



# PLANNED RESIDENTIAL DEVELOPMENT

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

For additional information on the Planned Residential Development (PRD) process, refer to the [Planning Residential Development Handout](#) and [Chapter 18.260](#) of the Poulsbo Municipal Code (PMC). For a detailed description of the Type III (quasi-judicial) review process, refer to [PMC Title 19](#) (Project Permit Application Procedures).

PROJECT:	
Project Name:	Tax Assessor's ID: 152601-3-023-2005, 152601-3-025-2003, 152601-3-033-2003, 152601-3-040-2004, 152601-3-090-2012.
Project Address:	Size of Property (Sq. Ft.):
Type of Residential Units:	
Project Description:	
Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No	
Is a residential density incentive being requested? <input type="checkbox"/> Yes <input type="checkbox"/> No See <a href="#">PMC 18.260.110</a> for details	
If yes, what is the requested percentage over maximum density of the zone?	
If yes, please indicate the combination of density incentives from <a href="#">Table 18.260.110</a> that will be provided, and indicate how this proposal will provide a greater public benefit than if it were approved with the standard maximum density (attach additional pages).	
APPLICATION SUBMITTAL REQUIREMENTS:	
The PED Department is now accepting all applications electronically. Please submit your application online <a href="#">here</a> or email the materials to <a href="mailto:plan&amp;econ@cityofpoulsbo.com">plan&amp;econ@cityofpoulsbo.com</a> .	
<input type="checkbox"/> Completed <a href="#">Preliminary Subdivision Application</a> (if not submitted previously).	
<input type="checkbox"/> Application <a href="#">Fees and Deposits</a> . Additional hourly fees may apply.	
<input type="checkbox"/> PRD application drawings. The application shall be accompanied with complete site plans and subdivision plans if creating lots, drawn to 1" inch to 40' scale and produced in such a way as to clearly indicate compliance with all applicable requirements, and <b>shall include ALL the information listed in <a href="#">PMC 18.260.130</a></b> . At least one sheet shall show the proposed project in its entirety (drawn at its appropriate scale).  <b>Please Note:</b> <ul style="list-style-type: none"> <li>- all buildings and structures shall be dimensioned</li> <li>- all information shall be legible</li> <li>- plans shall be prepared by an appropriate certified professional in the State of Washington</li> </ul>	
<input type="checkbox"/> Any other information/documents:	
<input type="checkbox"/> Notarized property owner and/or applicant signature page (attached).	

## REVIEW CRITERIA:

The space below is provided for your answers. **A response is REQUIRED.** You may use additional sheets.

1. Explain how the PRD results in creative site planning and a superior residential and subdivision development than generally found in conventional developments and subdivision regulations.
2. Explain how the PRD encourages a diversity of housing units and types within and between neighborhoods.
3. Explain how the PRD preserves natural features and critical areas and incorporates existing significant stands of trees.
4. Explain how the proposal will be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single-family subdivisions and the proposal.





# PRELIMINARY SUBDIVISION

Planning and Economic Development Department  
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For additional information on the Preliminary Subdivision process, refer to [Chapter 17.60](#) of the Poulsbo Municipal Code (PMC) or see the [Land Division Handout](#).

