



Snohomish County
Planning and Development Services

Dave Somers
County Executive

Barb Mock, Planning Director
3000 Rockefeller Avenue M/S #604
Everett, WA 98201-4046
(425) 388-3311 FAX (425) 388-3832

**DETERMINATION OF SIGNIFICANCE
AND REQUEST FOR COMMENTS ON SCOPE OF EIS**

Local File Number: 16-120252 SPA

Project Name: Paradise Lake Road Garden Apartments

DESCRIPTION OF PROPOSAL:

Snohomish County is reviewing an application for the proposed Paradise Lake Road Garden Apartments development. The project site is approximately 16.9 acres and is zoned Planned Community Business (PCB). The proposal is to perform land disturbing activity to prepare the site for development, and construct 15 three-story buildings, which will contain 360 apartment units. The project would include 88,731 square feet of open space, and a dense 25 foot wide landscaping buffer around the north and east perimeter. A clubhouse with a pool is included, and parking for 720 vehicles will be provided.

Proponent: Snohomish Garden Development Company LLC
901 Fifth Avenue, Suite 3210
Seattle, Washington 98164

Location of Proposal: 9321 Paradise Lake Road, Snohomish, Washington

Lead Agency: Snohomish County Planning and Development Services

THRESHOLD DETERMINATION:

The lead agency has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c). An environmental checklist and other materials indicating likely environmental impacts can be reviewed at our offices.

The lead agency has identified the following area for discussion in the EIS:

TRANSPORTATION –

Transportation impacts from the proposal, which includes 360 residential apartment units and approximately 1,116 residents (3.1 residents/unit).

SCOPING:

This Determination of Significance and scoping notice is issued under WAC 197-11-360 and is subject to a 21-day scoping comment period and a concurrent 14-day appeal period. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Written comments should be submitted to the lead agency at the address below. Comments must be received 21 days from the date of publication.

APPEALS:

This DS may be appealed pursuant to the requirements of Section 30.61.300 SCC and Chapter 2.02 SCC. The appeal period commences on the date of publication of notice. Any appeal must be addressed to the County Hearing Examiner, accompanied by a filing fee of \$500.00, and be filed in writing at the Public Assistance Counter on the 2nd Floor, County Administration Building East, Everett, WA. The appeal must be received by **July 3rd, 2019**. The appeal must contain the items set forth in SCC 30.71.050(5) as follows:

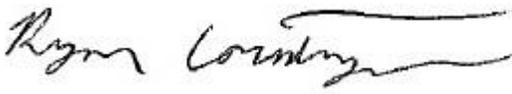
- (a) Facts demonstrating that the person is aggrieved by the decision;
- (b) A concise statement identifying each alleged inadequacy in the threshold determination;
- (c) The specific relief requested; and
- (d) Any other information reasonably necessary to make a decision on appeal.

Please note that failure to file a timely and complete appeal including all the above items shall constitute waiver of all rights to an administrative appeal under county code. In addition to the above requirements, SCC 30.61.305(1) also requires that any person filing an appeal of a threshold determination made pursuant to this chapter shall file with the hearing examiner, within seven days of filing the appeal, a sworn affidavit or declaration demonstrating facts and evidence, that, if proven, would demonstrate that the issuance of the threshold determination was clearly erroneous.

Contact Person: Tom Barnett, Project Manager
tom.barnett@snoco.org

Responsible Official: Barb Mock, Director
 Planning and Development Services

Address: M/S 604
 County Administration Building, Fifth Floor
 3000 Rockefeller Avenue
 Everett, WA 98201

Signature  **Date:** June 12, 2019
 (for Responsible Official)

Date Issued: **June 19, 2019** – **kjarnett/NRC**

DISCLAIMER

The issuance of this Determination of Significance and scoping notice should not be interpreted as acceptance or approval of this proposal as presented. Snohomish County reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the county and/or necessary for the general health, safety and welfare of the public to do so.

DISTRIBUTION LIST

Washington State

Department of Ecology
Department of Transportation
Department of Fish and Wildlife
Department of Natural Resources

Snohomish County

Department of Public Works

Utilities

Cross Valley Water District
Community Transit
Snohomish County PUD #1

Others

City of Snohomish
City of Monroe
Monroe School District #103
Fire District #7
Snohomish Health District

Adjacent Property Owners:

Notice of the issuance of the Determination of Significance and scoping of the Supplemental EIS has been mailed to property owners of record within 500 feet of the external boundaries of this project.

Parties of Record

Please see attached parties-of-record list

ATTACHMENTS:

