

# EXHIBIT K

## SEPA Determination and Environmental Checklist



# SEPA ENVIRONMENTAL CHECKLIST

200 NE Moe Street | Poulsbo, Washington 98370  
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<b>A. BACKGROUND</b>		
<b>Name of proposed project, if applicable:</b> Poulsbo Place Division 8		<b>Date Prepared:</b> 2-18-20
<b>Name of Applicant:</b> Charles Wenzlau	<b>Address:</b> 490 Madison Ave Suite 105	<b>Phone Number:</b> 206-780-6882
<b>Contact:</b>	<b>Agency Requesting Checklist:</b>	
<b>Proposed timing or schedule (including phasing, if applicable):</b> Project will begin construction Fall 2020		
<b>Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.</b> None		
<b>List any environmental information you know about that has been prepared, directly related to this proposal.</b> Geotechnical investigation is in process. Project is the last phase of multi-decade project.		
<b>Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.</b> Not known		
<b>List any government approvals or permits that will be needed for your proposal, if known.</b> Site Plan Review and Master Plan Amendment, Building Permit approvals		
<b>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.</b> Project is to construct (1) mixed-use building and (5) 4-unit residential building, all of which are above structured parking. Project will include a variety of public outdoor spaces. Total unit count equals 49 units (70,765sf) and commercial space (5,000sf).		

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.

Project is located at the NE corner of Jensen Way and Third Avenue

## B. ENVIRONMENTAL ELEMENTS

Agree Disagree Mitigate

### 1. Earth

<p>a. General description of the site (check one):</p> <p><input type="checkbox"/> flat</p> <p><input type="checkbox"/> rolling</p> <p>X hilly</p> <p><input type="checkbox"/> steep</p> <p><input type="checkbox"/> slopes</p> <p><input type="checkbox"/> mountainous</p> <p><input type="checkbox"/> other.</p>	X		
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>25%</p>	X		
<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>Not known</p> <p><i>See Geotechnical Report, March 24, 2020 prepared by Terra Associates - MSR 10/22/2020</i></p>	X		
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>Not known</p> <p><i>The Geotechnical Report stated if unstable soils were found during site preparation, they should be removed/overexcavated and replaced w/ structural fill.</i></p>	X		
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Grading will be limited to construction of below grade parking. No fill is anticipated.</p> <p><i>TIA anticipates 2,300 cubic yards of cut. - MSR 10/22/2020</i></p>	X		<i>-MSR 10/22/2020</i>
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p>Yes, erosion could occur as a result of clearing and construction, but not use, as the site will be stabilized prior to use. Best Management Practices will be designed and implemented during construction to minimize the risk of turbid water and sediments leaving the site. An NPDES permit with WDOE will be required (1 acre or larger disturbed soils) to implement BMP's during construction and while soils are denuded to prevent silted off-site run-off.</p>	X		

<p><b>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b> Approximately 68% of the project will be covered with impervious surface after project construction.</p>	X		
<p><b>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</b> g. A detailed erosion control plan will be developed during design and implemented during construction. The plan will include best management practices to provide a stabilized construction access, stabilization of disturbed soils, prevent offsite movement of sediment by trapping and perimeter fencing, and schedule construction to minimize erosion potential. This site is subject to the WSDOE Construction Stormwater General Permit and a Certified Erosion and Sediment Control Lead will be required for site monitoring and reporting.</p>	X		
<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> Emissions from construction equipment in unknown quantities. Some additional dust prior to stabilization of soil on site</p>	X		
<p><b>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b> None known</p>	X		
<p><b>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</b> Construction equipment will be well maintained, and dust control measures will be taken to reduce dust</p>	X		
<b>3. Water</b>			
<b>a. Surface:</b>			
<p><b>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.</b> None</p>	X		

<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. No</p>	X		
<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. None</p>	X		
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. None</p>	X		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No</p>	X		
<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. No</p>	X		
<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. No</p>	X		
<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. None</p>	X		

c. Water Runoff (Including storm water):			
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. Surface runoff will be generated from the impervious surfaces (roads, sidewalks, driveways and rooftops). All impervious areas will be conveyed and collected in a storm sewer system consisting of catch basins and storm piping to an on-site detention system. The detention system will connect to the existing storm water conveyance system located in Jensen Way, and ultimately discharging directly to Liberty Bay. <i>See Preliminary Storm Drainage Report - MSP 10/22/2020</i>	X	
2)	Could waste materials enter ground or surface waters? If so, generally describe. No	X	
3)	Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe. No	X	
d.	Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: The design, construction, and maintenance of the storm drainage system will meet the requirement of the Poulso Municipal Code which will ensure that stormwater quality and quantity mitigation goals have been met.	X	
4. Plants			
a.	Check types of vegetation found on the site:  <input type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input 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	X	
b.	What kind and amount of vegetation will be removed or altered? Site has already been cleared except for grass <i>and invasive Himalayan blackberry. -MSP 10/22/2020</i>	X	