PROJECT:	
Project Name:	
Project Address:	
Tax Assessor's ID: 152601-3-023-2005, 152601-3-025-2003, 152601-3-033-2003, 152601-3-040-2004, 152601-3-090-2012,	Total Site Acreage:
Number of existing lots:	Number of proposed lots:
Minimum Lot Size:	Average Lot Size:
Zoning Designation:	Comp Plan Designation:
Has the property been subdivided before? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
APPLICANT:	
Name:	Phone:
Address:	
Email:	
OWNER (IF DIFFERENT):	
Name:	Phone:
Address:	
Email:	
PROJECT ENGINEER OR SURVEYOR:	
Name:	Phone:
Address:	
Email:	
LAND USES AND SQUARE FOOTAGE:	
Residential: _____ Sq. Ft	Open Space/Rec: <small>Unencumbered Open Space &amp; Vault Tract (Passive Recreation)</small> _____ Sq. Ft
Stormwater Detention (tracts): _____ Sq. Ft	Landscaping: _____ Sq. Ft
Other Utilities (tracts): _____ Sq. Ft	Right-Of-Way: _____ Sq. Ft
Critical Areas (PMC 16.20): <small>Wetlands, Stream, &amp; Buffers</small> _____ Sq. Ft	Tree Retention: _____ Sq. Ft
Gross Density: Number of units/lots _____ / _____ gross acres = _____ units per gross acre	
Net Density: (roads, utilities, critical areas and buffers) = _____ units per net acre.	

## INITIAL APPLICATION SUBMITTAL REQUIREMENTS:

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<input type="checkbox"/>	All application fees. Some fees will not be invoiced until actual costs are known. Current fees schedules can be found online at <a href="https://cityofpoulsbo.com/planning-forms-fees-brochures/">https://cityofpoulsbo.com/planning-forms-fees-brochures/</a>
<input type="checkbox"/>	Completed Preliminary Subdivision Application Form with: <ol style="list-style-type: none"> <li>1. Consent to Exceed Review Period (attached)</li> <li>2. Notarized property owner and/or applicant signature pages (attached).</li> </ol>
<input type="checkbox"/>	Preliminary Subdivision Drawing(s) containing the following: <ol style="list-style-type: none"> <li>1. Project name and plan date, name and phone number of preparer, north arrow, and bar scale.</li> <li>2. Dimensions of the subject property, and all existing and proposed lots, parcels, and tracts; as well as any building and other structures within the property.</li> <li>3. List proposed impervious area(s), including proposed pollution generating pervious and impervious area(s).</li> <li>4. Structures and driveways within 150' of the property, on both sides of the street.</li> <li>5. Existing and proposed easements and any encroachments.</li> <li>6. Existing and proposed road and utilities, including any stormwater detention facilities.</li> <li>7. Location of existing and proposed walls and fences (with height and construction materials).</li> <li>8. Existing and proposed topography at contour intervals of no more than five feet.</li> <li>9. Critical areas as indicated in PMC 16.20, located on or within 300' of the property.</li> <li>10. Streets adjacent to, surrounding or intended to serve the property.</li> <li>11. Zoning of adjacent properties.</li> </ol>
<input type="checkbox"/>	Legal Descriptions of the proposed lots, tracts, and easements and other as appropriate.
<input type="checkbox"/>	Title Insurance Report prepared within last 90 days (available from a Title Company)
<input type="checkbox"/>	A completed <a href="#">SEPA Checklist</a> .
<input type="checkbox"/>	Preliminary Storm Report.
<input type="checkbox"/>	Conceptual utility, grading, street/access, and grading plans.
<input type="checkbox"/>	All offsite easements necessary to provide access or utility infrastructure.
<input type="checkbox"/>	Draft documents containing applicable restrictions to be imposed upon the use of the land.
<input type="checkbox"/>	Any critical areas special reports identified in the pre-application conference letter.
<input type="checkbox"/>	Preliminary Landscape Plan per <a href="#">PMC 18.270.020 F</a> (if required)
<input type="checkbox"/>	Significant tree survey and retention plan. See <a href="#">PMC 18.180</a> (if required)
<input type="checkbox"/>	Traffic Study (if required).
<input type="checkbox"/>	Proposed plat divisions.
<input type="checkbox"/>	Other:





# TREE CUTTING AND CLEARING

Planning and Economic Development Department  
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For additional information on Tree Cutting and Clearing please see PMC [Chapter 15.35](#).

