

AUG 5 2016

SEPA ENVIRONMENTAL CHECKLIST**Purpose of checklist:****PLANNING**

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:

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

1. Name of proposed project, if applicable:
Poulsbo SS
2. Name of applicant:
Katerina Prochaska
3. Address and phone number of applicant and contact person:
Jackson Main Architecture: 311 1st Ave S., Seattle Wa
98119. Contact: Katerina Prochaska
4. Date checklist prepared:
2016-08-05

5. Agency requesting checklist:
City of Poulsbo.

6. Proposed timing or schedule (including phasing, if applicable):
Aim to begin Construction in 2016 and finish in 2017.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Arborist report, Geotechnical report and Wetland Consultant reports will be prepared and submitted.

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.
Currently not at the moment.

10. List any government approvals or permits that will be needed for your proposal, if known.
Building Permit, and Site Plan Reviews.

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.) 90,000 sq. ft. self storage facility, three (3) stories over a basement. Small office will be included.
Site is commercial zoned.

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.

927 NE Lincoln Road
Poulsbo, WA 98370

Sec 23 Township 26 Range 1E NE Qtr

Legal description, site plan, vicinity map,
and topographic map attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)?

80% at the stream bank

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.

Topsoil, silty sand, medium dense coarse sand, silt lenses

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known.
- 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.
10,000 CY cut/fill and 2000 CY export.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes. Erosion could occur as a result of the land clearing and grading activities associated with this project. Exposed soil can be transported by wind or water, causing erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 44,033 SF of impervious surface will be added with this project (includes onsite and 10th Avenue improvements) After development and right-of-way dedication approximately 34% of the property will be impervious.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A Temporary Erosion and Sedimentation Control Plan will be developed in compliance with City of Poulsbo standards. Temporary mitigation measures may include application of gravel or riprap, silt fencing, dust control, temporary seeding and sedimentation ponds to control sediment transport. This project will also require and comply with an NPDES Construction General Permit.

2. Air

- 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.
During construction, it is anticipated that there will be air emissions from trucks and earth moving machinery associated with construction, land clearing and grading.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Odors from construction vehicles and machinery will be controlled with muffler systems on the equipment. Dust from construction activities will be controlled by periodic water application to exposed soils.

3. Water

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.
Yes, there is a stream that bisects the southwest corner of the site. This stream leaves the site and parallels SR-305 before entering Puget Sound approximately two (2) miles from the site.
- 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.
Yes, grading and construction work will occur within 200 feet of the stream. The proposed project will maintain a 100' undisturbed buffer from the stream.
- 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.
No fill material will be placed or material excavated from the existing stream.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No surface water diversions or withdrawals are anticipated.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

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.

This proposal does not include any discharges of waste material to surface waters.

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.

Is not expected that withdrawals from groundwater will be needed for this project. Some limited infiltration may occur due to the nature of the existing onsite soils but water is not proposed to be directed to the groundwater.

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.

No waste material is to be discharged to groundwater with this project. The project site will be served by a public sewer system in Lincoln Avenue.

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.

See Preliminary Storm Report prepared by Barghausen Consulting Engineers, Inc. Runoff will be limited to stormwater, irrigation overspray and water from maintenance activities (sidewalk cleaning, etc.). Runoff will be collected in catch basins and will be conveyed to the onsite detention pond prior to being discharged to the onsite stream buffer.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Surface water could be contaminated by runoff containing oil and gasoline from parked cars in the parking lot and streets servicing the project. However, surface water runoff from pollution generating impervious surfaces will be directed to the onsite water quality facilities prior to its release from the site to the downstream drainage course to minimize surface water contamination.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The development will alter drainage patterns due to the site construction. Offsite runoff from the east will be collected in 10th Street and diverted around the site. Site runoff will be collected, treated and detained and released to the stream buffer in a controlled manner instead of the existing sheet flow of runoff across the undeveloped site. All runoff will be directed to the onsite stream which is the natural discharge from the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposed drainage system consists of vegetated swales, a rain garden, a Filterra unit and a detention pond. These are designed to slow the runoff release rate from the developed site to pre-developed conditions and to provide treatment for the pollution generating impervious surfaces of the project.

4. Plants

a. Check the types of vegetation found on the site:

- 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?

The 100' stream buffer will be preserved, no construction within the buffer is proposed. The vegetation on the remainder of the site will be removed.

c. List threatened and endangered species known to be on or near the site.

None evident.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping shall adhere to PMC 18.80.060 Low Impact Development Techniques, and PMC 18.130 Landscaping and shall consist of a mixture of native / non-native evergreen / deciduous trees, shrubs, and ground covers.

e. List all noxious weeds and invasive species known to be on or near the site.

