



# SEPA ENVIRONMENTAL CHECKLIST

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A. BACKGROUND		
<b>Name of proposed project, if applicable:</b>  EDWARD ROSE COMPREHENSIVE PLAN AMENDMENT		<b>Date Prepared:</b>  December 11, 2019
<b>Name of Applicant:</b>  Edward Rose Millennial LLC Mark Perkoski	<b>Address:</b>  PO Box 2021 Bloomfield Hills, MI 48303-2012	<b>Phone Number:</b>  248-586-5567
<b>Contact:</b> Team 4 Engineering Berni Kenworthy	<b>Agency Requesting Checklist:</b> City of Poulsbo	
<b>Proposed timing or schedule (including phasing, if applicable):</b>  The city has set the following Comprehensive Plan Amendment tentative schedule: <ul style="list-style-type: none"> <li>• 1/4/2020: Site-specific Comprehensive Plan Amendment application materials due</li> <li>• 2/6/2020: City Council docketing of Comprehensive Plan Amendments</li> <li>• 2/14/2020: Release Notice of Application with Optional Determination of Non-Significance. Begin two-week public comment period.</li> <li>• 2/28/2020: End of public comment period</li> <li>• 3/10/2020: Planning Commission Public Hearing</li> <li>• 4/21/2020: City Council Public Hearing</li> <li>• 5/18/2020</li> </ul>		
<b>Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.</b>  The following activities are under concurrent review for this property: <ol style="list-style-type: none"> <li>1. Site Plan and Design Review Application for a 468-unit apartment project (submitted 12/5/2019).</li> <li>2. Vacation and relocation of a segment of the Vetter Road ROW (resubmitted 12/5/2019).</li> <li>3. Boundary Line Adjustment to create distinct parcels for Residential Medium and Commercially-zoned areas and remove existing split zoning.</li> </ol> <p>A Senior Care Center project on an approximately 6.89-acre, commercially-zoned site is anticipated in the future under a separate Site Plan Review application.</p>		

**List any environmental information you know about that has been prepared, directly related to this proposal.**

No environmental information has been prepared for this proposal. This proposal is a non-project action. Project-specific environmental information is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.

**Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.**

- 1) Site Plan and Design Review Application for a 468-unit apartment project (submitted 12/5/2019).
- 2) Vacation and relocation of a segment of the Vetter Road ROW (resubmitted 12/5/2019).
- 3) Boundary Line Adjustment to create distinct parcels for Residential Medium and Commercially-zoned areas and remove existing split zoning.

Note that the City of Poulsbo Planning Commission and City Council voted to remove the Master Plan Overlay designation for the site on October 8, 2019 and October 16, 2019, respectively. The final ordinance to remove the Master Plan Overlay and associated Development Agreement was adopted on November 20, 2019.

**List any government approvals or permits that will be needed for your proposal, if known.**

City Council approval and adoption.

**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.**

In June 2011, the Poulsbo City Council adopted Ordinance No. 2011-10, which changed the comprehensive plan designation and zoning for an approximately 9-acre portion of the Edward Rose site from "Residential Medium" with a Master Plan Overlay to "Commercial" with a Master Plan Overlay. An ordinance to remove the Master Plan Overlay was adopted by Poulsbo City Council on November 20, 2019. Edward Rose now seeks to re-designate and rezone 2.4 acres of the 9-acre commercial site back to Residential Medium to accommodate its current site planning efforts. This request is needed to accommodate the proposed stormwater system for the Oslo Bay Apartments project that is under concurrent site plan review.

**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.**

The proposed project site is located north and west of the intersection of State Route 305 (SR305) and State Route 307 (SR307 or Bond Road) within the West ½ of the Southwest ¼ of Section 11, Township 26 North, Range 1 East and the East ½ of the Southwest ¼ of Section 10, Township 26 North, Range 1 East, W.M., in Poulsbo, Washington.

The site is within the City of Poulsbo's Residential Medium Zone (6 to 10 dwelling units per acre) and Commercial C-3 SR305 Corridor Zone and is comprised of tax parcels 102601-4-022-2009, 112601-3-021-2001, and 112601-3-008-2008.

