

SEPA ENVIRONMENTAL CHECKLIST

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PED Department

A. BACKGROUND		
Name of proposed project, if applicable: Viking Avenue Owners Comprehensive Plan Amendment Text & Map Change		Date Prepared: 12/31/18
Name of Applicant: Brandon Wieschhaus	Address: 20239 Hogue Pl NE Poulsbo, WA 98370	Phone Number: 412-417-3778
Contact: Same as applicant	Agency Requesting Checklist: City of Poulsbo	
Proposed timing or schedule (including phasing, if applicable) Spring 2019		
Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain. A future development proposal is anticipated for some of the parcels, specifics are not currently known.		
List any environmental information you know about that has been prepared, directly related to this proposal. A Category IV wetland has been documented on 21113 Viking Ave NW, report available upon request.		
Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain. A Short Plat application is expected to be submitted for 21115 Viking Ave NW, while this proposal is being processed. No conflict between the concurrent applications is expected.		
List any government approvals or permits that will be needed for your proposal, if known. None known.		
Give a 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. Change the land use designation for the subject parcels from RM to RH.		

Reviewed By *Nikole Coleman*
Associate Planner

[Signature] 1/24/19

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.

Parcel Numbers: 152601-1-014-2000, 102601-4-036-2003, 152601-1-013-2001, 152601-1-015-2009, 152601-1-016-2008, 152601-1-109-2006, 152601-1-017-2007, 152601-1-018-2006

Site Addresses: 20615, 20625, 20819, 20853, 21115, 21133 Viking Ave NW (and others, without site addresses)

B. ENVIRONMENTAL ELEMENTS

Agree Disagree Mitigate

1. Earth

<p>a. General description of the site (check one):</p> <p><input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep <input checked="" type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other.</p> <p>All parcels are relatively flat on the Eastern side, sloping up on the Western side</p>	✓		
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>~ 20% on North-Western portion of 21113 Viking Ave NW</p>	✓		
<p>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</p> <p>Per EnviroSound Consulting infiltration testing at 21115 Viking Ave NW, surficial soils included fine sandy loam, silty medium sand, and some gravel.</p>	✓		
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>None known.</p>	✓		
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>N/A - No development proposed at this time.</p>	✓		

<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>TO Be Reviewed @ time of development.</i></p>	✓		
2. Air			
<p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No</p>	✓		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>to Be Reviewed @ time of development.</i></p>	✓		
3. Water			
a. Surface:			
<p>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.</p> <p>Yes, Category IV wetland on 21133 Viking Ave NW, run-off ultimately leads to Liberty Bay. No development is proposed at this time.</p>	✓		
<p>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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>3) Estimate the amount of fill and dredge 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.</p> <p>N/A - No development proposed at this time.</p>	✓		

<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>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.</p> <p>N/A - No development proposed at this time.</p> <p><i>TO Be Reviewed @ time of development.</i></p>	✓		
b. Ground:			
<p>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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>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.</p> <p>N/A - No development proposed at this time.</p> <p><i>to Be Reviewed @ time of development.</i></p>	✓		
c. Water Runoff (including storm water):			
<p>1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>N/A - No development proposed at this time. Future development proposals will include storm water management plans in accordance with City and State Stormwater Management requirements.</p>	✓		

<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>N/A - No development proposed at this time.</p>	✓	to be reviewed @ time of development.	
4. Plants			
<p>a. Check types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation 	✓		
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	✓	to be reviewed @ time of development.	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>N/A - No development proposed at this time. Future development plans will include landscaping plans, as required by the PMC.</p>	✓		
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Himalayan blackberry</p>	✓		

5. Animals			
<p>a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:</p> <p><input checked="" type="checkbox"/> Mammals: deer, bear, elk, beaver, other:</p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p>	✓		
<p>b. List any threatened or endangered species known to be on or near site.</p> <p>None known.</p>	✓		
<p>c. Is the site part of a migration route? If so, explain.</p> <p>Unknown.</p>	✓		
<p>d. Proposed measures to preserve or enhance wildlife, if any.</p> <p>N/A - No development proposed at this time. <i>to be reviewed @ time of development.</i></p>	✓		
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None known.</p>	✓		
6. Energy and Natural Resources			
<p>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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>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.</p> <p>N/A - No development proposed at this time. <i>to be reviewed @ time of development.</i></p>	✓		
7. Environmental Health			
<p>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.</p> <p>N/A - No development proposed at this time.</p>	✓		

<p>1) Describe any known or possible contamination at the site from present or past uses.</p> <p>None known.</p>	✓		
<p>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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>4) Describe special emergency services that might be required.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>to be reviewed @ time of development.</i></p>	✓		
<p>b. Noise</p>			
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>2) What types of 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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>3) Proposed measures to reduce or control noise impacts, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>TO Be Reviewed @ time of development.</i></p>	✓		
<p>8. Land and Shoreline Use</p>			
<p>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.</p> <p>All parcels are currently zoned RM, with some existing detached Single Family homes. Adjacent properties are zoned RL to the West, and Commercial to the South, uses are consistent.</p>	✓		

<p>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 because 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?</p> <p>No.</p>	✓		
<p>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:</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>c. Describe any structures on the site.</p> <p>20625, 20819, 20853, 21115 Viking Ave NW have existing SFRs. All other parcels are vacant land.</p>	✓		
<p>d. Will any structures be demolished? If so, what?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>e. What is the current zoning classification of the site?</p> <p>Residential-Medium</p>	✓		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Residential-Medium</p>	✓		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A - No parcels are within the shoreline master program boundaries.</p>	✓		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify</p> <p>No parcels have been identified by the city or county as a critical area.</p>	✓		
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>j. Approximately how many people would the completed project displace?</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</p> <p>N/A - No development proposed at this time.</p>	✓		<p><i>TO Be Reviewed @ time of development.</i></p>