Environmental Checklist
Vicinity Map
Site Plan

Parties of Record 16-120252-SPA
 Paradise Lake Road Garden Apartments

1	Matt and Caroline McDonald	19815 Yew Way, Snohomish, WA 98296
2	Kim W.	12319 234th St. SE, Woodinville, WA 98077
3	Allan Weydahl	None Provided
4	Leslie Day	9920 216th Street S.E., Snohomish, WA 98296
5	Michael Tress	10721 210th Street S.E., Snohomish, WA 98296
6	Andrea Tress	10721 210th Street S.E., Snohomish, WA 98296
7	Constance D. Wright	24316 127th Ave S.E., Snohomish, WA 98296
8	Troy and Mary Kaumans	14221 240th St SE, Snohomish, WA 98296
9	Kevin L. Yuh	None Provided
10	Aimee Malmnberg	None Provided
11	Sara Collett	19509 204th Ave N.E., Woodinville, WA 98077
12	Erlend Millikan	None Provided
13	Moses Ferreira	21928 Villa Drive, Snohomish, WA
14	Paul and Cheryl Orlando	None Provided
15	McKenzie Throm	10307 216th Street S.E., Snohomish, WA 98296
16	John Czech	21821 96th Ave. S.E., Snohomish, WA 98296
17	Irina Fedorov	10513 216th Street SE, Snohomish, WA 98296
18	Mike and Linda Renzelmann	21430 78th Ave SE, Woodinville, WA 98072
19	Rick Breseman	21607 Wildwood Drive, Snohomish, WA 98296
20	Carol and Stan Lucas	Woodinville, WA
21	Rob Pastorok	23205 119th Ave S.E., Woodinville, WA 98077
22	Diane Baker	21221 194th Street S.E., Snohomish, WA 98296
23	Mike and Rebekah Jackson	9321 226th Street S.E., Woodinville, WA 98077
24	James Prater	None Provided
25	Spencer Cruver	None Provided
26	Mark Mitchell	None Provided
27	Richard and Lynn Paitta	None Provided
28	Kathy Smargiassi	22722 102nd Ave SE, Woodinville, WA 98077
29	Tracie and Dennis Kelly	None Provided
30	Keven McDermott	20733 161st Ave SE, Monroe, WA 98272
31	Kim Weers	23233 Paradise Lake Rs Woodinville, WA, 98077
32	Caroline Shelton	None Provided
33	Neal Friedman	23911 119th Ave SE, Woodinville, WA 98077
34	Neal Friedman	23911 119th Ave SE, Woodinville, WA 98077
35	Kevin Vander Weide	21305 91st Ave SE, Snohomish, WA 98296
36	Kim Cutuli	15829 91st Ave SE, Snohomish, WA 98296
37	Chelsea Reyes	102nd Ave SE, Woodinville, WA
38	Katrina Bosma	22011 138th Ave SE, Snohomish, WA 98296

Parties of Record 16-120252-SPA
Paradise Lake Road Garden Apartments

39	Jared Hertzler	9628 223rd Street SE, Snohomish, WA 98296
40	Keith A. Wells	13901 NE 175th Street, Suite 100, Woodinville
41	Lori Burkman	21317 189th Street NE, Woodinville, WA
42	Nancy and Max Weicheld	7909 197th Street S.E., Snohomish, WA 98296
43	Jason Padvorac	None Provided
44	Katie Bosoma	22011 138th Ave SE, Snohomish, WA 98296
45	Rob Pastorok	23205 119th Ave S.E., Woodinville, WA 98077
46	Jeffrey Moidel	10525 Fales Road, Snohomish, WA 98296
47	Jesse Easley	19020 Waverly Drive, Snohomish, WA 98296
48	Durwin and Joan Ritter	7322 203rd Street SE, Snohomish, WA 98296
49	Shelly M. Kvamme	12703 217th Street SE, Snohomish, WA 98206
50	Eric Soshea	22303 104th Ave SE, Snohomish, WA 98296
51	Corina Peterson	24010 107th Drive SE, Woodinville, WA 98077
52	Rob Kvamme	
53	Laura Hartman	22213 157th Ave SE, Snohomish, WA 98296
54	Rachel Nevaril	9328 212th Street SE, Snohomish, WA 98296
55	Tim and Kris Stolmeier	6907 205th Street SE, Snohomish, WA 98296
56	Katie Bell	21805 Wildwood Drive, Snohomish, WA 98296
57	Bryon Hart	None Provided
58	Charles Power	119th Ave SE
59	Rachael Nevaril	9328 212th Street SE, Snohomish, WA 98296
60	Susan Rodman	10023 228th Place SE, Woodinville, WA 98077
61	Jasmine F. Star	11430 194th Street SE, Snohomish, WA 98296
62	Lorelei Y. Seifert	9821 146th Place SE, Snohomish, WA 98296
63	Jeffrey and Kristie Morrison	10015 200th Pl SE, Snohomish, WA 98296
64	Traci O'Brien Selmer	7131 203rd Street SE, Snohomish, WA 98296
65	Mark and Mary Halten	19442 NE 203rd Place, Woodinville, WA 98077
66	Justin Stobb	20006 105th Ave SE, Snohomish, WA 98296
67	Cindy Tucker	None Provided
68	Bob Sullivan	21822 99th Ave SE, Snohomish, WA 98296
69	Kathy Adams	None Provided
70	Kristin Torda	13508 239th Pl SE, Snohomish, WA 98296
71	Cynthia McDonald	None Provided
72	Doug Schumacher	PO Box 2989, Woodinville, WA 98072
73	Diane Fulton	None Provided
74	China Christian, Ph.D.	11221 194th Street SE, Snohomish, WA 98296
75	Jeff Salisbury	8332 206th Street SE
76	Constance D. Wright	21613 78th Ave SE, Woodinville, WA 98072

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Paradise Lake Road Garden Apartments

