

# **EXHIBIT S**

**City of Poulsbo Staff Reviewed SEPA Checklist**

**(Signed March 22, 2021)**



# SEPA ENVIRONMENTAL CHECKLIST

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A. BACKGROUND		
Name of proposed project, if applicable:		Date Prepared:
Name of Applicant:	Address:	Phone Number:
Contact:	Agency Requesting Checklist:	
Proposed timing or schedule (including phasing, if applicable)		
Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.		
List any environmental information you know about that has been prepared, directly related to this proposal.		
Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.		
List any government approvals or permits that will be needed for your proposal, if 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.		

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.

B. ENVIRONMENTAL ELEMENTS	Agree	Disagree	Mitigate
<b>1. Earth</b>			
a. General description of the site (check one): <input type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep <input type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other.	X		
b. What is the steepest slope on the site (approximate percent slope)? .	X		
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	X		
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.	X		
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.	X		
f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.	X		
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	X		

<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>See comment #1 of SEPA Memo</p>	X		
<b>2. Air</b>			
<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>Short term construction equipment, pile removal via vibratory extractor and pile driving with the use of vibratory hammer and impact pile driving activities, and exhaust. Long term, increased boat exhaust with increased marina slips.</p>		X	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p>	X		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Best Management Practices (BMP) and conservation measures identified in the Biological Evaluation Report in Section 7 page 34 and in the Mitigation Plan Section 4.2.1 General Best Management Practices will be followed to reduce/control short term construction impacts. See SEPA Memo.</p>			X
<b>3. Water</b>			
<b>a. Surface:</b>			
<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>	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.</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.</p>			X

The JARPA indicates approximately 20 cubic yards of clean sand will be required to fill in holes from removed pilings (page 11 of 25).

The Mitigation Plan in Table 1 and the Peer Review from Anchor QEA, LLC include higher amounts of debris removal than provided in this checklist. Debris removal is provided as a part of the mitigation for the shoreline environmental impact of the breakwater replacement and marina expansion. See SEPA Letter.

<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</p>	X		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>The applicant has submitted a Floodplain Development Permit with concurrent review with the SCUP and SSDP.</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.</p>	X		
<p><b>b. Ground:</b></p>			
<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>	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.</p>	X		
<p><b>c. Water Runoff (including storm water):</b></p>			
<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>	X		

2) Could waste materials enter ground or surface waters? If so, generally describe.	X		
3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.	X		
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  See SEPA Memo #3.			X
<b>4. Plants</b>			
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 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?	X		
c. List threatened or endangered species known to be on or near the site.  Threatened or endangered plant species were not mentioned in the BE.	X		
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.	X		
e. List all noxious weeds and invasive species known to be on or near the site.	X		

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 type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:</p> <p><input type="checkbox"/> Mammals: deer, bear, elk, beaver, other: <b>Mammals: Seals</b></p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p>	X		
<p>b. List any threatened or endangered species known to be on or near site.</p> <p>See BE Section 4.</p>	X		
<p>c. Is the site part of a migration route? If so, explain.</p> <p>Yes. See SEPA Memo #5. Fish window will be determined by WDFW.</p>		X	
<p>d. Proposed measures to preserve or enhance wildlife, if any.</p>	X		
<p>e. List any invasive animal species known to be on or near the site.</p>	X		
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>	X		
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</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.</p>	X		
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>This proposal introduces a floating restroom that will need to be maintained and emptied regularly.</p>	X		

<p>1) Describe any known or possible contamination at the site from present or past uses.</p> <p>Page 5 of the Mitigation Plan, "Removal of the existing creosote-treated timber pile breakwater and log booms will restore water quality within the marina and vicinity by removing a significant source of toxins from Liberty Bay and by reestablishing tidal currents in the area." See SEPA Memo #7a.1</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.</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.</p>	X		
<p>4) Describe special emergency services that might be required.</p> <p>Spill protection BMPs per WAC 173-201A. See SEPA Memo. #7</p>			X
<p>5) Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Best Management Practices (BMP) and conservation measures identified in the BE in Section 7 page 34 and in the Mitigation Plan Section 4.2.1 General Best Management Practices will be followed to reduce/control short term construction impacts. See SEPA Memo</p>			X
b. Noise			
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</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>		X	Construction noise will include pile driving with vibratory hammer or impact blows. See SEPA Memo #7b.2
<p>3) Proposed measures to reduce or control noise impacts, if any.</p> <p>All construction work noise will be limited to construction hours defined in PMC 15.32</p>			X
8. Land and Shoreline Use			
<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>	X		



