CITY OF DUVALL
Planning Department
Rio Vista Preliminary Subdivision
(SU15-001)
SEPA THRESHOLD DETERMINATION
June 30, 2016

PROJECT NAME / DESCRIPTION OF PROPOSAL

Rio Vista Preliminary Subdivision (SU15-001). The owner/applicant, **Rio Vista Investments LLC**, is proposing to subdivide 12.72 acres into 67 residential lots with associated improvements. The property is located in the 26800-27000 Blocks of NE 143rd Place (Parcel Numbers 7325800150, 7325800160, 7325800170, 7325800180). At time of submittal, the Comprehensive Plan Land Use Designation was R12 (Residential 12 units per acre) and the zoning classification was also R12 (Residential 12 units per acre). The land-use designation and zoning classification of the property has since changed to R8 (Residential 8 units per acre); however, this project is vested under the R12 zoning classification.

APPLICANT/CONTACT

Mike Reid, Rio Vista Investments LLC, PO Box 1282, Bellevue, WA 98009

LEAD AGENCY

Lead Agency: City of Duvall, PO Box 1300, Duvall, WA 98019

The responsible official hereby makes the following determination based upon impacts identified in the environmental checklist and evaluated by staff, the policies set out in the 2006 City of Duvall Comprehensive Plan, and other municipal policies, plans, rules, and regulations designated as a basis for the exercise of substantive authority of the Washington State Environmental Policy Act Rules pursuant to RCW 43.21C.

It is hereby determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.031(1). This MDNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for at least 14 days from June 30, 2016.

DESCRIPTION OF IMPACTS

1. **Stormwater Impacts:** Stormwater will be generated from residential and roadway improvements at the project site.
2. **Plant Impacts:** Existing trees and other native vegetation will be removed as part of site development.
3. **Sensitive Areas Impacts:** Wetlands exist within the project area. Development will occur within close proximity to the sensitive areas but outside of required wetland buffers.
4. **Aesthetic Impacts**: Views from neighboring properties and rights-of-way will be altered as part of site development.
5. **Recreation Impacts:** The construction of 67 additional single-family homes at the project site will increase demand on City parks.
6. **Traffic Impacts:** The construction a total of 67 single-family homes at the project site will add a total of 67 PM Peak Hour Vehicle Trips and associated pedestrian and bicycle trips to the City's existing transportation network.
7. **Public Service Impacts:** The construction of 67 single-family homes at the project site will increase demand on the City's fire and police services. The Riverview School District will also see an increased demand for educational services.
8. **Utility Impacts:** The construction of 67 single-family homes at the project site will increase demand on the City's existing sewer and water system.

MITIGATION MEASURES

1. **Stormwater Mitigation:** Stormwater facilities shall be constructed to provide detention and water quality improvement in accordance with the City-adopted 2009 King County Surface Water Design Manual and the Phase II National Pollutant Discharge Elimination System (NPDES) Permit. The residential facility shall be located within a tract dedicated to the City upon final plat approval. The final TIR shall address any downstream drainage issues or required improvements, and comply with wetland recharge parameters described in the February 8, 2016 Wetland Hydrology Analysis.
2. **Plant Mitigation:** Required trees shall be installed (or bonded for) prior to final plat approval in accordance with an approved tree retention plan. Root protection zones from off-site trees that extend onto the project site shall also be protected.
3. **Sensitive Areas:** The project shall be designed to minimize impacts to wetlands and their associated buffers. The stormwater system shall be designed to maintain wetland hydrology.
4. **Aesthetic Mitigation:** Landscaping shall be installed (or bonded for) prior to final plat approval within all required open space areas, buffers, and rights-of-way (i.e. the planter strips) within the project site in accordance with an approved landscape plan. All landscaping improvements within commonly owned tracts, open space, and rights-of-way planter strips on the subject site shall be maintained by a home owners association.
5. **Recreation Mitigation:** Park impact fees shall be paid for each new dwelling unit to fund system wide capital improvement projects in accordance with DMC Chapter 14.58; however, park impact fee credits shall be applied in accordance with the February 10, 2015 Development Agreement between the City of Duvall and Rio Vista Joint Venture regarding the planned on-site neighborhood park property conveyance and improvement.
6. **Traffic Mitigation:** The developer shall install interior roadway improvements in accordance with the PWDDS. Pedestrian connectivity shall be provided between project open space areas and existing adjacent sidewalks. Traffic Impact Fees shall be paid for each new dwelling unit to fund system wide capital improvement projects in accordance with DMC Chapter 14.58.
7. **Public Service Mitigation:** School impact fees shall be paid for each new dwelling unit in accordance with DMC Chapter 14.58. Impacts to police and fire will be mitigated through the payment of property taxes by each respective homeowner.
8. **Utility Mitigation:** The developer shall install sewer and water system improvements in general accordance with the June 27, 2016, Sewer and Water Availability Letter and Public Works Development Design Standards (PWDDS). Sewer General Facilities Charges and Water Capital Improvement Charges shall be paid for each new dwelling unit. Storm Drain Area Charges and Sewer Equalization Fees shall also be collected to fund system-wide mitigation projects.

COMMENT PERIOD

Comments regarding this MDNS must be submitted no later than **4:30 pm on Thursday, July 14, 2016.** Appeals shall be filed in accordance with DMC 14.08.060.C.

RESPONSIBLE OFFICIAL

Lara Thomas, Planning Director
PO Box 1300, Duvall, WA 98019, (425) 939-8079

for Lara Thomas

Lara Thomas, Planning Director – Date Issued: June 30, 2016