77	Ellen L. Olson	9315 222nd Street SE, Woodinville, WA 98077
78	Wayne Fortner	21205 107th Ave SE, Snohomish, WA 98296
79	Jo Greco	None Provided
80	Paul Dayton	12133 221st Street SE, Woodinville, WA 98296
81	Kelly Hanika	9820 196th Street SE, Snohomish, WA 98296
82	Nicole VanWinkle	22416 103rd Drive SE, Snohomish, WA 98296
83	Joe Fulcher	None Provided
84	Grady Knight and Gail Kytonen	22226 Villa Drive, Snohomish, WA
85	Erlend Millikan	None Provided
86	John A. Dragavon	12520 226th Street SE, Snohomish, WA 98296
87	Maltby Neighborhood Alliance	20119 78th Ave SE, Snohomish, WA 98296
88	Keith Moore, PE	21902 96th Ave SE, Snohomish, WA 98296
89	Jenifer Handler	Woodinville, WA
90	Karla Bullatt	None Provided
91	Teresa K. Nelson	9624 223rd Street SE, Snohomish, WA 98296
92	Lisa Schutten	9606 206th Street SE, Snohomish, WA 98296
93	Brittani O'Malley	9829 212th Street SE, Snohomish, WA 98296
94	Tami Blacketter	23801 141st Drive SE, Snohomish, WA 98296
95	Marilyn Jennings	22012 Villa Drive, Snohomish, WA 98296
96	Sandra Carlquist & Pete Maloney	Future Maltby Residents
97	Maureen Said	8303 206th Street SE, Snohomish, WA 98296
98	Steve Stilwell	None Provided
99	Lorelei Y. Seifert	9821 146th Place SE, Snohomish, WA 98296
100	Wendy and David Schilling	20105 NE 198th Street, Woodinville, WA 98077
101	George G. Smith	19509 99th Ave. SE, Snohomish, WA
102	Richard Collett	19509 Paradise Lake Road, Woodinville, WA 98077
103	Peter & Josephine Nordstrom	109136 206th Street SE, Snohomish, WA 98296
104	Eric Smith	10618 210th Street SE, Snohomish, WA 98296
105	Andrea Smith	10618 210th Street SE, Snohomish, WA 98296
106	Bill & Jane Bennett	9711 Crystal Lake Drive, Woodinville, WA 98077
107	Kjersti Egerdahl	6016 37th Ave SW, Seattle, WA 98126
108	Kim Weers	None Provided
109	Kim Weers	None Provided
110	Craig VanWinkle	14532 169th Drive SE, Monroe, WA 98272
111	Pat Hicks	22728 102nd Ave SE, Woodinville, WA 98077
112	Josh Smith	None Provided
113	Courtney Flora	701 5th Ave, Suite 6600, Seattle, WA 98104
114	Virginia Kelley	20240 194th Pl NE, Woodinville, WA 98077

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Paradise Lake Road Garden Apartments

115	Jacqueline L.A. Clayburn-Nardone	21420 99th Ave SE #A&B, Snohomish, WA 98296
116	Jacqueline L.A. Clayburn-Nardone	21420 99th Ave SE #A&B, Snohomish, WA 98296
117	Kevin Reich	None Provided
118	Nancy A. Revenig	None Provided
119	Jerry Revenig	21723 97th Drive SE, Snohomish, WA 98296
120	James Trott	17409 100th Ave SE, Snohomish, WA 98296
121	Christy Clark	
122	Ronald Long	None Provided
123	Nick Webster	None Provided
124	Alicia Harvey	None Provided
125	Janet L. Anderson	21714 99th Ave SE, Snohomish, WA 98296
126	Margaret & Brad Jacobs	9721 212th Street SE, Woodinville, WA 98296
127	Alex Wiederhold	None Provided
128	Corina Peterson	24010 107th Drive SE, Woodinville, WA 98077
129	Gail Beatty	None Provided
130	Tara Schumacher	8320 206th Street SE, Snohomish, WA 98296
131	Alex Wiederhold	None Provided
132	Heidi Sexton	22722 87th Ave. SE, Woodinville, WA 98077
133	Jennifer Revenig	21723 97th Drive SE, Snohomish, WA 98296
134	Kelly Liedtke	21608 97th Drive SE, Snohomish, WA 98296
135	Nicole and Matt Turri	13528 Aspen Way, Snohomish, WA 98296
136	Sally Hasselbrack	None Provided
137	Laura Whipple	None Provided
138	Karen Hunter	22609 102nd Ave SE, Woodinville, WA 98077
139	John Norman	24117 Crystal Lake Road, Woodinville, WA 98077
140	Richard J. Forsell	3724 Lake Washington Blvd NE
141	Gloria Winters	7906 197th Street SE
142	Mark C. Mitchell	19009 Broadway Ave, Snohomish, WA 98296
143	Joyce Hoikka	19830 Little Bear Creek Road, Woodinville, WA
144	Joanne Bartkoski	19616 78th Ave SE, Snohomish, WA 98296
145	John Reding II	21920 Villa Drive, Snohomish, WA 98296
146	John Gann	21927 Villa Drive, Snohomish, WA 98296
147	Shirley Doolittle-Egerdahl	32007 E. Rutherford Street, Carnation, WA
148	Eli Hurst	9331 227th Place SE, Woodinville, WA 98077
149	Rebecca Ransom	10525 199th Street SE, Snohomish, WA 98296
150	Kris Stolmeier	6907 205th Street SE, Snohomish, WA 98296
151	Steven Cruver	None Provided
152	Ralph Rohwer	None Provided