102601-4-022-2009

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10; THENCE WEST 379.50 FEET NORTH 237 FEET; THENCE NORTH 28\*16' EAST 105.6 FEET; THENCE NORTH 933.7 FEET; THENCE EAST 150 FEET; THENCE NORTH 641.3 FEET; THENCE EAST 180 FEET, MORE OR LESS, TO SECTION LINE; THENCE SOUTH 1905 FEET TO BEGINNING; EXCEPT THAT PORTION, IF ANY, CONVEYED TO ANDERSON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 422440; ALSO BEGINNING AT SOUTHWEST CORNER OF SECTION 11 EAST 168.5 FEET NORTH 5\*9' WEST 93.07 FEET; THENCE NORTH 76\*11' EAST 160 FEET; THENCE NORTH 23\*35' WEST 341.9 FEET; THENCE NORTH 68\*27 1/2' EAST 182.6 FEET TO THE WEST MARGIN TO COUNTY ROAD; THENCE ALONG THE WEST MARGIN OF SAID COUNTY ROAD NORTH 7\*19' WEST 1404.5 FEET; THENCE WEST 170 FEET, MORE OR LESS, TO THE SECTION LINE; THENCE SOUTH 1905 FEET TO THE POINT OF BEGINNING; EXCEPT HIGHWAY 21A; AND EXCEPT THAT PORTION LYING SOUTH OF HIGHWAY.

112601-3-021-2001

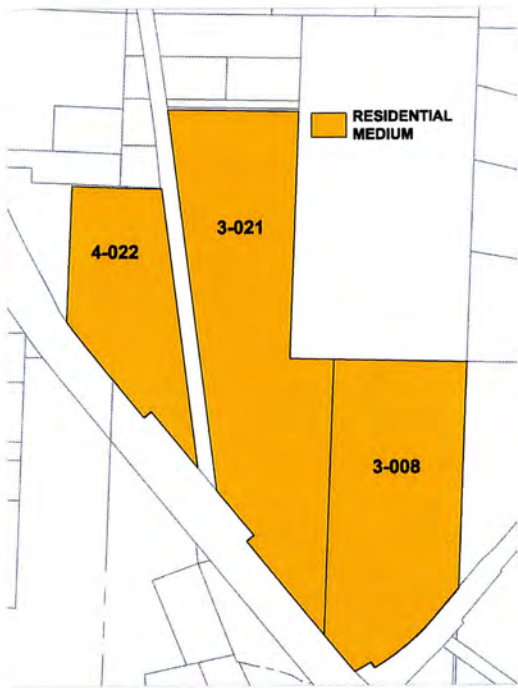
A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER 556.8 FEET OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 23\*10' WEST 556.8 FEET; THENCE NORTH 7\*19' WEST TO A POINT 360 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 960 FEET; THENCE EAST 165 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE TO POINT OF BEGINNING; EXCEPT VETTER ROAD; EXCEPT STATE HIGHWAY 21-A; AND EXCEPT THAT PORTION OF ABOVE DESCRIBED PROPERTY LYING SOUTHERLY OF STATE HIGHWAY 21-A.

