

EXHIBIT I

SEPA REVIEW DOCUMENTS

- 1. SEPA THRESHOLD DETERMINATION**
- 2. ENVIRONMENTAL CHECKLIST, COMMENTED**
- 3. SEPA NOTICING AFFIDAVITS**



Planning and Economic Development

200 NE Moe Street |

(360) 394-

www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

EXHIBIT I.1
SEPA THRESHOLD
DETERMINATION

MITIGATED DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	Winslow Ridge Planned Residential Development (PRD) & Preliminary Plat
Site Location:	22108 Rhododendron Lane, Poulsbo WA 98370
Tax Parcel:	092601-1-041-2005
File No.:	P-02-26-21-02
Description of Proposal:	Develop 18.64 acres into 86 single family lot Planned Residential Development and Preliminary Plat. Includes 1.89 acres of open space, recreational amenities, tree retention, and road/sidewalk, utility, and stormwater facilities.
Applicant:	MTT Family of Companies c/o Sharon Snook 16000 Christensen Road, Suite 150 Seattle, WA 98188
Lead Agency:	City of Poulsbo

The City of Poulsbo has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The terms of the mitigation are established in Exhibit A, attached to this decision.

This MDNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below. Written comments concerning the MDNS may be submitted to the Poulsbo Planning and Economic Development Department, located at 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on August 26, 2022. Comment should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues.

Responsible Official:	Heather Wright, AICP
Position/Title:	Planning and Economic Development Department Director 200 NE Moe Street Poulsbo, WA 98370 (360) 394-9748

Date: August 12, 2022 **Signature:** _____

DocuSigned by:

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APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this determination (PMC 16.04.250.B). Contact the responsible official to read or ask about the procedure for SEPA appeals.