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153	Erika Frederick	None Provided
154	William (Bill) Lider	2526 20th Place SE, Lynnwood, WA 98036
155	David Mattson	24313 133rd Ave SE, Snohomish, WA 98296
156	Brent Boon	8210 207th Street SE, Snohomish, WA 98296
157	Manda Williams	22127 138th Ave SE, Snohomish, WA 98296
158	Guy Borgen	21418 E. Lost Lake Road, Snohomish, WA 98296
159	Bryon Hart	None Provided
160	Barbara Peterson	11929 215th Place SE, Snohomish, WA 98296
161	Christine B. Martin	10119 228th Place SE, Woodinville, WA 98077
162	Daniel Nessim	19319 Yew Way, Snohomish, WA 98296
163	Jerry Seaney	9814 199th Place S.E., Snohomish, WA 98296
164	Byron Hart	22422 103rd Dr SE, Snohomish, WA 98296
165	Deborah Seaney	9814 199th Place S.E., Snohomish, WA 98296
166	Edward N. Peterson	11929 215th Place SE, Snohomish, WA 98296
167	Merideth and Ronald Campo	None Provided
168	Kim Cripe	20606 113th Drive SE, Snohomish, WA 98296
169	Christina Hutto	21520 E Lost Lake Road, Snohomish, WA 98296
170	Joan and Jerry Oncken	9830 Crystal Lake Drive, Woodinville, WA 98077
171	Donald and Ronda Ridley	9410 212th Street SE, Snohomish, WA 98296
172	Crystal Heaven	22311 Villa Drive, Snohomish, WA 98296
173	Rena Mefford	22313 Paradise Lake Road, Snohomish, WA 98296
174	Lana Growe	9415 210th Street SE, Snohomish, WA 98296
175	Leo and Frances Pearia	10629 216th Street SE, Snohomish, WA 98296
176	Katie Taylor	21608 82nd Ave SE, Woodinville, WA 98072
177	Robyn Christenson	None Provided
178	Kate Williams	None Provided
179	Gloria D. Rohwer	9328 227th Place SE, Woodinville, WA 98077
180	Constance Rogers	None Provided
181	Constance D. Wright	24316 127th Ave S.E., Snohomish, WA 98296
182	Heather Lyons	20612 Cypress Way, Lynnwood, WA 98036
183	Heather Lenihan	None Provided
184	Theresa Capili	9419 222nd St SE, Woodinville, WA 98077
185	David Potter	23502 75th Ave SE, Woodinville, WA 98072
186	Lorna Bittner	10210 212th St SE, Snohomish, WA 98296
187	Cindy Biggerstaff	21624 97th DR SE, Snohomish, WA 98296
188	Robin Wyll	14612 223rd Ave NE, Woodinville WA 98077
189	April and Don Fountain	21829 Villa Dr, Snohomish, WA 98296
190	Jeff and Lisa Kalland	20231 82nd Ave SE, Snohomish, WA 98296

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Paradise Lake Road Garden Apartments

191	Michael and Anna Babcock	22518 87th Ave SE, Woodinville, WA 98077
192	Sherri Larkin	9804 Waverly Drive, Snohomish, WA 98296
193	Guy Palumbo	None Provided
194	James Hansen	None Provided
195	Micki Kunz	7931 207th ST SE, Snohomish, WA 98296
196	Rocky Lancaster	None Provided
197	Susan Gibson	None Provided
198	Rick Corbin	21509 78th Ave SE, Woodinville, WA 98072
199	Susan and Alan Smith	None Provided
200	Connie Taylor	20360 197th Avenue NE, Woodinville, WA 98077
201	James Hansen	9419 222nd St SE, Woodinville, WA 98077
202	Amy Amend	15326 Broadway Avenue, Snohomish, WA 98296
203	Roseanna Rodman	22901 101st Avenue SE, Woodinville, Wa 98077
204	Jeannette Elmore	15527 Broadway Ave, Snohomish, WA 98296
205	Patrick Marcham	20710 127th Ave SE, Snohomish, WA
206	Janet Smith	21911 96th Ave SE, Snohomish, WA 98296
207	Susan Rodman	10023 228th Place SE, Woodinville, WA 98077
208	Tricia Belcastro	7314 Maltby Road, Woodinville, WA 98072
209	Tamara Edwards	10406 229th ST SE, Woodinville, WA 98077-8014
210	Veronica Jassman	None Provided
211	Susan Rodman	10023 228th Place SE, Woodinville, WA 98077
212	Jasmine Frances Star	P.O. Box 3000 Woodinville, WA 98072
213	John Anthony Dragavon	12520 226th ST SE, Snohomish, WA 98296
214	Steve Suprenant	None Provided
215	Mary Surprenant	9527 Paradise Lake Road, Snohomish, WA 98296
216	Martin Paietta	21304 E Lost Lake Rd, Snohomish, WA 98296
217	Gwen Paietta	21305 E Lost Lake Rd, Snohomish, WA 98296
218	Bob Sullivan	21822 99th Ave SE, Snohomish WA 98296
219	Ronald Long	18526 186th Pl NE, Woodinville, WA 98077-8233
220	Christa Adams	None Provided
221	Alex Wiederhold	None Provided
222	David King	9711 196th St SE, Snohomish, WA 98296
223	Connie Wright	None Provided
224	Rob Pastorok	23205 119th Avenue SE, Woodinville, WA 98077
225	Mike & Lisa Slobojan	23712 148th Ave SE, Snohomish, WA 98296
226	Jamie Coonts	9624 Woods Pl, Snohomish, WA 98296
227	Kristie Morrison	10015 200th Pl SE, Snohomish Washington 98296
228	Shannon McAndrews	8111 206th Street SE, Snohomish, WA 98296

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 Paradise Lake Road Garden Apartments