112601-3-008-2008

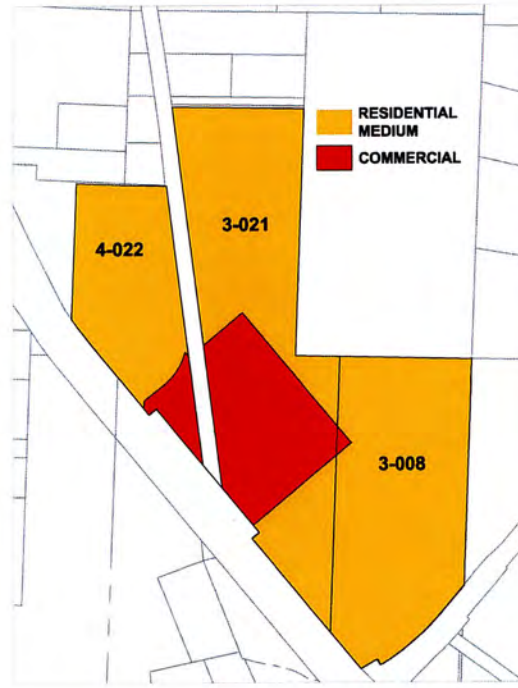
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 495 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 1320 FEET; THENCE EAST 495 FEET; THENCE SOUTH TO THE WEST MARGIN OF COUNTY ROAD; THENCE FOLLOWING WEST BOUNDARY OF SAID ROAD IN A SOUTHWESTERLY DIRECTION TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT STATE HIGHWAY NO. 21-A; EXCEPT BOND ROAD; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 200601200266; EXCEPT THAT PORTION, IF ANY, LYING SOUTHWESTERLY OF STATE HIGHWAY NO. 21-A; EXCEPT THAT PORTION, IF ANY, LYING NORTHWESTERLY OF BOND ROAD.

PARCEL	AREA (ac)
102601-4-022-2009	7.08
112601-3-021-2001	16.72
112601-3-008-2008	11.96

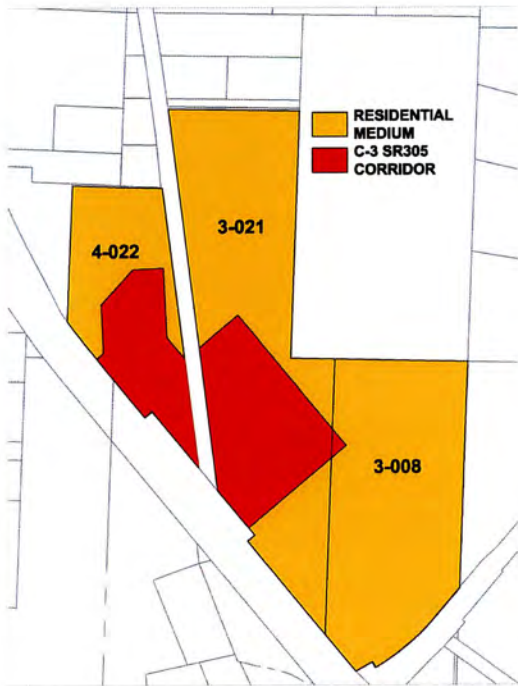
\*Areas per ALTA survey performed by Team 4 Engineering.



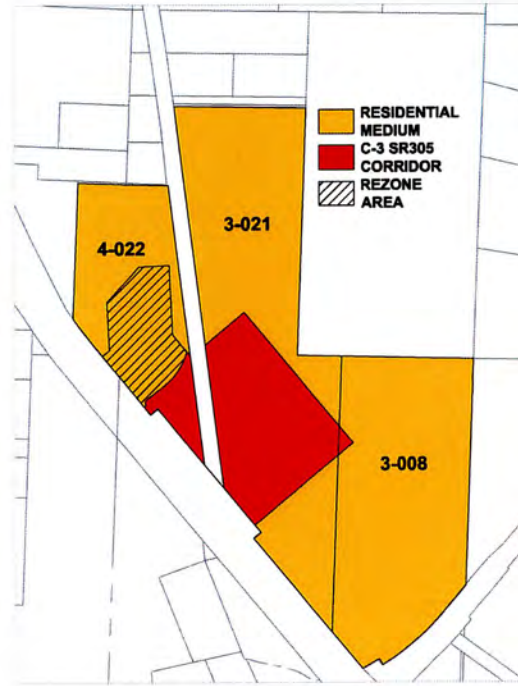
*Current Comprehensive Plan Designation*



