



MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal:	Development of an 85-lot single-family residential subdivision on 23.83 acres zoned Residential Low, with associated infrastructure, open spaces, and stormwater drainage facilities. Critical Areas include on and off-site wetland, steep slope, and Lemolo Creek (Type 3 water) adjacent to the site. The property is currently developed with two single-family residences, accessory structures, and a horse farm.
File No.:	11-27-07-1
Project Name:	Blue Heron PRD & Preliminary Plat
Applicant:	Ruel Johnson, 2650 Blue Heron Road, Poulsbo, Washington 98370
Site Location:	2650 NE Heron Pond Lane, and 18208 and 18230 Noll Road NE, Poulsbo WA 98370
Tax Parcel:	242601-4-003-2006, 242601-4-034-2009, and 242601-4-033-2000
Lead Agency:	City of Poulsbo

The City of Poulsbo has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The terms of the mitigation are established in department memoranda and associated reports, attached to this decision.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Written comments concerning the DNS may be submitted to the Poulsbo Planning and Economic Development Department, located at 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on October 12, 2018. Comment should discuss specific environmental issues associate with this proposal and identify how the DNS does or does not address those issues.

Responsible Official: Karla Boughton
Position/Title: Planning and Economic Development Department Director
200 NE Moe Street, Poulsbo, WA 98370
(360) 394 -9748

Date: 9/28/18

Signature: 

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this notice. Contact the responsible official to read or ask about the procedure for SEPA appeals.

