, shall be maintained by the Homeowners Association and the property owner. In such case where maintenance has not been performed to City standards, as exemplified by City maintenance of parks, the City shall have the option of performing such maintenance. In such case, the City shall bill the homes association and/or the property owner for the cost of maintenance including any administrative costs. If City invoices are not paid within ninety (90) days of the date of billing, the City shall have the option of attaching a lien against said property.
7. The applicant shall upgrade NE 205th Street to the half street (south side) standard which shall include frontage channelization, signing and striping as determined by the City Engineer. The modification of this condition may be made by the City Engineer under Section 1-1.8 Deviation from Standards of the Transportation Infrastructure Standards and Specifications 1999 Edition.
8. Applicant shall include the mitigation measures according to the Stream and Wetland Mitigation Plan dated November 2004 and Mitigation Plan Notes dated March 29, 2005 with revisions.
9. Fencing and posting of critical areas signs around the perimeter of the wetland will be required.

**COMMENTS AND APPEALS:** Any interested party may submit written comments on this determination. Written comments or appeals must be received in the City of Woodinville, Department of Planning and Community Development **before 5:00 P.M. on May 10, 2005.** Any appeal shall state with specificity the reasons why the determination should be reversed. All appeals must be accompanied by a non-refundable \$180.00 filing fee. Comments or appeals should be addressed to the responsible official designated below. Any questions regarding the determination should be directed to Project Planner, Dick Fredlund at (425) 489-2757 ext. 2247 ext. 2247.

**SEPA OFFICIAL:** Ray Sturtz, Community Development Director  
**ADDRESS:** 17301 133rd Avenue NE, Woodinville, WA 98072