229	Troy Hacking	8231 207th St SE, Snohomish, WA 98296
230	Jann Garrett	21513 82nd Ave SE, Woodinville WA 98072
231	Susan Arnold and Don Brandis	None Provided
232	Michael Savage	23031 76th Ave SE, Woodinville, WA 98072
233	Naomi Marquez-Blake	23909 Paradise Lake Road, Woodinville, WA. 98077
234	Vonnie Blomquist and Fred Gray	20325 NE 198th St, Woodinville, WA 98077
235	Theresa Capili	9419 222nd St SE, Woodinville, WA 98077
236	James and Rebecca Roberts	None Provided
237	Eric Soshea	22303 104th Ave SE, Snohomish, WA 98296
238	Deborah Nessim	None Provided
239	Roy Hanson	19607 51 Ave SE, Bothell, WA 98012
240	Sherry Scott	24027 Crystal Lake Road, Woodinville, WA 98077
241	Vicki Sunde	5805 228th St SE, Bothell, WA 98021
242	Alla Strok	9324 212th St SE, Snohomish, WA 98296
243	Traci Selmer	7131 203rd St SE, Snohomish, WA 98296
244	Brynn Hower	9217 222nd St SE, Woodinville, WA 98077
245	Justin Franssen	None Provided
246	Nancy Steere	10421 221st PL SE, Snohomish, WA 98296
247	Denise Beattie	22908 104th Ave SE, Woodinville, WA 98077
248	Susanne Winter	9512 Woods Pl, Snohomish, WA 98296
249	Stacy Hart	22422 103rd Dr SE, Snohomish, WA 98296
250	Jeanette Henderson	1522 6th Ave W, Seattle, WA 98119
251	Vicki Boon	None Provided
252	Carol Doolittle	405 College Dr. NW, Salem, OR 97304
253	Bruce Blake	23909 Paradise Lake Road, Woodinville, WA 98007
254	William Kelly	9617 Crystal Lake Drive, Woodinville, WA 98077
255	Matt Greenway	None Provided
256	John Anthony Dragavon	12520 226th St SE, Snohomish, Wa. 98296
257	Rick D'aigle	10409 216th St SE, Snohomish, WA 98296
258	Twila Zard	None Provided
259	Justin Stobb	20006 105th Ave SE, Snohoish Wa 98296
260	David Lund	None Provided
261	Mandy Parker	22926 105th Ave SE, Woodinville, WA 98077
262	Brenda Milam	None Provided
263	Jerry & Jennifer Revenig	None Provided
264	Peter Bell	21805 Wildwood Drive, Snohomish, WA 98296
265	Kathy Demaree	12508 234th St SE, Snohomish, WA 98296
266	Michelle Alleman	12506 219th Pl SE, Snohomish, WA 98296

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Paradise Lake Road Garden Apartments

267	Debbie Perkins	9417 222nd St SE, Woodinville, WA 98077
268	Nita Waller	23429 119th Ave SE, Snohomish, WA 98296
269	Jesse Hatch	None Provided
270	Samuel Nessim	19319 Yew Way, Snohomish, WA 98296
271	Jeff and Lisa Kalland	20231 82nd Ave SE, Snohomish WA 98296
272	Kathi Sutton	7925 207 th St SE, Snohomish , WA 98296
273	Mike and Linda Renzelmann	21430 78th Ave SE, Woodinville, WA 98072
274	Mike and Rebekah Jackson	9321 226th Street S.E., Woodinville, WA 98077
275	Janet Littlefield	PO Box 550, Woodinville, WA 98072
276	Guy Borgen	21418 E Lost Lake Road, Snohomish, WA 98296-6184
277	Scott Tapp	19525 Fales Rd, Snohomish, WA 98296
278	David J. Horton	9310 212th St SE, Snohomish, WA 98296
279	Caroline McDonald	None Provided
280	Leo J. Pearia and Frances L. Pearia	10629 216th St SE, Snohomish, WA 98296
281	Chris Martin	None Provided
282	Steven Cruver	10308 224th St SE, Snohomish, WA 98296
283	Jennifer Revenig	21723 97th Dr SE, Snohomish, WA 98296
284	Robyn Christenson	None Provided
285	Constance Rogers	None Provided
286	Kathi Sutton	7925 207th St SE, Snohomish , WA 98296
287	Katie Bell	21805 Wildwood Dr, Snohomish, WA 98296
288	Mark Hatlen	19442 NE 203rd PL, Woodinville, WA 98077
289	John Anthony Dragavon	12520 226th St SE, Snohomish, Wa. 98296
290	Marjean Toso	PO BOX 2954 Woodinville, WA 98072
291	Kristin Torda	13508 239th PL SE, Snohomish, WA 98296
292	Jennifer Revenig	None Provided
293	Patrick Christian	11221 194th ST SE, Snohomish, WA 98296
294	Patrick Christian	11221 194th ST SE, Snohomish, WA 98296
295	Kayla Stratton	None Provided
296	Erik Egerdahl	None Provided
297	Nancy Harney and Bill Ryan	19610 89th Ave SE, Snohomish. 98296
298	Paul Milam	None Provided
299	John Belanich	23028 102nd Ave SE, Woodinville, WA 98077
300	Kathy Adams	None Provided
301	James Leffew	10631 216th Street SE, Snohomish, WA. 98296
302	Ken and Jan Sullivan	22224 104th Ave SE, Snohomish, WA 98296
303	Jacquelyn Franssen	21832 99th Ave SE, Snohomish, WA 98296
304	Linda Gilbert	9725 210th St SE, Snohomish, WA 98296

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Paradise Lake Road Garden Apartments

305	Debra Ramos	10031 212th St SE, Snohomish,WA
306	Jody & Marjean Toso	9515 Paradise Lake Rd, Snohomish, WA 98296
307	Jacquelyn Franssen	21832 99th Ave SE, Snohomish, WA 98296
308	Kristin Torda	13508 239th PL SE, Snohomish, WA 98296
309	Joshua Probert	None Provided
310	Rick Smargiassi	22722 102nd Ave SE, Woodinville, WA 98077
311	Jeff Lupp	10119 231 Pl SE, Woodinville WA 98077
312	Ted Kartes	10420 216th Street SE, Snohomish, WA 98296
313	Penny Lupp	10119 231 Pl SE, Woodinville WA 98077
314	Katie Sorlien	13327 Robinhood Ln, Snohomish, WA 98290
315	Robert Sample	24021 Crystal Lake Rd, Woodinville,WA 98077
316	Michael Sebade	10005 228th PL SE, Woodinville, WA 98077
317	Jeffrey Moidel	19525 Fales Rd, Snohomish, WA 98296
318	Steve Gilbert	9725 210th St SE, Snohomish, WA 98296
319	David Edgar	11401 194th St SE, Snohomish, WA 98296
320	Mike and Maria St. Jean	11425 194th ST SE, Snohomish, WA 98296

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Paradise Lake Road Garden Apartments