*Proposed Comprehensive Plan Designation*



*Current Zoning*



*Proposed Zoning*

<b>B. ENVIRONMENTAL ELEMENTS</b>	Agree	Disagree	Mitigate
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<b>1. Earth</b>			
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<p><b>a. General description of the site (check one):</b></p> <p> <input checked="" type="checkbox"/> flat  <input type="checkbox"/> rolling  <input type="checkbox"/> hilly  <input checked="" type="checkbox"/> steep slopes  <input type="checkbox"/> mountainous  <input type="checkbox"/> other.         </p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; width: fit-content;"> <p>This proposal is a non-project action. Project-specific development impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> </div>		✓	
<p><b>b. What is the steepest slope on the site (approximate percent slope)?</b></p> <p>The general declivity of the site is from northeast to southwest.</p> <p>The steepest slope on site is located in the northern half of tax parcel 112601-3-008-2008. The slope ranges between ~20 to 25 percent. Tax parcel 112601-3-021-2001 slopes at approximately 6 percent over most of the parcel. The slope increases to approximately 25 percent in the southern portion of tax parcel 112601-3-008-2008 and then decreases to approximately 8 percent along the frontage of SR305. Tax parcel 102601-4-022-2009 slopes at a consistent slope of 6 percent.</p>		✓	
<p><b>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.</b></p> <p>According to the SCS Soil Survey for Kitsap County, soils on site are:</p> <ul style="list-style-type: none"> <li>• #39 – Poulsbo gravelly sandy loam, 0 to 6 percent slopes</li> <li>• #40 – Poulsbo gravelly sandy loam, 6 to 15 percent slopes</li> <li>• #41 – Poulsbo gravelly sandy loam, 15 to 30 percent slopes</li> <li>• #37 – Norma fine sandy loam</li> </ul> <p>This proposal is a non-project action. Project-specific soil and geotechnical information are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>		✓	
<p><b>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b></p> <p>None known or observed. This proposal is a non-project action. Project-specific soil and geotechnical information are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>		✓	

<p><b>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific grading impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific erosion impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific impervious surface area creation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific erosion control mitigation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>2. Air</b>			
<p><b>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.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific air emission impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific air emission impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific air emission impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

**3. Water**

**a. Surface:**

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.

**Wetlands:**

Two wetland areas have been identified and delineated on the proposed Oslo Bay Apartments project site.

Wetland A lies on slopes above Dogfish Creek in the southeastern portion of the site. It is a sloping system fed by seepage that provides a source of hydrology to Dogfish Creek. This wetland meets the criteria for a Category IV sloping system and is subject to a 50-foot buffer and 15-foot building setback per Poulsbo Municipal Code 16.20.

Wetland B is a stream-associated forested system that lies within the northwest portion of the project site. Wetland B meets the criteria for a Category IV sloping system and is subject to a 50-foot buffer and 15-foot building setback per Poulsbo Municipal Code 16.20.

**Streams**

Two streams have been identified on the proposed project site.

The main stem of Dogfish Creek flows approximately east-to-west along the southeastern boundary of the site. This creek is a Type F stream and is subject to a 150-foot buffer and 25-foot setback per Poulsbo Municipal Code 16.20.

The stream associated with Wetland B flows north-to-south along a portion of the western boundary. This unnamed stream is categorized as a Type F stream and is subject to a 150-foot buffer and 25-foot setback per Poulsbo Municipal Code 16.20.

Both creeks discharge to Liberty Bay approximately 0.25 miles from the site.

This proposal is a non-project action. Project-specific stream and wetland information is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.



<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>Not applicable. This proposal is a non-project action. Project-specific stream and wetland impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific stream and wetland impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</p> <p>Not applicable. This proposal is a non-project action. Project-specific surface water withdrawals and diversions are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>A 100-year FEMA Flood Hazard Area bisects the southern portion of 112601-3-008-2008 near the parcel boundary.</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>Not applicable. This proposal is a non-project action. Project-specific discharges are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>b. Ground:</b>			
<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>Not applicable. This proposal is a non-project action. Project-specific groundwater impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific groundwater impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>c. Water Runoff (including storm water):</b>			
<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>Not applicable. This proposal is a non-project action. Project-specific runoff impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific waste material impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>Not applicable. This proposal is a non-project action. Project-specific drainage impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Not applicable. This proposal is a non-project action. Project-specific mitigations are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

