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**CITY OF DUVALL**  
**Planning Department**  
**MITIGATED DETERMINATION OF**  
**NONSIGNIFICANCE (MDNS)**  
**Legacy Ridge Pond Retrofit (SPR14-002)**  
**June 19, 2014**

**PROJECT NAME / DESCRIPTION OF PROPOSAL**

*Legacy Ridge Pond Retrofit (SPR14-002)*

The applicants, Pulte Group and the City of Duvall, submitted a clearing and grading permit to retrofit an existing City of Duvall owned stormwater detention pond for purposes of increasing detention and water quality capacity. The proposed project is located north of the NE 153<sup>rd</sup> Street and 286<sup>th</sup> Avenue NE intersection. The applicant will also install approximately 320 feet of replacement stormwater conveyance pipe within City right-of-way (286<sup>th</sup> Ave NE) from the pond control structure north across an existing City of Duvall sewer lift station property (parcel#1826079071). These improvements will be completed in conjunction with construction of the North Hill Development north of the site and will allow the stormwater discharge from the North Hill Development to the existing Legacy Pond outfall located within King County north of the site. The retrofit will include landscaping and fencing along the perimeter of the pond. Preliminary plans indicate that approximately 9,062 cubic yards (c.y.) of earth will be cut and removed from the site. The area is zoned R4 (Residential 4 units per acre), and the Comprehensive Plan designation is R4-4.5 (Residential 4-4.5 units per acre).

**PROJECT LOCATION**

The property is located on the east side of 286<sup>th</sup> Ave NE (parcel# 4254000720), 200-feet north of the intersection of NE 153<sup>rd</sup> Street and 286<sup>th</sup> Ave NE.

**APPLICANT/CONTACT**

Applicant:	Co-applicant:	Owner:
Mark Kaushagen	Boyd Benson	City of Duvall
Pulte Group	City of Duvall	PO Box 1300
3535 Factoria Blvd. S.E. Suite 110	PO Box 1300	Duvall, WA 98019
Bellevue, WA 98006	Duvall, WA 98010	

**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 (File No. SPR14-002), 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 197-11-350; the lead agency will not act on this proposal for at least 14 days from June 19, 2014.

**DESCRIPTION OF IMPACTS**

The applicant is voluntarily improving the above mentioned project for purposes of reducing outflow.

1. The proposal will remove approximately 9,062 c.y of earth from the site to accommodate the improvements.
2. The Legacy Ridge Homeowners Association raised concerns the improvement to the pond will remove a valuable recreation resource from the Legacy Ridge Community.

#### MITIGATION MEASURES

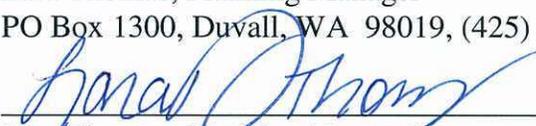
1. The developer will install curb, gutter and sidewalk (no landscape strip) along the portion of the pond fronting 286<sup>th</sup> Ave NE. Additionally, the developer will install plantings in accordance with the landscape plan to be approved as part of construction drawing review.
2. The developer voluntarily agreed to add a missing section of sidewalk along the east side of 286<sup>th</sup> Ave NE, between the proposed pond frontage improvements and the intersection of NE 153<sup>rd</sup> Street and 286<sup>th</sup> Ave NE. Additionally, the developer voluntarily agreed to install limited recreational improvements including grass, trees, and trails upon removal of a sewer lift station at the parcel west of the site (Parcel number 4254000710) during construction of the North Hill Development.

#### COMMENT PERIOD

Comments regarding the DNS must be submitted no later than **4:30 p.m. on July 2, 2014.**

#### RESPONSIBLE OFFICIAL

Lara Thomas, Planning Manager  
PO Box 1300, Duvall, WA 98019, (425) 788-2779

  
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Lara Thomas, Planning Manager

6/19/14  
Date