<p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. N/A - No development proposed at this time. <i>to be reviewed @ time of development.</i></p>	✓		
9. Housing			
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A - No development proposed at this time.</p>	✓		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A - No development proposed at this time.</p>	✓		
<p>c. Proposed measures to reduce or control housing impacts, if any. N/A - No development proposed at this time. <i>to be reviewed @ time of development.</i></p>	✓		
10. Aesthetics			
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A - No development proposed at this time.</p>	✓		
<p>b. What views in the immediate vicinity would be altered or obstructed? N/A - No development proposed at this time.</p>	✓		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any. N/A - No development proposed at this time. <i>to be reviewed @ time of development</i></p>	✓		
11. Light and Glare			
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? N/A - No development proposed at this time.</p>	✓		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A - No development proposed at this time.</p>	✓		
<p>c. What existing off-site sources of light or glare may affect your proposal? N/A - No development proposed at this time.</p>	✓		

<p>d. Proposed measures to reduce or control light and glare impacts, if any. N/A - No development proposed at this time.</p> <p style="text-align: center;"><i>to be Reviewed @ time of development.</i></p>	✓		
12. Recreation			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Fish Park, Nelson Park, Betty Iverson Kiwanis Park, Regal 10 Cinemas</p>	✓		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. N/A - No development proposed at this time.</p>	✓		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. N/A - No development proposed at this time.</p> <p style="text-align: center;"><i>to be Reviewed @ time of development.</i></p>	✓		
13. Historic and Cultural Preservation			
<p>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. None known at this time. No development proposed at this time.</p>	✓		
<p>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 known at this time. No development proposed at this time.</p>	✓		
<p>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 N/A - No development proposed at this time.</p>	✓		

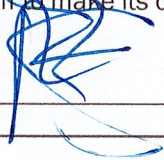
<p>d. Proposed measures to reduce or control impacts, if any. N/A - No development proposed at this time.</p> <p style="text-align: center;"><i>to be Reviewed @ time of development.</i></p>	✓		
14. Transportation			
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. All parcels are accessed from Viking Ave NW.</p>	✓		
<p>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? Yes, served by Kitsap Transit Routes #33 and #44.</p>	✓		
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? N/A - No development proposed at this time.</p>	✓		
<p>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). N/A - No development proposed at this time.</p>	✓		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. N/A - No development proposed at this time.</p>	✓		
<p>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? N/A - No development proposed at this time.</p>	✓		

<p>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.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>to be reviewed @ time of development</i></p>	✓		
15. Public Services			
<p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe.</p> <p>N/A - No development proposed at this time.</p>	✓		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>N/A - No development proposed at this time.</p> <p><i>to be reviewed @ time of development.</i></p>	✓		
16. Utilities			
<p>a. Check the utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> electric <input type="checkbox"/> natural gas <input checked="" type="checkbox"/> water <input checked="" type="checkbox"/> refuse service <input checked="" type="checkbox"/> telephone, <input checked="" type="checkbox"/> sanitary sewer <input checked="" type="checkbox"/> septic system <input type="checkbox"/> other. 	✓		
<p>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.</p> <p>N/A - No development proposed at this time.</p>	✓		

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: _____



Date Submitted: _____

01/07/2019

D. SUPPLEMENTAL SHEET FOR NON-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 of the proposal, or the types of activities likely to result from the proposal, that 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 substance; or production of noise?

This proposal would not increase any of the listed activities - future development proposals will properly manage stormwater runoff, and would likely increase air and noise emissions from temporary construction activities.

An increase in production, storage or release of toxic or hazardous substances is not expected during future development activities.

Proposed measures to avoid or reduce such increases are:

Will be addressed upon application of subsequent development activities.

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

Future development proposals will include removal of vegetation, and potentially animal habitat. Contaminants from stormwater runoff could potentially affect fish and marine life.

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

Future development proposals will meet all applicable federal, state, and local regulations, including stormwater management, tree retention, and landscaping plans.

Contaminants from stormwater runoff will be engineered to provide proper water quality and discharge rate, so as to avoid affecting fish and marine life.

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

Future development proposals will use electricity (heating, lighting, etc.), and may also include natural gas and/or propane for heating and/or cooking.

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

Future development proposals will comply with Washington State Energy Conservation codes.

4.	<p>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?</p> <p>Currently there are no known uses or affects to environmentally sensitive areas, or areas designated for governmental protection. Future development proposals will require this to be addressed.</p>
	<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None proposed at this time.</p>
5.	<p>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?</p> <p>All subject parcels are outside of the shoreline master plan, and are already zoned Residential-Medium. The development standards for Residential-Medium and Residential-High are remarkably similar, differing only in allowable density. A redesignation to Residential-High is not expected to significantly affect the ultimate land use.</p>
	<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>None proposed at this time.</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>Future development proposals will result in increased traffic, public services, and utilities, via additional residential units.</p>
	<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Future development proposals may require traffic impact analyses, and may be required to mitigate additional traffic, as well as remit traffic impact fees. No measures to reduce or respond to impacts on public utilities are proposed at this time.</p>
7.	<p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts with local, state, or federal laws or requirements for the protection of the environment are expected for this proposal, or future development proposals.</p>