4. Plants			
<p>a. Check types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other: Pacific willow, dogwood, cascara, bitter cherry, cottonwood, madrone</p> <p><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other: holly, hemlock</p> <p><input checked="" type="checkbox"/> Shrubs: salmonberry, Indian plum, evergreen huckleberry, hazelnut, red huckleberry, salal, pacific rhododendron, ocean spray, red elderberry, Oregon grape</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or grain</p> <p><input checked="" type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other</p> <p><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</p> <p><input checked="" type="checkbox"/> Other types of vegetation: blackberry, lady fern, slough sedge, foam flower, deer fern, horsetail, sword fern, youth on age</p> <p>This proposal is a non-project action. Project-specific development impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Not applicable. This proposal is a non-project action. Project-specific vegetation removal/alterations impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known. This proposal is a non-project action. Project-specific threatened or endangered species are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific vegetation mitigation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>The following were observed on site:</p> <p>Class B: Scot's broom (at old homesite and offsite along SR305)</p> <p>Class C Himalayan blackberry (various locations throughout site)</p>	✓		

<p>Evergreen blackberry (various location throughout site) Redd canary grass (in offsite wetland along SR305)</p> <p>This proposal is a non-project action. Project-specific noxious and invasive vegetation species are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
<b>5. Animals</b>			
<p><b>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:</b></p> <p><input checked="" type="checkbox"/> <b>Birds:</b> hawk, heron, eagle, songbirds, other: crows</p> <p><input checked="" type="checkbox"/> <b>Mammals:</b> deer, bear, elk, beaver, other: squirrel, rabbit</p> <p><input checked="" type="checkbox"/> <b>Fish:</b> bass, salmon, trout, herring, shellfish, other:</p> <p>This proposal is a non-project action. Project-specific bird and animal impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>b. List any threatened or endangered species known to be on or near site.</b></p> <p>Puget Sound steelhead is listed as threatened on the Endangered Species List. Winter-run steelhead are mapped within Dogfish Creek extending up the north fork through Big Valley and northeasterly along SR307 (Washington State Department of Fish &amp; Wildlife Priority Habitats and Species Mapping 2017). <i>SalmonScape</i> also indicates the presence of winter-run steelhead within Dogfish Creek. There are no other known threatened or endangered species that occur on or near the site.</p> <p>This proposal is a non-project action. Project-specific threatened or endangered species are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>c. Is the site part of a migration route? If so, explain.</b></p> <p>Anadromous salmonids are known to spawn within Dogfish Creek. The City is located within the Pacific Flyway, a flight corridor for migrating waterfowl and other birds, that extends from Alaska to Mexico and South America.</p> <p>This proposal is a non-project action. Project-specific migration routes are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>d. Proposed measures to preserve or enhance wildlife, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific wildlife preservation/enhancements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p>e. <b>List any invasive animal species known to be on or near the site.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific invasive animal species are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>6. Energy and Natural Resources</b>			
<p>a. <b>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.</b></p> <p>Electricity and natural gas are available. This proposal is a non-project action. Project-specific energy needs are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>b. <b>Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific solar impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>c. <b>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.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific energy impacts and conservation features are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>7. Environmental Health</b>			
<p>a. <b>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.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific environmental health impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>1) <b>Describe any known or possible contamination at the site from present or past uses.</b></p> <p>None known. This proposal is a non-project action. Project-specific possible contamination is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific existing hazardous chemicals/conditions are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific toxic/hazardous chemical storage is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>4) Describe special emergency services that might be required.</p> <p>Not applicable. This proposal is a non-project action. Project-specific emergency service requirements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Not applicable. This proposal is a non-project action. Project-specific environmental health mitigation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>b. Noise</b>			
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>Not applicable. This proposal is a non-project action. Project-specific noise impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</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>Not applicable. This proposal is a non-project action. Project-specific noise impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p><b>3) Proposed measures to reduce or control noise impacts, if any.</b></p> <p>Poulsbo Municipal Code Chapter 15.32 <i>Regulation of Construction Hours</i> establishes that no construction activity shall be permitted within one thousand feet of any residence between the hours of 7 pm to 7 am Monday through Friday and 7 pm to 8 am weekends and federal, state or city-observed holidays.</p> <p>This proposal is a non-project action. Project-specific noise mitigation is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
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**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.**