Exhibit A

WINSLOW RIDGE PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY PLAT

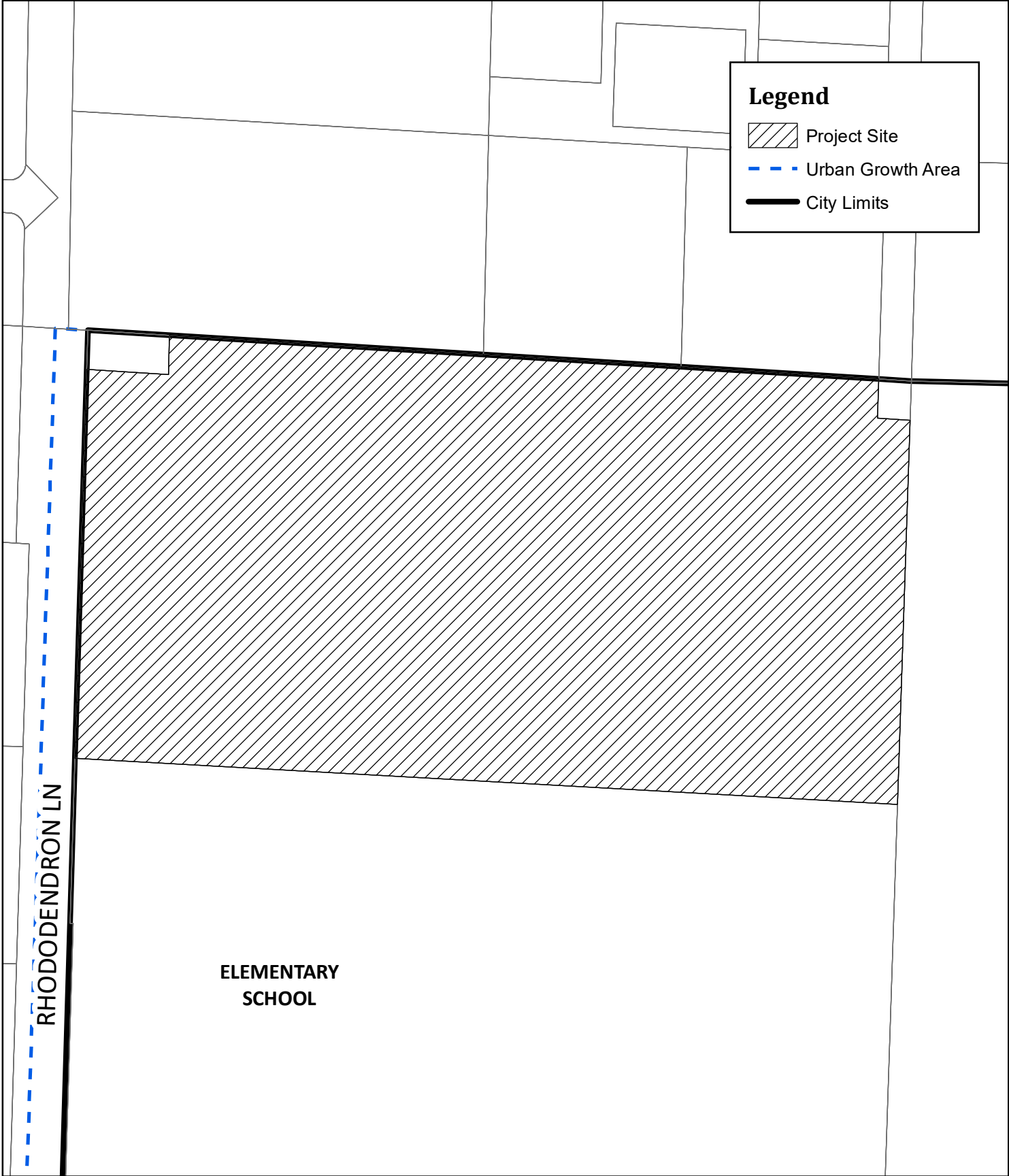
Planning File No. P-02-26-21-02

SEPA Mitigations




- S1. Earth. Development of the site shall comply with the recommendations of the Preliminary Storm Drainage Report dated revised April 29, 2022, or as amended.
- S2. Fish. It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through its Public Works Superintendent and the Federal agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of any damage or degradation to salmon habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all actions necessary to prevent the furtherance of the damage or degradation and to restore the salmon habitat as required by the Federal, State, and local agencies with jurisdiction.
- S3. Public Services. School mitigation fees are required for this project. Fees shall be paid prior to building permit issuance. The North Kitsap School District must be contacted directly for the amount and confirmation provided prior to building permit issuance for each structure.
- S4. Historic and Cultural Resources. While there are no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and Tribes will be contacted.
- S5. Tree Retention.
 - a. Trees identified for retention shall be marked on site prior to tree harvest commencing. No grading shall take place on the site until tree protective fencing is installed. Chain link fencing on driven posts is required for tree protection. Tree marking and protective fence shall be under supervision of project arborist, and, when completed the city notified for inspection by the City Arborist.
 - b. No grading within 10 feet of retained tree root collar. No grading (cut or fill).in tree retention easement.
 - c. No storage, equipment, or vehicular traffic shall be allowed within tree retention areas.
- S8. Land Use. All development activity within wellhead protection areas associated with private wells on adjacent properties shall be limited to that allowed according to agency regulations.

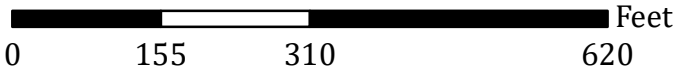
Project Site Map

City of Poulsbo Planning Department



Legend

-  Project Site
-  Urban Growth Area
-  City Limits





SEPA ENVIRONMENTAL CHECKLIST

200 NE Moe Street | Poulsbo, Washington 98370
 (360) 394-9748 | fax (360) 697-8269
 www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

