



November 8, 2021

Marla S. Powers, Associate Planner
City of Poulsbo
200 NE Moe Street
Poulsbo, WA 98370

Re: Geotechnical and Stormwater Review
Oslo Bay Apartment Project
Northwest of SR305 and SR307 intersection
Poulsbo, Washington
Project No. 180242-05

Dear Ms. Powers:

At your request, Aspect Consulting, LLC (Aspect) has reviewed the revised geotechnical and stormwater documents for the proposed Oslo Bay Apartment development (Project) to be located northwest of the intersection of State Route 305 (SR305) and State Route 307 (Bond Road, SR307) in Poulsbo, Washington (Site).

In a memorandum to the City of Poulsbo (City) dated October 11, 2021, Aspect provided comments as to whether the Project complied with the City's various critical area, grading, and construction provisions, as documented in the Poulsbo Municipal Code (PMC). In preparation of this letter, we received and reviewed the following:

- “Comment Letter, Oslo Bay Apartments, SR 305, Poulsbo, Washington,” dated October 25, 2021, by Cobalt Geosciences, LLC.
- City of Poulsbo SEPA Environmental Checklist for Oslo Bay Apartments, dated October 26, 2021, completed by Edward Rose Millennial Development, LLC.
- “Oslo Bay Apartments Drainage Report,” dated October 24, 2021, by KPFF Consulting Engineers.
- “Oslo Bay Apartments Overall Impact and Mitigation Summary,” dated October 2021, by Axis Land Consulting.

Review Comments and Recommendations

Aspect reviewed the SEPA Environmental Checklist, Oslo Bay Apartments Drainage Report, Impact and Mitigation Summary (Sections 1 [Earth] and 3 [Water]), and the Comment Letter on behalf of the City to identify outstanding issues and determine if earlier concerns have been addressed prior to moving the project forward for State Environmental Policy Act (SEPA) review.



Aspect Item 1 - Comment Letter by Cobalt Geosciences, LLC: A portion of our comment dated October 11, 2021, has not been directly addressed:

"In addition, several changes have been made to the site plans since the geotechnical report by ESC was completed. Cobalt should thoroughly review the current plans to ensure that the recommendations in the Geotechnical Engineering Report by ESC are still relevant, confirm if the analysis provided with the report are still applicable, and determine if any additional analyses are needed. One notable change is that, where a steep slope previously descended approximately 26 vertical feet downward from Building 13, there is now a detention basin partially down the slope."

We recommend the geotechnical consultant acknowledge the updated grading plans and detention vault location as part of their plan review concurrence.

Aspect Item 2 – Comment Letter by Cobalt Geosciences, LLC: Please confirm that Cobalt will provide the wall design analyses and slope stability analyses for the wall systems. We understand that these analyses will be provided for review during the final permitting submission process.

Aspect Item 3 – Oslo Bay Apartments Drainage Report: The month on the report cover should be updated from September.

Aspect Item 4 – City of Poulsbo SEPA Environmental Checklist: We have no further comment at this time.

Aspect Item 5 – Oslo Bay Apartments Overall Impact and Mitigation Summary: We have no comment on the sections relevant to geotechnical and stormwater work, Sections 1 (Earth) and 2 (Water).

Basis of Review

The scope of work for this letter was limited to a review of the conclusions and recommendations contained in the documents provided to Aspect. Our scope of work did not provide for any field verification of explorations or testing, or verification of reported exploration logs, testing results, and analyses presented in the submitted reports.

Limitations

Work for this project was performed for the City of Poulsbo (Client), and this letter was prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This letter does not represent a legal opinion. No other warranty, expressed or implied, is made.

Please refer to Appendix A titled “Report Limitations and Guidelines for Use” for additional information governing the use of this report.

City of Poulsbo
November 8, 2021

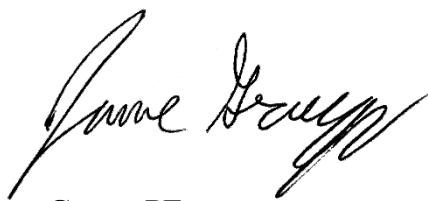
Project No. 180242-05

We trust this letter meets the needs of your permitting processing. If you have any questions, please contact us.

Sincerely,
Aspectconsulting, LLC



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Attachments: Appendix A – Report Limitations and Guidelines for Use

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APPENDIX A

Report Limitations and Guidelines for Use

REPORT LIMITATIONS AND GUIDELINES FOR USE

This Report and Project-Specific Factors

Aspect Consulting, LLC (Aspect) considered a number of unique, project-specific factors when establishing the Scope of Work for this project and report. You should not rely on this report if it was:

- Not prepared for you
- Not prepared for the specific purpose identified in the Agreement
- Not prepared for the specific real property assessed
- Completed before important changes occurred concerning the subject property, project or governmental regulatory actions

Geoscience Interpretations

The geoscience practices (geotechnical engineering, geology, and environmental science) require interpretation of spatial information that can make them less exact than other engineering and natural science disciplines. It is important to recognize this limitation in evaluating the content of the report. If you are unclear how these "Report Limitations and Use Guidelines" apply to your project or site, you should contact Aspect.

Reliance Conditions for Third Parties

This report was prepared for the exclusive use of the Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against liability claims by third parties with whom there would otherwise be no contractual limitations. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with our Agreement with the Client and recognized geoscience practices in the same locality and involving similar conditions at the time this report was prepared.

Property Conditions Change Over Time

This report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope instability, or groundwater fluctuations. If any of the described events may have occurred following the issuance of the report, you should contact Aspect so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Discipline-Specific Reports Are Not Interchangeable

The equipment, techniques, and personnel used to perform a geotechnical or geologic study differ significantly from those used to perform an environmental study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually address any environmental findings, conclusions, or recommendations (e.g., about the likelihood of encountering underground storage tanks or regulated contaminants). Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding the subject property.

We appreciate the opportunity to perform these services. If you have any questions please contact the Aspect Project Manager for this project.