<p>c. List threatened or endangered species known to be on or near the site. None known</p>	X		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. Site landscaping with use predominantly native plants with limited perennials. <i>See Landscape Plan Sheet L001+L002 -MSP 10/22/2020</i></p>	X		
<p>e. List all noxious weeds and invasive species known to be on or near the site. None know <i>Himalayan Hackberry -MSP 10/22/2020</i></p>	X		
<b>5. Animals</b>			
<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:  <input checked="" type="checkbox"/> Birds: <i>hawk, heron, eagle, songbirds</i>, other: <i>MSP 10/22/2020</i>  <input type="checkbox"/> Mammals: deer, bear, elk, beaver, other:  <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. None</p>	X		
<p>c. Is the site part of a migration route? If so, explain. Not known</p>	X		
<p>d. Proposed measures to preserve or enhance wildlife, if any. Use of native plantings</p>	X		
<p>e. List any invasive animal species known to be on or near the site. None known</p>	X		
<b>6. Energy and Natural Resources</b>			
<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. Electricity (heating, lighting), natural gas (cooking, fireplace)</p>	X		

<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No</p>	X		
<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. Proposal will meet energy code standards as part of building permit requirements. MSP 10/22/2020</p>	X		
<b>7. Environmental Health</b>			
<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. No</p>	X		
<p>1) Describe any known or possible contamination at the site from present or past uses. None known</p>	X		
<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. None known</p>	X		
<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. None known</p>	X		
<p>4) Describe special emergency services that might be required. Non known</p>	X		
<p>5) Proposed measures to reduce or control environmental health hazards, if any. None</p>	X		
<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)? Traffic</p>	X		



<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>Construction noise (operation hours to be limited) would occur as a short-term noise issue. Long-term noise types would include auto traffic &amp; landscape maintenance</p>	<p>PMC 15.32 - MSP 10/22/2020</p> <p>X</p>		
<p>3) Proposed measures to reduce or control noise impacts, if any.</p> <p>Construction activities will be limited to normal hours</p> <p>per PMC 15.32 - MSP 10/22/2020</p>	<p>X</p>		
<p><b>8. Land and Shoreline Use</b></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>Residential, commercial.</p> <p>Site use is undeveloped, adjacent properties include Gov. Services - MSP 10/22/2020</p>	<p>X</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>X</p>		
<p>1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No</p>	<p>X</p>		
<p>c. Describe any structures on the site.</p> <p>None</p>	<p>X</p>		
<p>d. Will any structures be demolished? If so, what?</p> <p>No</p>	<p>X</p>		
<p>e. What is the current zoning classification of the site?</p> <p>C-1, RH</p> <p>with Paulsbo Place Redevelopment Master Plan Overlay - MSP 10/22/2020</p>	<p>X</p>		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>C-1, RH</p> <p>Commercial + Residential High - MSP 10/22/2020</p>	<p>X</p>		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>NA</p>	<p>X</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>Site has slopes exceeding 15%</p>	<p>X</p>		

<p>i. Approximately how many people would reside or work in the completed project?  75 # of employees ~ 250 #/employee + 5,000 sq' commercial = 20 employees  As of 2014 the average house hold size was 2.45 x 49 (# of units) = 120 people</p>	X		
<p>j. Approximately how many people would the completed project displace?  0  Approx 140 people would like to work in the finished project.</p>	X		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.  None proposed</p>	X		
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  Project is designed to appear as multiple residential buildings in keeping with adjacent medium density residential buildings. Site is also at north end of commercial district and will include ground related retail spaces. Will meet design standards of Master Plan. MSB 10/22/2020</p>	X		
<p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.  None</p>	X		
<b>9. Housing</b>			
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  49 units</p>	X		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  0</p>	X		
<p>c. Proposed measures to reduce or control housing impacts, if any.  None</p>	X		
<b>10. Aesthetics</b>			
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  40'  Principal exterior material: Hardie Panel MSB 10/22/2020</p>	X		
<p>b. What views in the immediate vicinity would be altered or obstructed?  Some views from adjacent homes may be affected. Project is three floors consistent with townhouses across Jensen Way.</p>	X		