A. BACKGROUND

Name of proposed project, if applicable:
 WINSLOW RIDGE PLAT

Date Prepared:
 02/23/21

Name of Applicant:
 MTT HOLDINGS

Address:
 Project: 22180 Rhododendron Poulsbo WA 98370

Phone Number:
 Owner Rep:
 (206) 851-9909

Contact:
 Mark Kuhlman - Team 4 Engineering -
 (360) 297-5560

Agency Requesting Checklist:
 CITY OF POULSBO

Proposed timing or schedule (including phasing, if applicable)
 Preliminary Plat completion early 2021, with Grading Permit issued mid-summer 2021
 Project review anticipated 2022 with construction beginning 2023 or after. EB 8-10-22

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.
 NO

List any environmental information you know about that has been prepared, directly related to this proposal.
 City of Poulsbo Critical Areas Maps (Aquifer Recharge, Fish and Wildlife Habitat, and Wetlands) show no critical areas on the project site other than Potential Geological Hazard Area. Geological Engineering report provided, and indicates soils indicative of critical areas.
 Storm drainage report with geotechnical and infiltration documents attached; traffic impact analysis, level of service memo, and concurrency; tree retention plan and peer review, landscape plan, and home facade with corresponding lot plan. EB 8-10-22

Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.
 Yes. The property to the east is proposing to also be developed, known as the Spencer Plat. Roads and utilities will provide future connections to that proposal. Spencer Plat currently under construction. Minor site modifications to Vinland Elementary property located south.
 EB 8-10-22

List any government approvals or permits that will be needed for your proposal, if known.
 PRD Application, Preliminary Plat Application, NPDES Permit (General Construction Activity), Final Plat Approval, Building Permits
 Tree Cutting & Clearing Permit; Grading Permit. EB 8-10-22

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.
 Subdivision of a 18.64-acre parcel in the northwest corner of the City of Poulsbo -- also located in the Poulsbo Urban Growth Area -- into 86 lots, to be occupied by detached residential single-family homes. Site plan includes appropriate streets, stormwater facilities, open spaces, sidewalks and parking.

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.

Proposal is located in the northwest corner of Poulsbo, WA. Address of current parcel is 22180 Rhododendron Ln NW, which has current road access via NW Finn Hill Rd. The legal description is as follows: LOT B, CITY OF POULSBO SHORT PLAT NO. P-129 (SWENSON SHORT PLAT), AS RECORDED UNDER AUDITOR'S FILE NO. 201312170041, IN VOLUME 22 OF SHORT PLATS, PAGES 62 THROUGH 65, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

B. ENVIRONMENTAL ELEMENTS		Agree	Disagree	Mitigate
1. Earth				
a. General description of the site (check one): <input type="checkbox"/> flat <input checked="" type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep <input type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other.		✓		
b. What is the steepest slope on the site (approximate percent slope)? Just above 15% in one very small area based on survey topographic mapping by Team4, limited to the southwest corner of the project site. Storm drainage report Appendix F, geotechnical engineering report, identifies small areas of site slopes up to 47 percent.			See mitigation S1 ✓ EB 8-10-22	
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 Indianola loamy sand, 0-5% & 5-15%, Poulsbo gravelly sandy loam, 0-6% & 6-15% Slopes; and Poulsbo-Ragnar complex 6-15%. These soils are generally well suited for forestry and pasture lands. Site grading will be nearly balanced with little material to be removed from site.		✓		
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No		✓		
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. 61,273 CY of excavation including strippings and 51,804 CY of embankment are anticipated. earthwork is anticipated to result in little to no export.		✓		
f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. Yes, some erosion could occur if significant rains occur during the construction phase. A Temporary Erosion and Sediment Control plan will be implemented in accordance with State and Local regs.		✓		
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 10.46 acres (56% of site) impervious surface will result, including 4.8 acres of paved roads and driveways, and 5.6 acres of buildings.		✓		