<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>	X		
<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>	X		
<p>c. Describe any structures on the site.</p>	X		
<p>d. Will any structures be demolished? If so, what?</p>	X		
<p>e. What is the current zoning classification of the site? The Zoning Map identifies this parcel landward of the OHWM as C-1 Downtown</p>	X		
<p>f. What is the current comprehensive plan designation of the site? The Comprehensive Plan identifies this parcel landward of the OHWM as General Commercial</p>	X		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p>	X		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify</p>	X		
<p>i. Approximately how many people would reside or work in the completed project? The proposed FLUPSY is anticipated to provide some employment opportunities.</p>			
<p>j. Approximately how many people would the completed project displace?</p>	X		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p>	X		
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. This proposal is under review for a SCUP and SSDP to show compatibility with the City of Poulsbo Municipal Codes. The City's SMP regulations are guided by Chapter 5. Natural Environment where the shoreline goals and policies live. When a proposal meets the regulatory standards, they also achieve implementation of the goals and policies of the Comprehensive Plan. The breakwater is also discussed in the Port of Poulsbo Comprehensive Plan, they are the applicants as well.</p>		X	

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.	X		
<b>9. Housing</b>			
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	X		
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	X		
c. Proposed measures to reduce or control housing impacts, if any.	X		
<b>10. Aesthetics</b>			
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The floating restroom is proposed on a new float approximately 493 square feet in size.		X	
b. What views in the immediate vicinity would be altered or obstructed? The floating restroom is measured to be approximately 9'6" in height. No other structures other than the piles will be over the horizon of the water. It is not anticipated to obstruct or alter any views. See SEPA Memo #10		X	
c. Proposed measures to reduce or control aesthetic impacts, if any.	X		
<b>11. Light and Glare</b>			
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Lighting is proposed for new breakwater and marina finger floats. See SEPA Memo.	X		
b. Could light or glare from the finished project be a safety hazard or interfere with views? Lighting will be mitigated. See response in Section d below and in the SEPA Memo.	X		
c. What existing off-site sources of light or glare may affect your proposal?	X		

<p>d. Proposed measures to reduce or control light and glare impacts, if any.  Mitigation measure clarify the City of Poulsbo standards that are to be met with new or replacement lighting for this proposal, compliance with PMC 16.08.350 is required.</p>	X		
<b>12. Recreation</b>			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	X		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</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.</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.</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.</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</p>	X		

<p>d. Proposed measures to reduce or control impacts, if any.</p> <p>The applicant is working with the Suquamish Tribe to address impacts this proposal may have on their usual and accustomed fishing areas. This will be addressed through the USACE permit.</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.</p> <p>The location of this site has vehicle accessed via Front 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?</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?</p> <p>The proposal as a marina expansion, must show that all impacts this proposal generates can be addressed. Reference the Planning &amp; Economic Development Planning Director's Memo and see SEPA Memo #14.</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).</p>	X		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</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?</p> <p>The Parking Memo described in response 14.c above states that per the ITE Manual parking is generated at a demand of 27 stalls/berth.</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.</p>	X		
<p>h. Proposed measures to reduce or control transportation impacts, if any.  Per the PED Parking Memo, the marina expansion increased the parking demand for the Port of Poulsbo by 17 parking stalls. The Port will use the Jensen Way Port Parking Lot and designate the 17 parking stalls for marina use.</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.</p>	X		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p>	X		
<b>16. Utilities</b>			
<p>a. Check the utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> electric</li> <li><input type="checkbox"/> natural gas</li> <li><input type="checkbox"/> water</li> <li><input checked="" type="checkbox"/> refuse service      Will refuse service be provided?</li> <li><input type="checkbox"/> telephone,</li> <li><input type="checkbox"/> sanitary sewer</li> <li><input checked="" type="checkbox"/> septic system      Restroom will be pumped out.</li> <li><input type="checkbox"/> other.</li> </ul>	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 style="text-align: center;">and 62 additional moorage slips</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: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Signature: Marla Powers,  Associate Planner, Signed: March 22, 2021

### 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: Carol Supp Date Submitted: 3/15/2021