Location	Comp Plan	Zoning	Ex. Use
Site	RM/Commercial	Residential Medium (6-10 du/ac) C-3 SR305 Corridor	Undeveloped
North	UGA: Residential Low	Residential Low (4-5 du/ac)	Single Family & Undeveloped
South	Light Industrial, Commercial, Residential High	Light Industrial, C-3 SR305 Corridor, Residential High (11-14 du/ac)	Bound by SR305&SR307 Uses Include Single-Family, Undeveloped, Dental Office, Medical Office Complex, Plant Nursery, Kitsap County Public Road Division
East	Kitsap County Rural Residential	Kitsap County Rural Residential (1 du/5 ac)	Rural Density Single-Family Housing
West	Commercial, Light Industrial	C-3 SR305 Corridor, Light Industrial	Undeveloped & Single-Family Housing

This proposal is a non-project action. Project-specific noise impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.



<p><b>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?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific farmland and working forest lands are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>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:</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific farm and forest impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>c. Describe any structures on the site.</b></p> <p>A remnant shack is located on tax parcel 102601-4-022-2009.</p>	✓		
<p><b>d. Will any structures be demolished? If so, what?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific demolition impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>e. What is the current zoning classification of the site?</b></p> <p>The parcels are zoned Residential Medium (6-10 du/ac) and C-3 SR305 Corridor.</p>	✓		
<p><b>f. What is the current comprehensive plan designation of the site?</b></p> <p>Ordinance 2011-10 amended the Comprehensive Plan designation for approximately nine acres within these parcels to Commercial. The Comprehensive Plan Land Use Map did not get updated at that time to reflect the redesignation and currently shows these parcels with a Residential Medium designation.</p>	✓		
<p><b>g. If applicable, what is the current shoreline master program designation of the site?</b></p> <p>Not applicable. The parcels are not within the shoreline jurisdiction.</p>	✓		
<p><b>h. Has any part of the site been classified as a critical area by the city or county? If so, specify</b></p> <p>Yes, the site contains Dogfish Creek and associated Wetland A, an unnamed tributary to Dogfish Creek and associated Wetland B, steep</p>	✓		

<p>slopes, and a FEMA 100-year floodplain associated with Dogfish Creek. The site also lies within a Category 1 Critical Aquifer Recharge Area.</p>	✓		
<p><b>i. Approximately how many people would reside or work in the completed project?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific population impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>j. Approximately how many people would the completed project displace?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific displacement impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>k. Proposed measures to avoid or reduce displacement impacts, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific displacement impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific compliance is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific agricultural and forest impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>9. Housing</b>			
<p><b>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific housing/unit counts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific housing impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		



<p><b>c. Proposed measures to reduce or control housing impacts, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific housing impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>10. Aesthetics</b>			
<p><b>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific structure heights are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>b. What views in the immediate vicinity would be altered or obstructed?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific view impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>c. Proposed measures to reduce or control aesthetic impacts, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific aesthetic impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>11. Light and Glare</b>			
<p><b>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific light and glare impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>b. Could light or glare from the finished project be a safety hazard or interfere with views?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific light and glare impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>c. What existing off-site sources of light or glare may affect your proposal?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific light and glare impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p><b>d. Proposed measures to reduce or control light and glare impacts, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific light and glare impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>12. Recreation</b>			
<p><b>a. What designated and informal recreational opportunities are in the immediate vicinity?</b></p> <p>Liberty Bay, Fish Park and Nelson Park are all within walking distance of the site. Old town Poulsbo is within walking or biking distance. Other City of Poulsbo parks and the North Kitsap High School and associated amenities (e.g., track, pool, tennis courts) are all within biking distance or a 5-minute drive of the site.</p> <p>This proposal is a non-project action. Project-specific recreational opportunities are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>b. Would the proposed project displace any existing recreational uses? If so, describe.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific recreation displacement impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific recreation impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>13. Historic and Cultural Preservation</b>			
<p><b>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.</b></p> <p>No. This proposal is a non-project action. Project-historic buildings, structures and sites are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>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.</b></p> <p>No recorded precontact archaeological sites or ethnographically named</p>	✓		