2. Name of applicant: [\[help\]](#)

H Curtis Keller - Snohomish Garden Development Company, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant: H Curtis Keller
Snohomish Garden Development Company, LLC
901 Fifth Avenue Suite 3210
Seattle, WA 98164
crossman@awolff.com

Contact: Clay White – LDC, Inc.
14201 NE 200th St, #100
Woodinville, WA 98072
425-806-1869
cwhite@ldccorp.com

4. Date checklist prepared: [\[help\]](#)

November 2016
Revised June 2018

5. Agency requesting checklist: [\[help\]](#)

Snohomish County Department of Planning & Development Service

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

October 2018 Construction starts
October 2019 Construction ends

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No plans at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

No critical areas are present on the site. A Geotechnical Report has been prepared by Earth Solutions NW dated September 22, 2016. A Critical Aquifer Recharge Area report has been prepared by Golder Associates dated April 10, 2017.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Snohomish County approval of SEPA, Site Plan Approval, Traffic, Landscaping, Geo-Tech, Clearing, Grading, NPDES Drainage, ROW, Demolition Permits, and Retaining Wall permits from Snohomish County, Water and Sewer approval from Cross Valley Water and Wastewater District. Building permits for proposed buildings on site.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposal is to construct 15 apartment buildings with a total of 360 units. All existing structures are to be removed. The site is approximately 16.91 acre in size. Access to the buildings will be provided from two private road connections to Paradise Lake Road. Improvements will include construction of sewer, water, and other utility improvements to serve the site, as well as frontage improvements along Paradise Lake Road.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

9321 Paradise Lake Road, Snohomish, WA 98296
Parcel Numbers: 27052500102100, 27052500100600, 27052500103900
Sec: 25 Twp: 27 Range: 05E

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other gentle Slope

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

15 percent slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The soil on site is silty sand with gravel glacial till deposits. The site is primarily underlain by subsurface exploration encountered soils consistent with glacial till deposits as described in a Geotech Report dated September 22, 2016 by Earth Solutions NW.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The site will be graded to provide for road and utility construction, as well as preparing lots for construction of apartment buildings. Approximately 30,000 cubic yards of cut and 31,000 cubic yards of fill are anticipated to be used from sources yet to be determined.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

During construction, the potential for increased erosion would be present. Following construction, erosion potential would be decreased when drainage is controlled and cleared areas are re-vegetated.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Upon completion approximately 60 Percent of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Temporary measure to control erosion could include sedimentation ponds, filter fences, and diversion swales. Permanent measures could include landscaping, piping, and armoring of outfall areas.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principle source of pollution would be from exhaust from vehicle traffic. The increase in automobiles

associated with the development would contribute CO, NO, and SO2 emissions to the ambient air.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by Washington State Department of Licensing.

3. **Water** [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No impact is anticipated.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

None is anticipated.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

According to FEMA flood map 53061C1365E this site does not lie within a 100 flood plain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Post development storm water runoff containing some pollutants (primarily oil and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system. Required water quality BMP's will be implemented.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site. Stormwater will be collected and treated within the two on-site basins before being released to their natural drainage courses. The site lies in a Critical Aquifer Recharge Area and USEPA Sole Source Aquifer and a CAPA report has been prepared by Golder Associates.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

The project would be on sewers, therefore there would be no major source of waste material which could be discharged to the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Through the construction of buildings and roadways, the existing runoff pattern would be locally modified. Additional runoff from the proposal would be generated by building roofs, parking lots, sidewalks, and roadways. This water would be collected by the storm drainage systems and directed to storm retention/detention facilities and then discharged at the natural locations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Required BMP's will be implemented.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

The localized drainage pattern would be modified to send runoff directly into the detention facilities, which would then lead to the storm drain system.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/retention facilities by the storm drainage system.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Existing vegetation will be removed as necessary for the construction of the roadway, utilities, and building sites.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Development would reduce existing vegetation although as much native vegetation as practical would be retained during construction. Cleared and graded areas would be re-vegetated with some native species and species common to urban areas. In addition landscaping will be provided in accordance with SCC 30.25.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: squirrel
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None Known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Pacific Flyway Migration route

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Landscaping and Tree Retention is being provided in accordance with SCC. The removed trees will be replaced as required by Snohomish County Code.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting, and other miscellaneous purposes. Passive solar gain would be possible secondary sources of heat.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The inclusion of energy conservation measures would be per the energy code and the choice of residents.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Not to our knowledge.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services would be required by the proposed project. A new fire station is currently planned for construction at 19424 Fales Rd, replacing the existing fire station located on 99th Ave SE.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None required or proposed.

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Noise from traffic on surrounding roadways could have a minimal impact on the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to normal waking hours would minimize construction-related noise.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently used as two residences. Adjacent properties also contain single family residences.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not at this time; however, past aerial imagery from 1947, 1978, 1990, and 2015 shows that the property was cultivated, most likely for hay production. Multiple fenced areas are also present, suggesting the continued presence of livestock.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

c. Describe any structures on the site. [\[help\]](#)

There were two existing single family homes on site with associated outbuildings.

d. Will any structures be demolished? If so, what? [\[help\]](#)

All existing structures have been demolished.

e. What is the current zoning classification of the site? [\[help\]](#)

Parcels 27052500102100, 27052500100600, 27052500103900 are currently zoned PCB (Planned Community Business).

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The comprehensive plan designation is UC (Urban Commercial).

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Upon completion, approximately 1,116 people would reside in the development (3.1 per unit x 360 units).

j. Approximately how many people would the completed project displace? [\[help\]](#)

Assuming 3.1 residents per house, approximately 6 people would be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed, parcels were purchased from landowners.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Compliance with existing regulatory codes and standards. On site open space will be provided.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No impacts to agricultural and forest lands proposed.