<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A Temporary Erosion and Sedimentation Control Plan (TESCP) will be submitted to the City. The plan will be in accordance with the City of Poulsbo regulations, and will utilize Best Management Practices throughout construction. An Ecology SWPPP (Surface Water Pollution Prevention Plan) will be prepared</p>	✓		
<p>2. Air</p>			
<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>During construction there will be some dust and emissions from construction equipment. Upon project completion, the normal emissions from traffic by residents and guests can be expected.</p>	✓		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None known.</p>	✓		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Watering of the developed portion of the site will be used to control dust during construction. Yards and other exposed areas will be landscaped after construction.</p>	✓		
<p>3. Water</p>			
<p>a. Surface:</p>			
<p>1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>No</p>	✓		
<p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>No</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>None</p>	✓		

4) No	Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.	✓		
5) No	Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.	✓		
6) No	Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Only clean or treated stormwater runoff will be discharged from site.	✓		
b. Ground:				
1) No	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. Stormwater infiltration is planned for the site, with 100-year event discharge rate of 1.55 CFS. Site includes critical aquifer recharge area of concern, highly permeable soils type Indianola and Poulsbo/Ragnar and is in an area of high concentration of Group B water systems according to project documents. Poulsbo Critical Areas Ordinance requires stormwater treatment and infiltration is required where soils permit and is determined feasible. EB 8-10-22	✓		
2) None	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. Sanitary sewerage will be discharged to the City of Poulsbo sanitary sewer system.	✓		
c. Water Runoff (including storm water):				
1) Stormwater runoff from roofs, public roads, driveways, lawns and landscaped areas will be collected in catch basins and conveyed in pipes to a stormwater retention pond for treatment and disposal. Overflows will be conveyed downstream through the pond at Spencer Plat, with combined flow discharging through an overflow conveyance system to Johnson Creek, then Liberty Bay. Conveyance is to north fork Johnson Creek which is designated as fish bearing including salmonids in lower reaches. EB 8-10-22	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.		See mitigation S2.	✓

<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>It is possible that a small amount of developed site auto or household wastes could enter the drainage system.</p>	✓		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>No. As this project is situated atop a hill crest run-on is minimal. On-site storm water will be routed to the natural drainage point in the southeast corner of the property for discharge.</p>	✓		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>The project will provide a bioretention/infiltration pond to mitigate surface runoff from 96% of the project and a bioretention facility to treat the additional 4% of the project as bypass in the northwest corner.</p> <p>Project required to follow recommendations of preliminary storm drainage report. EB 8-10-22</p>		See mitigation S1	✓
<p>4. Plants</p>			
<p>a. Check types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation 	✓		
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All vegetation in the area required for construction of roads, driveways, building sites and storm facilities will be removed. Tree retention easement will be retained and designed as open spaces. 25' tree retention easements will be provided on perimeter lots on the north, and in open spaces..</p>	✓		
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	✓		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>A landscape plan will be prepared for the project, providing enhancement to tree preservation areas and roadside beautification.</p>	✓		
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Minor amounts of Scotch broom and Himalaya blackberry are beginning to inhabit unmaintained areas of the site</p>	✓		

5. Animals			
<p>a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:</p> <p><input checked="" type="checkbox"/> Mammals: deer, bear, elk, beaver, other:</p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p>	✓		
<p>b. List any threatened or endangered species known to be on or near site.</p> <p>None known. Poulsbo is located in the Pacific flyway. EB 8-10-22</p>	✓		
<p>c. Is the site part of a migration route? If so, explain.</p> <p>None known.</p>	✓		
<p>d. Proposed measures to preserve or enhance wildlife, if any.</p> <p>Tree Retention Easements will be beneficial for wildlife habitat</p> <p>Stormwater quality and quantity control, and infiltration will provide groundwater to Johnson Creek drainage. EB 8-10-22</p>		See mitigation \$2 ✓	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>Domestic cats are known nearby; Eastern Gray Squirrels are known in north Kitsap County, Humans are known on and around the site.</p>	✓		
6. Energy and Natural Resources			
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electricity and/or natural gas will be used for heating, lighting and other household use.</p>	✓		
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No.</p>	✓		
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</p> <p>Buildings will be constructed to meet the current Washington State Energy Conservation codes.</p>	✓		
7. Environmental Health			
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</p> <p>No.</p>	✓		