<p>places have been identified within the immediate vicinity of the project. This proposal is a non-project action. Project-specific historical and cultural preservation information is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>			
<p><b>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.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific cultural resource studies are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>d. Proposed measures to reduce or control impacts, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific cultural resource impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>14. Transportation</b>			
<p><b>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</b></p> <p>The site is currently accessed via SR305 via an old driveway and at the southern terminus of the existing Vetter Road. This proposal is a non-project action. Project-specific site accesses are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>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?</b></p> <p>The Kitsap Transit Transfer Center is located adjacent to the site off of Vetter Road NW and Viking Avenue NW.</p>	✓		
<p><b>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</b></p> <p>No spaces would be added or eliminated as a result of this non-project action. Project-specific parking requirements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>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).</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific improvements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

<p><b>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific transportation requirements are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>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?</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific traffic impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>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.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific traffic impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>h. Proposed measures to reduce or control transportation impacts, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific traffic impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<b>15. Public Services</b>			
<p><b>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.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific public service needs are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		
<p><b>b. Proposed measures to reduce or control direct impacts on public services, if any.</b></p> <p>Not applicable. This proposal is a non-project action. Project-specific public service impacts/mitigation are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>	✓		

## 16. Utilities

a. Check the utilities currently available at the site:

- electric - PSE, currently bisects the site
- natural gas
- water - City of Poulsbo near the site, requires extension
- refuse service
- telephone
- sanitary sewer - City of Poulsbo near the site, requires extension
- septic system
- other.

This proposal is a non-project action. Existing utilities are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.



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.

- electric - PSE, currently bisects the site
- natural gas - investigating whether an extension is possible
- water - City of Poulsbo, requires extension
- refuse service - City of Poulsbo / Bainbridge Disposal
- telephone - Comcast, Wave Cable, CenturyLink
- sanitary sewer - City of Poulsbo, requires extension
- septic system
- other.

This proposal is a non-project action. Utility availability is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.



## 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: \_\_\_\_\_

17 DEC 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.

<b>1.</b>	<p><b>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?</b></p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p><b>Proposed measures to avoid or reduce such increases are:</b></p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts from increased discharge to water; emissions to air; production, storage or release of toxic/hazardous substances; and production of noise.</p>
<b>2.</b>	<p><b>How would the proposal be likely to affect plants, animals, fish, or marine life?</b></p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b></p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts to plants, animals, fish and marine life.</p>
<b>3.</b>	<p><b>How would the proposal be likely to deplete energy or natural resources?</b></p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p><b>Proposed measures to protect or conserve energy and natural resources are:</b></p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts energy and natural resources.</p>
<b>4.</b>	<p><b>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?</b></p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>

	<p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b></p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts to environmentally sensitive areas and areas designated for governmental protection.</p>
5.	<p><b>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?</b></p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b></p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts to land and shoreline uses.</p>
6.	<p><b>How would the proposal be likely to increase demands on transportation or public services and utilities?</b></p> <p>These impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p> <p><b>Proposed measures to reduce or respond to such demand(s) are:</b></p> <p>Proposed mitigations to avoid/reduce these impacts are being evaluated under concurrent site plan review for the Oslo Bay Apartments project. The project proposed under concurrent site plan review conforms with all applicable city code provisions, which are designed to mitigate adverse impacts to transportation and public services and utilities.</p>
7.	<p><b>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</b></p> <p>This non-project proposal does not conflict with any local, state or federal laws or requirements for the protection of the environment. Environmental compliance is being evaluated under concurrent site plan review for the Oslo Bay Apartments project.</p>

Reviewed By: *Nikole Coleman, Associate Planner*

*[Signature]* 2/11/20