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

360 middle-income apartment units will be provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Two existing middle-income homes will be removed.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not known at this time. However, the tallest height of any structure would not exceed the requirements of Snohomish County code. Exterior building materials are expected to be wood.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not to our knowledge.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Surrounding residences and traffic.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None proposed.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Paradise Valley Conservation Area is 1.6 miles to the east. Maltby Park is 1.1 miles to the north. Echo Falls Golf Club is 3 miles to the northeast. Woodinville Skate Park and Woodinville High School's play fields are 4.3 miles to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Payment of Park mitigation fees in conformance with Snohomish County Code.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Snohomish County Assessor's Office data showed one dwelling on site was constructed in 1901 while the other was built in 1965. Demolition permits for the existing structures on site were applied for and those permits were approved by Snohomish County PDS. We also coordinated with Snohomish County to ensure all historic preservation requirements were met prior to demolition. Additional site pictures were requested by the historic preservation officer and those were provided. The structures have subsequently been removed.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Site walks and consultation of historic maps/GIS data were carried out.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is served by Paradise Lake Road along the southern boundary of the site. Proposed access will include the construction of two private access roads off of Paradise Lake Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Two parking spaces are required per unit. With 360 units a minimum of 720 parking spaces are required. A total of 720 parking spaces will be provided. The existing site has approximately 8 parking spaces based on aerial imagery.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Proposed private roads and drive aisles on site will be required to serve the proposed buildings. Frontage improvements are proposed along Paradise Lake Road.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The project should not generate any extraordinary use of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Based on the Snohomish County Traffic Presubmittal Conference Review the proposal would generate approximately 2,384 new average vehicular trips per day, with 222 PM peak hour trips. A traffic impact analysis has been prepared by Transpo Group.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Payment of mitigation fees for Traffic impacts will be made in accordance with Snohomish County Code 30.66B.

15. **Public Services** [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The proposal would place additional demands on public services, however, facilities are generally in place to handle these additional demands.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Mitigation measures for school impacts will be provided, including payment of fees if required, pursuant to SCC Chapter 30.66C. Also, residents would become part of the tax base/ user group that supports these services.

16. **Utilities** [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, sanitary sewer, stormwater, telephone, cable, other:

All of the above.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Please refer to the Preliminary Site Plan Map.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

- b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

Mitigation measures for school impacts will be provided, including payment of fees if required, pursuant to SCC Chapter 30.66C. Also, residents would become part of the tax base/ user group that supports these services.

16. Utilities [help]

- a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, sanitary sewer, stormwater, telephone, cable, other:

All of the above.

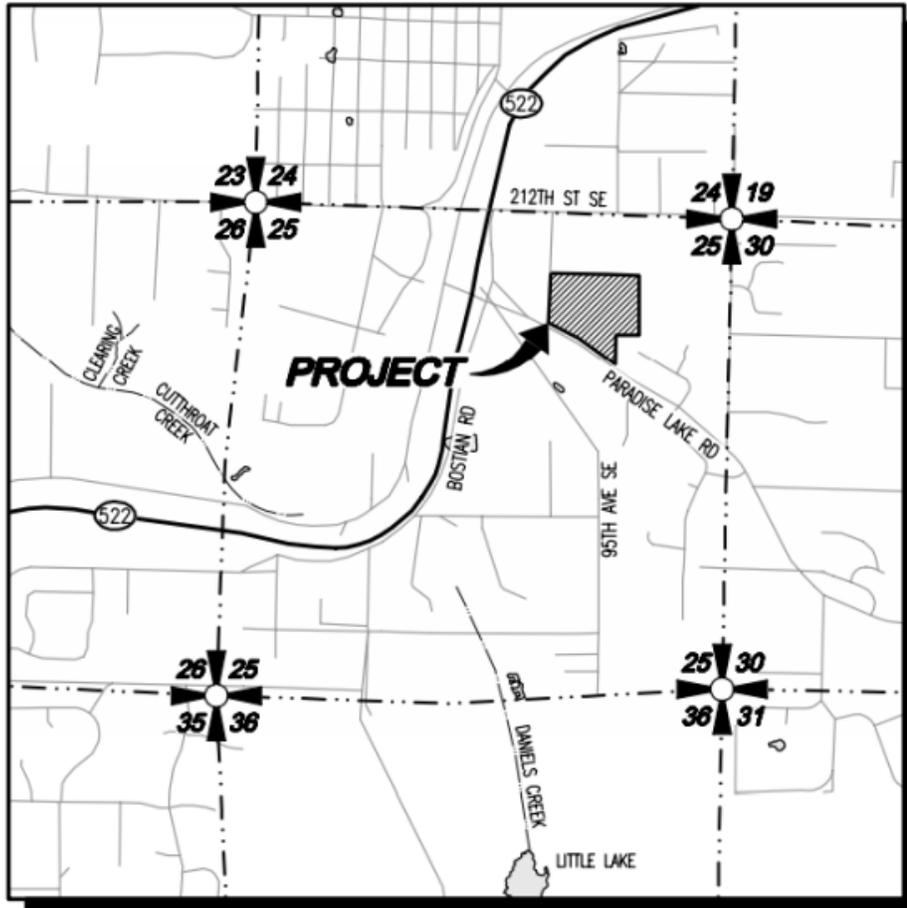
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

Please refer to the Preliminary Site Plan Map.