<p>1) Describe any known or possible contamination at the site from present or past uses.</p> <p>None known. The site was a previous residence and may have used hazardous substances generally recognized as appropriate for normal use and maintenance of the property.</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>None known.</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>During construction normal amounts of motor fuels and lubricants will be used by construction equipment.</p>	✓		
<p>4) Describe special emergency services that might be required.</p> <p>No special emergency services beyond that which is normal for a single-family residential development will be required.</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Generally None.</p>	✓		
b. Noise			
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>None. There is some traffic noise in the area, and minor noise associated with similar residential areas.</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>Construction noise will exist during normal business hours on a short-term basis during construction. Increased traffic and people noise on a long-term basis after site development. Construction hours regulated under PMC 15.32. EB 8-10-22</p>	✓		
<p>3) Proposed measures to reduce or control noise impacts, if any.</p> <p>Construction will be limited to hours as defined and permitted by the City of Poulsbo.</p>	✓		
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> <p>The site is currently undeveloped and vacant. To the west is platted residential, to the south an elementary school, to the north & east rural residential. Property east is Spencer Plat currently under development. EB 8-10-22</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>The site has been used for small woodland timber growing. The site was last logged in the early 2000's and has young 2nd growth. Agricultural/farmland or forest land of long term are not identified in current land designations. Real estate excise tax affidavit identifies no exemptions, deferral, or designation of land. EB 8-10-22</p>	✓		
<p>1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No. Property north, outside city limits and urban growth area, was harvested less than 5 years ago. EB 8-10-22</p>	✓		
<p>c. Describe any structures on the site.</p> <p>None</p>	✓		
<p>d. Will any structures be demolished? If so, what?</p> <p>No</p>	✓		
<p>e. What is the current zoning classification of the site?</p> <p>Incorporated city</p>	✓		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Residential Low (4 to 5 dwelling units/acre).</p>	✓		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>The site is not within the Shoreline Master Program.</p>	✓		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify</p> <p>No. See mitigations S1 and S8 See 8.h. below. EB 8-10-22</p>			✓
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>About 215 people (86 lots x 2.5 people per lot)</p>	✓		
<p>j. Approximately how many people would the completed project displace?</p> <p>None. The site is currently uninhabited</p>	✓		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None.</p>	✓		
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</p> <p>The proposed development will conform to the requirements of the City of Poulsbo Comprehensive Plan, Zoning Ordinance and Critical Area Ordinance. Proposal is reviewed for consistency with city ordinances, regulations and standards. EB 8-10-22</p>	✓		

8.h. (critical area classification of city and county). City critical area map identifies potential geologic hazard area (steep slopes), and ordinance and application documents identify potential aquifer recharge area of concern (highly permeable soils and more than 36 Group B wells within one mile. County critical area mapping indicates potential aquifer recharge area of concern. EB 8-10-22

<p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</p> <p>None.</p>	✓		
9. Housing			
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Eighty six middle-income single-family detached homes will be built in the 86-lot plat.</p>	✓		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None</p>	✓		
<p>c. Proposed measures to reduce or control housing impacts, if any.</p> <p>None proposed.</p>	✓		
10. Aesthetics			
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Thirty-five foot maximum height with wood or wood like siding.</p>	✓		
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None, the site has limited view opportunities.</p>	✓		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any.</p> <p>Street trees and other landscaping will be provided. Tree preservation area are provided throughout. Landscape plan identifies street trees on both sides of all internal streets and open space landscaping.</p>	✓		
<p>Tree retention is provided in a minimum 25 feet deep easement at the north property line, in easement areas centered in open space, and supplementing tree retention with additional trees. Shared use path, street trees, and 10 feet deep landscaped tract are located along Rhododendron Lane.</p>			
11. Light and Glare			
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>Light from homes and streetlights would be noticed mainly at night.</p>	✓		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No.</p>	✓		
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None.</p>	✓		

