



**Snohomish County
Planning and Development Services**

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**PARADISE LAKE ROAD GARDEN APARTMENTS PROJECT - PDS FILE 16-120252
SEPA ENVIRONMENTAL IMPACT STATEMENT
SCOPING PROCESS SUMMARY**

Environmental Impact Statement Scoping Process

The intent of Environmental Impact Statement (EIS) Scoping is to narrow the focus of the EIS to only address “probable significant adverse impacts and reasonable alternatives.” As defined in the State Environmental Policy Act (SEPA), “significant” means a reasonable likelihood of more than a moderate impact on the environment. In the SEPA context, “environment” means both the natural and built environment. Based on this definition, the County *preliminarily* identified **Transportation** as the element to be evaluated in this EIS.

On June 19, 2019, Snohomish County initiated the EIS Scoping process for the Paradise Lake Road Garden Apartments project by issuing a Determination of Significance (DS) and Request for Comments on the Scope of the EIS. Snohomish County distributed notice of the DS and Request for Comments on the EIS scope to the agencies, surrounding jurisdictions, interested organizations and parties of record to inform them of the EIS process. Notice of the DS and Request for Comments was also mailed via postcard to property owners within a 500-foot radius of the subject property.

During the EIS Scoping comment period, a total of 105 comment letters/emails were received. Two petitions in opposition of the project bearing 118 signatures were received; a number of the signatures appeared to be from people who had also provided e-mailed and/or written comments. All of the comment letters/emails are available for review at the Snohomish County Planning and Development Services (PDS) Department.

Summary of EIS Scoping Comments

The following summary highlights the major issues that were raised during the scoping process and is organized by major topic areas/elements of the environment headings.

A wide variety of comments were received, covering a range of environmental elements. This summary does not reflect every comment received and recorded, but rather is intended to address the general subjects of concern identified by the largest number of comments.

Transportation Comments

- Negative affect of the proposed traffic upon the intersection of SR-522 / Paradise Lake Road.
- Negative affect of the proposed traffic upon the intersection E. Bostian Road / Paradise Lake Road.
- The potential effect of an increasing number of deliveries of on-line merchandise orders.
- The provision of adequate on-site parking proposed for the site.
- The extent of the transportation analysis study area.
- Limited transit options for the site and surrounding site vicinity.
- Pedestrian and bicycle safety in the vicinity of the site, particularly regarding children travelling to nearby schools and parks.
- The adequacy of surrounding roadways to handle construction traffic.
- Feasibility of implementing potential off-site traffic mitigation measures.

Public Services Comments

- Proposed new residents and their impacts on public services (i.e., police, fire/emergency services, schools, and parks).
- Potential for emergency access issues due to traffic congestion.

Conclusions/Final Scope of the EIS

The majority of the comments that were received during the public scoping period for the Paradise Lake Road Garden Apartments EIS related to **Transportation** and **Public Services – Emergency Services**. Snohomish County PDS considered all comments received on the scope of the EIS. Based on the comments received during the EIS Scoping period, and the elements of the environment initially identified by Snohomish County PDS, the elements of the environment below will be analyzed in the EIS. The EIS will also analyze the potential impacts associated with each of the specific environmental subjects identified in the SEPA checklist under each of the following environmental elements:

- **Transportation**
- **Public Services – Emergency Services**

Based on comments received during the EIS Scoping period, the alternatives to be analyzed in the EIS include: 360-Unit Apartment Complex Alternative, Reduced Unit Alternative, and No Action Alternative.

A. 360-Unit Apartment Complex Alternative

The 360-unit apartment complex alternative assumes development of the site as currently proposed.

B. Reduced Unit Alternative

The Reduced Unit Alternative assumes the site would developed with an apartment complex that has fewer than 360 units.

C. No Action Alternative

The No Action Alternative is intended to represent the most likely outcome(s) of the site in absence of the proposal.

Distribution List for Scoping Summary


(Note: Scoping summary will be distributed to agencies, jurisdictions and organizations sent the DS/EIS Scoping Notice and people and organizations that submitted scoping comments.)

- Snohomish County
- Other Municipal Entities
- Monroe School District
- Utilities and Service Providers
- Tribes and Organizations
- State Agencies
- Applicant/Owner
- Parties of Record

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Signature: 
(for Responsible Official) **Date: July 25, 2019**