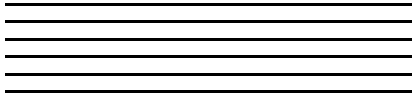




# PLANNING AND ECONOMIC DEVELOPMENT

200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com



# MEMO

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**To:** Crystal View Preliminary Plat Post Decision Review  
Planning File P-06-18-18-01  
**From:** Edie Berghoff, Associate Planner  
**Subject:** SEPA Adoption for Post Decision Review  
**Date:** December 10, 2018

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WAC 197-11-600(3) states that an agency acting on the same proposal for which an environmental document was previously prepared shall use an environmental document unchanged unless there are: (a) substantial changes to a proposal so that the proposal is likely to have significant adverse impacts; or (b) new information exists which will have probable significant adverse impacts.

The post decision review for the Crystal View Preliminary Plat includes the following modifications:

- Grade all divisions I & II;
- Construct storm vault and eliminate temporary pond with division I;
- Incorporate modular wetland to replace bioretention;
- Modify division boundary;
- Reconfigure: division I, Lots 6-11 and 21; and division II, Lots 4-8.

Upon review of the submitted drawings and narrative by the applicant, as well as review of the existing environmental checklist and other environmental documents found in the Crystal View Preliminary Plat file record (Planning File 06-22-09-01), the City's Responsible Official's determination that the proposed modifications to the Crystal View Preliminary Plat would not result in probable significant adverse impacts of the approved development, and therefore the existing Crystal View Preliminary Plat SEPA checklist, threshold determination and mitigation remain appropriate and are incorporated by reference.