<p>d. Proposed measures to reduce or control light and glare impacts, if any. Streetlights will be hooded and aimed downward.</p>	✓		
<p>12. Recreation</p>			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Vinland Elementary School is nearby with some playground equipment and grass fields. Poulsbo is conceptualizing a regional event center with ballfields about 1/3rd mile to the east. Public multi use path is located along Rhododendron Lane southwest of and is being developed in Spencer Plat east of the project. EB 8-10-22</p>	✓		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No.</p>	✓		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. Recreational amenities will be provided in accordance with city codes. Walking trails with passive seating and viewing areas. See 12.c below. EB 8-10-22</p>	✓		
<p>13. Historic and Cultural Preservation</p>			
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. None known</p>	✓		
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known. Former Nike Site S-81 resided approx. 1/2 mile SE at the present day Walmart. None performed.</p>	✓		
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc Poulsbo and Washington State Historical Society, Kitsap County historical documents archives, and Department of Archaeology and Historic Preservation (DAHP) searches. DAHP predictive model rated the site as "Low Risk" for Archeological resources.</p>	✓		

12.c. (recreation provided by the project) Landscaping and site drawings show: public multi use path extension (1,600 feet) to north project boundary and connection to Spencer Plat; and private amenities including professional grade circuit training equipment, gazebo, and benches along an additional 1,600 foot trail.
EB 8-10-22

<p>d. Proposed measures to reduce or control impacts, if any.</p> <p>None.</p>		See mitigation S4	✓
14. Transportation			
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site will be accessed from primarily Rhododendron Ln with secondary access to Finn. Reliance Street may connect directly to Olhava in the future.</p> <p>Project includes two road connections to Rhododendron Lane (west), three road connections to Spencer Plat (east), and provides for future access to Vinland Elementary property (south).</p>	✓		EB 8-10-22
<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> <p>No. The nearest public transit access is approx. 0.6 miles south on Finn Hill Road at Olhava Way, Kitsap Transit Route #344</p> <p>Notice of Application was provided to Kitsap Transit; no comment was received. EB 8-10-22</p>	✓		
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>The completed project will have 172 off-street parking spaces and approximately 61 on-street parking spaces in accordance with city code.</p> <p>No spaces were eliminated.</p> <p>Poulsbo code requires two off street parking spaces be provided on each lot and one public on street parking space per two lots.</p>			EB 8-10-22
<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> <p>None known.</p> <p>Two street intersections and public shared use path is required at Rhododendron Lane (county road) and traffic mitigation is required.</p>		✓	EB 8-10-22
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</p> <p>No. The Bainbridge Island Ferry Terminal is several miles away. There is no rail service in Kitsap County. Bremerton National Airport is several miles away.</p> <p>Liberty Bay includes designated sea plane landing. EB 8-10-22</p>	✓		
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?</p> <p>802 Vehicular Trips per day were calculated by Gibson Traffic Consultants, using the methodology described in the Highway Capacity Manual, 6th Edition (HCM) and Synchro 10.2 software developed by Trafficware. Peak traffic volumes would occur between 7-9 AM - 62.9 PHT, and 4-6 PM - 84.15 PHT. The percentage of trucks was not provided.</p>	✓		