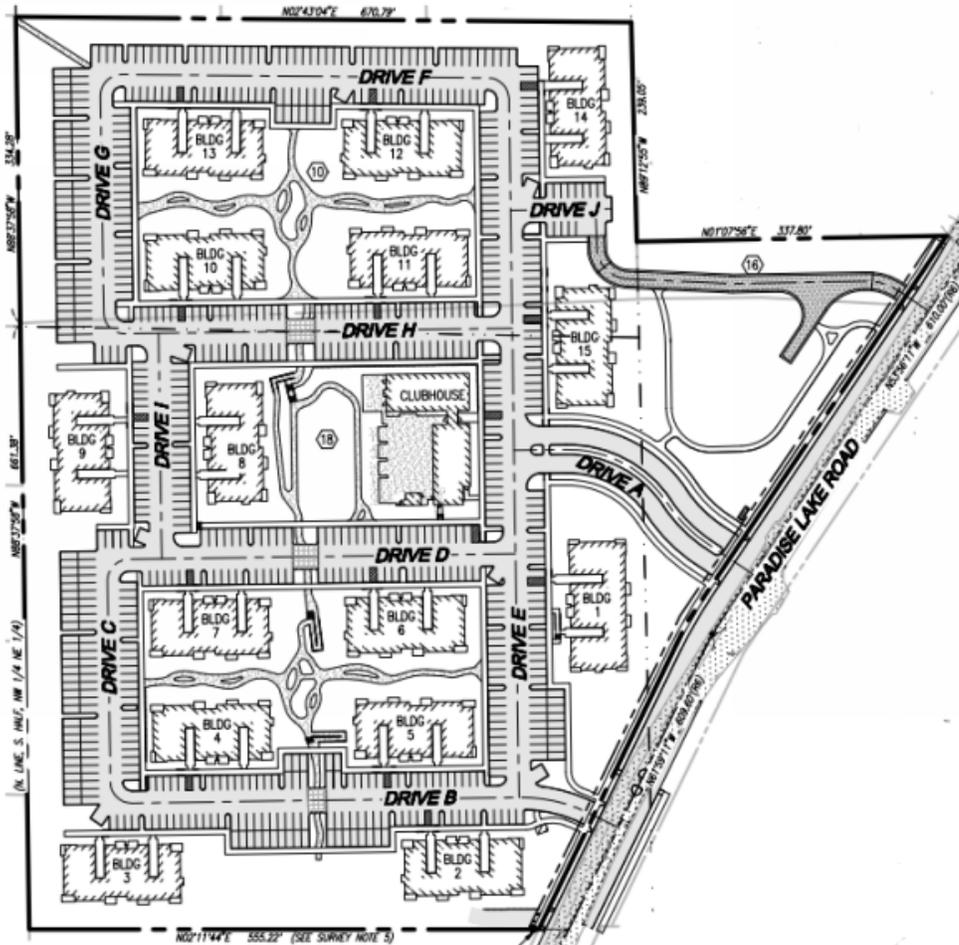
C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Clay White
Name of signee: Clay White
Position and Agency/Organization: Principal Planner
Date Submitted: 11/18/16



VICINITY MAP



SITE PLAN



NOTICE

NOTICE OF DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

File Name: Paradise Lake Road Garden Apartments

File Number: 16-120252 SPA

Description: Snohomish County is reviewing an application for the proposed Paradise Lake Road Garden Apartments development. The project site is approximately 16.9 acres and is zoned Planned Community Business (PCB). The proposal is to perform land disturbing activity to prepare the site for development, and construct 15 three-story buildings, which will contain 360 apartment units. The project would include 88,731 square feet of open space, and a dense 25 foot wide landscaping buffer around the north and east perimeter. A clubhouse with a pool is included, and parking for 720 vehicles will be provided.

Location: 9321 Paradise Lake Road, Snohomish, Washington

Tax Account Numbers: 27052500102100, 27052500100600, 27052500103900

Applicant: Snohomish Garden Development Company LLC, 901 Fifth Avenue, Suite 3210, Seattle, Washington 98164

Date of application/Completeness date: November 18, 2016

Approvals required: PCB Zone Preliminary Site Plan Approval, Land Disturbing Activity (grading) permit, building permits, and associated development approvals.

EIS required/SEPA Decision: On **June 13th, 2019**, PDS determined that this proposal is likely to have a significant adverse impact on the environment. An EIS is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely significant environmental impacts, and the full length version of this notice, can be reviewed at Snohomish County Planning and Development Services, located at 3000 Rockefeller Ave. in Everett or on-line at: <https://www.snohomishcountywa.gov/3802/Paradise-Lake-Road-Garden-Apartments>.

Scope of EIS Comment Period: Comments must be received by 5:00 PM **July 10, 2019**.

SEPA Appeal Period: The DS may be appealed pursuant to the requirements of Section 30.61.300 SCC and must be received no later than **July 3, 2019**.

Project Manager: Tom Barnett

Project Manager e-mail: tom.barnett@snoco.org

Date of Notice: June 19, 2019

HOW TO USE THIS BULLETIN

To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center, Administration Building East.
- Permit Center and Record Center Hours are
 - 8:00 AM to 4:00 PM - Monday, Tuesday, Wednesday, Friday
 - 10:00 AM to 4:00 PM - Thursday
 - Please call ahead to be certain the project file is available.

To comment on a project:

- Submit written comments to PDS at the address below. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period.
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.

To appeal a decision:

- Department decisions (including SEPA threshold determinations): submit a written appeal and the \$500 filing fee to PDS prior to the close of the appeal period. Refer to SCC 30.71.050(5) for details on what must be included in a written appeal.
- A SEPA appeal also requires that an affidavit or declaration be filed with the hearing examiner within seven days of filing the appeal, pursuant to SCC 30.61.305(1).

HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the County Administration Building East, 3000 Rockefeller Avenue, M/S 604, Everett WA 98201 425-388-3311 TTY

More information can be reviewed online at [snohomishcountywa.gov/PDSPostcard](https://www.snohomishcountywa.gov/PDSPostcard)