

**Richmond Beach Preservation Association**  
**19711 27<sup>th</sup> Avenue, NW**  
**Shoreline, WA 98177**

April 1, 2014

Snohomish County Planning & Development Services  
Attn: Mr. Darryl Eastin, Project Manager  
3000 Rockefeller Ave, 2nd Floor East  
Everett WA 98201

Re: Point Wells Scope of Environmental Impact Statement

Dear Mr. Eastin:

Richmond Beach Preservation Association is a Washington NGO committed to preserving the beach area on the western shores of the City of Shoreline. We daily live with these waters that are of value to the whole of Puget Sound. Among other EIS questions, is that of stormwater.

The proposed development will include a large amount of impervious surfaces, which should drain into a stormwater management system. If the system is not properly designed the stormwater runoff could drain into Puget Sound directly, introducing pollution into the water. In addition, the significant increase in traffic to and from Point Wells will cause an increase in stormwater pollution from oil on the roads related to the Point Wells site. (That includes all roads between the Pt. Wells and I-5.)

- The EIS should examine the potential for stormwater runoff into Puget Sound from both the Point Wells site as well as from all roads that will have increased traffic as a result of any construction, development and final build out related to the Point Wells project.
- The EIS should consider the substantial increase in pollution load (for example motor oil and metals from brake dust) to stormwater caused by the dramatic increase in vehicle traffic on roads leading to and from the site.
- The EIS should evaluate whether the current stormwater collection, or lack thereof, on all roads that will have increased traffic as a result of Point Wells, meets or exceeds the Best Management Practices as set forth in the Washington Department of Ecology's Stormwater Management Manual for Western Washington, for the increase in traffic related stormwater pollution.

We also concur with the EIS concerns as stated by the Save Richmond Beach group and the Richmond Beach Advocates organization. This project is a major town being built in our neighborhood...this is serious business and will change the cultural as it is known here today.

Sincerely,

/s/

Randolph E. Stime  
Board Member