<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>No.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The proposal includes payment of City of Poulsbo Traffic Impact Fees and construction of streets within the Plat. Off site improvements may be required as traffic mitigations as may be determined by the Traffic Impact Analysis.</p> <p>Construction haul route will be designated for construction traffic. EB 8-10-22</p>	✓		
<p>15. Public Services</p>			
<p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe.</p> <p>A small increase in all of the above will be required.</p>	✓		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Proper emergency vehicle access, fire flow and fire hydrants will be provided. Impact fees will be paid for impacts to schools, parks and roads.</p> <p>School impact fees are required prior to building permit issuance. EB 8-10-22</p>		See mitigation S3.	✓
<p>16. Utilities</p>			
<p>a. Check the utilities currently available at the site:</p> <p> <input checked="" type="checkbox"/> electric <input type="checkbox"/> natural gas <input checked="" type="checkbox"/> water <input checked="" type="checkbox"/> refuse service <input checked="" type="checkbox"/> telephone, <input type="checkbox"/> sanitary sewer <input checked="" type="checkbox"/> septic system <input type="checkbox"/> other. </p> <p>Project is required to connect to city sewer. No structures will utilize septic system. See clarification in 16.b. below. EB 8-10-22</p>	✓		
<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>Electric - PSE, Water - KPUD, Sanitary sewer - City of Poulsbo, Refuse - City of Poulsbo, Telephone - Century Link, Cable TV - Comcast, Natural Gas - Cascade (if available).</p>	✓		

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Digitally signed by Jason Anderson
Date: 2021.02.25 15:32:49 -08'00' Date Submitted: 02/23/2021

Reviewed and commented 8-10-22 by
Edie Berghoff, Associate Planner



EXHIBIT I.3
SEPA NOTICING AFFIDAVITS

Affidavit of Public Notice

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Application No: P-02-26-22-02 Project Name: Winslow Ridge PRD: Pre-Plat SEPA MONS

Tiffany Simmons, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on August 12, 2022, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

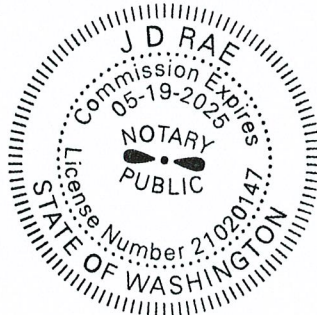
- ☐ Notice of Application
- ☒ SEPA Determination
- ☐ Notice of Public Meeting
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

has been provided:

- ☐ Mailed to owners of property within 300' of the project site
- ☒ Provided to newspaper of general circulation
- ☒ Emailed to PED Department distribution lists and/or parties of record
- ☒ Posted at Library, City Hall, Poulsbo Post Office
- ☒ Posted to the City's website
- ☐ Posted at Site Address: _____

Signature: [Signature] Date: 8/16/22

Subscribed and sworn to before me this 16th day of August, 2022



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at:

Silverdale
My Commission expires on:

05/19/2025

The Seattle Times

AFFIDAVIT OF PUBLICATION

Jess Rae
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

08/12/2022

CITY OF POULSBO Mitigated Determination of Nonsignificance (MDNS)

Project Name: Winslow Ridge Planned Residential Development (PRD) & Preliminary Plat

File No: P-02-26-21-02

Location: 22108 Rhododendron Lane, Poulsbo WA 98370

Project Description: Develop 18.64 acres into 86 single family lot PRD and Preliminary Plat. Includes open space, recreational amenities, tree retention, and road/sidewalk, utility, and stormwater facilities.

Applicant: MTT Family of Companies | 16000 Christensen Road, Suite 150 | Seattle, WA 98188

Lead Agency: City of Poulsbo

Date of Issuance: August 12, 2022

The City of Poulsbo has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The terms of the mitigation are available to the public on request.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of this notice. Written comments concerning the MDNS may be submitted to the Poulsbo PED Department, located at 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on August 26, 2022. Comment should discuss specific environmental issues associate with this proposal and identify how the MDNS does or does not address those issues.

Agent Debbie Collantes Signature *Debbie Collantes*

Subscribed and sworn to before me on 08/12/22

Frankie Flight
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

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