<p>c. Proposed measures to reduce or control aesthetic impacts, if any. Design the project to reflect the scale and character of adjacent neighborhood consistent with Poulsbo Place Master Plan.</p> <p><i>The City does not protect private views. MSP 10/22/2020</i></p>	X		
<b>11. Light and Glare</b>			
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Lights from residential units during evening hours.</p>	X		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? No</p>	X		
<p>c. What existing off-site sources of light or glare may affect your proposal? Lights from adjacent residential units during evening hours.</p>	X		
<p>d. Proposed measures to reduce or control light and glare impacts, if any. Use <u>dark sky compliant fixtures</u> for outdoor lighting.</p>	X		
<b>12. Recreation</b>			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Waterfront Park</p> <p><i>City Parks include: Muriel Iverson Williams Waterfront Park, American Legion Park + Centennial Park w/ trails + boardwalk. MSP 10/22/2020</i></p>	X		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No</p>	X		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. Project will provide small pocket park and two public plazas</p>	X		
<b>13. Historic and Cultural Preservation</b>			
<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. No</p> <p><i>The City of Poulsbo does not participate in a local preservation or state preservation register. MSP 10/22/2020</i></p>	X		

<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</p>	X		
<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. None determined at this time</p>	X		
<p>d. Proposed measures to reduce or control impacts, if any. None determined at this time</p>	X		
<b>14. Transportation</b>			
<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. Site is served by Jensen Way, Third Avenue and Iverson Street. Garage access will be provided at Jensen Way and Iverson Street</p>	X		
<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? At the corner of Jensen Way and Third Avenue.</p>	X		
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 125 spaces</p> <p><i>Revised Zoning Summary letter, Sept. 8, 2020 states that 134 parking spaces will be provided. MSP 10/22/2020</i></p>	X		
<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). Project will include new sidewalk and parking along Third Avenue.</p> <p><i>on-street parking improvements. MSP 10/22/2020</i></p>	X		

<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No</p>	X		
<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? Traffic report in process</p> <p><i>See TIA dated March, 2020 prepared by GTC, Inc. Average Daily New Trips: 441.86 - MSP 10/22/2020</i></p>	X		
<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. No</p>	X		
<p>h. Proposed measures to reduce or control transportation impacts, if any. Project is within walking distance of shopping, parks and other services.</p> <p><i>TIA states that this proposal is anticipated to generate 18.01 more average daily trips than the original master plan and will pay mitigation fees for the difference. Anticipated: \$10,157.64.</i></p>		X	
<b>15. Public Services</b>			
<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. Project will require normal public services.</p>	X		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. None proposed</p>	X		
<b>16. Utilities</b>			

<p>a. Check the utilities currently available at the site:</p> <p>X electric  X natural gas  X water  X refuse service  x telephone,  x sanitary sewer  <input type="checkbox"/> septic system  <input type="checkbox"/> other.</p>	X		
<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>Utilities include electricity, natural gas, water, refuse, telephone, sewer provided by City of Poulsbo</p>	X		

**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:         C. W. M. M. M.         Date Submitted:         10/21/20        

*Reviewed by Marla S. Powers Associate Planner For City of Poulsbo  
Marla S Powers Oct. 22, 2020*

Amendments For Poulsbo Place Redevelopment Master Plan

**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.	<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>                  Project would not be likely to increase discharge.</p>
<i>Agree</i>	<p><b>Proposed measures to avoid or reduce such increases are:</b>                  Project will comply with stormwater regulations.</p>
2.	<p><b>How would the proposal be likely to affect plants, animals, fish, or marine life?</b>                  Not known</p>
<i>Agree</i>	<p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b>                  Project will comply with stormwater regulations.</p>
3.	<p><b>How would the proposal be likely to deplete energy or natural resources?</b>                  Project will comply or exceed state energy code.</p>
<i>Agree</i>	<p><b>Proposed measures to protect or conserve energy and natural resources are:</b>                  Enhanced building envelope construction.</p>

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>Residents will have access to Liberty Bay and boardwalk. <i>and many more parks within in walkable distance of this proposal. -MSO 1/01/22/2020</i></p>
<i>Agreed</i>	<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None</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>Not known</p>
<i>Agreed</i>	<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>None</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>Project demand will be typical for residential units.</p>
<i>Agreed</i>	<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Project will comply or exceed state energy code.</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>None known</p>
<i>Agreed</i>	