Ilex aquifolium / English holly, Cytsius scoparius / Scotch broom, Hedera helix / English ivy, Rubus armeniacus / Himalyan blackberry. As per the Technical memorandum prepared by Stantec (April 2011).

5. Animals

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.

Examples include:

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

b. List any threatened and endangered species known to be on or near the site.
and Salmon Scape databases.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

The project is proposed outside of any potentially-regulated fish and wildlife habitat and associated buffers.

- e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources

- 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.

Gas for heating

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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:

We will abide by the WSEC to conserve energy.

7. Environmental Health

- 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.

None.

- 1) Describe any known or possible contamination at the site from present or past uses.

None.

- 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.

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.

Standard construction materials will be used during this project, including paint, asphalt, fertilizers, etc.

- 4) Describe special emergency services that might be required.

None known.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Best management practices will be used throughout construction to minimize any hazards.

- b. Noise

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

None.

- 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.
During construction there will be noise from construction equipment and delivery trucks. Long term there will be passenger vehicle and truck traffic to the self-storage units.
- 3) Proposed measures to reduce or control noise impacts, if any:
The project will comply with the City of Poulsbo noise regulations.

8. Land and Shoreline Use

- 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.
Current use is an empty plot. Adjacent properties are residential to the east and southeast and commercial to the west and southwest. It will not affect land uses nearby.
- 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? None.
- 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: No.
- c. Describe any structures on the site.
None.
- d. Will any structures be demolished? If so, what?
None.
- e. What is the current zoning classification of the site?
C-3 Commercial
- f. What is the current comprehensive plan designation of the site?
Commercial
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, the stream on the south end of the property. proper measures have been taken to not disturb the stream or construct in any of the buffers.
- i. Approximately how many people would reside or work in the completed project?
Approximately 2 people with the possibility of a caretaker

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Storage is a commercial use. Our site is zoned Commercial and will stay commercial per the comprehensive plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

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

Tallest height will be 35' from average grade. The principle exterior materials will consist of metal, stone, glass, and possibly brick.

b. What views in the immediate vicinity would be altered or obstructed?

Proposal is near the base of a hill. It will not obstruct any views.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Proposal will go through the DRB process to maintain the aesthetic qualities of the city. Design will ensure that the building is well designed while also blending in to the character of the vicinity.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Proposal will not produce much glare due to the nature of privacy for storage. Lights will abide by the zoning code and will be covered and pointed downward.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. South side of the property has many trees and the proposal is removed far enough from the highway to have any sort of impact even if there was some glare.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Distance from major roads and having trees around the site are natural measures to control light and glare. We will design the facade to prevent extensive glare as well.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Liberty bay and liberty bay park are located just to the west. There are also art galleries near there.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

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 located on or near the site? If so, specifically describe.

None.

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.

None.

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.

None. (Approval for a 25% buffer reduction at the stream will be asked of the Suquamish Tribe. But this does not pertain to this item.)

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.

None.

14. Transportation

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.

North side of property is abutted by NE Lincoln Road.

East side of property is abutted by 10th Avenue NE.

Site will be provided with asphalt paved parking lots and drive aisles to access both NE Lincoln Road and 10th Avenue NE.

- 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?
Public transit bus #41 located approximately 125' from northeast corner of property at the intersection of NE Lincoln Road and 10th Avenue NE.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Five (5) proposed parking spaces. No existing parking spaces.
- 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).
Proposal will improve the west side of tenth per PMC.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- 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?
Traffic study not required for project, no traffic data available.
- 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.
No.
- h. Proposed measures to reduce or control transportation impacts, if any:
Public access to the sites drive aisle will be allowed at 10th for a turnaround.

15. Public Services

- 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.
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- 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.
Electricity - Provided by Puget Sound Energy (PSE) / Water - Provided by City of Poulsbo / Telephone - Provided by TBD / Sanitary sewer - Provided by City of Poulsbo / Natural Gas - Provided by PSE / Garbage service - Provided by Waste Management - Extension of these services to serve the site will be in accordance with the construction guidelines of these utility providers.
A new watermain will be installed in 10th Avenue to provide fire service to the project. Storm lines will be installed to provide drainage to the new detention pond. Water and sewer services will be installed to the new building.

C. Signature

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: Katerina Prochaska

Name of signee Katerina Prochaska

Position and Agency/Organization Associate - Jackson Main Architecture

Date Submitted: 2016-08-05

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.