PROJECT:	
Project Address:	
Tax Parcel No.:	
Total square feet of clearing and/or cutting area?	
Project Description:	
Is the clearing and/or cutting in conjunction with a development project?	YES <input type="checkbox"/> NO <input type="checkbox"/>
If yes, what is the name of the development project?	
Is the clearing and/or cutting located within a critical area or its associated buffer?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Is the clearing and/or cutting located within 200 ft of Liberty Bay?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Is the clearing and/or cutting located within tree retention easement or tract?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Is the clearing and/or cutting located within an open space tract?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Is the clearing and/or cutting located within a required landscaping area?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Is the clearing and/or cutting located within the right-of-way?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Is the clearing and/or cutting associated with commercial timber harvesting?	YES <input type="checkbox"/> NO <input type="checkbox"/>
Have you cleared and/or removed any trees this calendar year?	YES <input type="checkbox"/> NO <input type="checkbox"/>
If yes, what was the total square footage?	
APPLICANT:	
Name:	Phone:
Address:	
Email:	
ARBORIST (IF DIFFERENT THEN APPLICANT)	
Name:	Phone:
Address:	
Email:	

**OWNER:**

Name:

Phone:

Address:

Email:

**APPLICATION SUBMITTAL REQUIREMENTS:**

- Application Fees and Deposits
- Three** complete sets of Site Plan Review drawings. Existing conditions and proposed removal and/or cutting shall contain **ALL** the information listed in [PMC 15.35.080](#). **PDF ONLY SUBMITTED**
- Preliminary drainage report including Level One downstream analysis (if required)
- Any Critical Areas special reports (if required) per [PMC Chapter 16.20](#)
- One electronic version of all submitted materials in PDF format (CD, thumb drive, or via e-mail)
- Notarized property owner and/or applicant signature page (attached)
- Any other information/documents:





# CONSENT TO EXCEED REVIEW PERIOD

Planning and Economic Development Department  
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## TYPE OF REVIEW PERIOD:

- 30-Day for Short Plat (RCW 58.17.140)
- 90-Day for Preliminary Plat (RCW 58.17.140)
- 30-Day for Final Plat (RCW 58.17.140)
- 120-Day for Type III Land Use Permit Applications (RCW 36.70B)

## PROJECT INFORMATION:

Project Name: The Plateau at Liberty Bay Planned Residential Development

Planning File No. (if known): Not Assigned

Project Location (address, intersection, or parcel no.): 19313 Viking Avenue NW, Poulsbo WA 98370

## APPLICANT:

Name: Entitle Fund Two, LLC

Address: P.O. Box 188, Puyallup, Washington 98371

Email: geoff@jkmonarch.com


Phone: 253-840-5660

## SIGNATURE:

Washington State Law requires the city approve, approve with conditions, return to the applicant for modifications, or deny the application within a specified time frame of receipt of a complete application.

However, I understand that it will not be possible for the City of Poulsbo to process the above identified project within the timeframe required by RCW 58.17.140 and/or 36.70B.

I, Geoffrey P. Sherwin, P.E., consent to an extension of the time-frame selected above..

Signature:  Date: 11/08/2022

**SIGNATURES:**

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.

Signature of Applicant/Agent

COREY D. WATSON

Print Name of Applicant/Agent

EXTITLE FUND TWO, LLC

STATE OF WASHINGTON)

) SS

COUNTY OF KITSAP )

On this 7<sup>TH</sup> day of NOV., 2022 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared COREY D. WATSON to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 7<sup>TH</sup> day of NOVEMBER, 2022.

NOTARY PUBLIC in and for the State of Washington Residing at

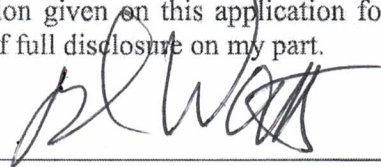
POULSBO, WA

Commission Expires 04/27/23



**PROPERTY OWNER'S SIGNATURE (if other than applicant/agent):**

I, the undersigned, state that, to the best of my knowledge, all the information provided for this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

  
\_\_\_\_\_  
Signature of Property Owner

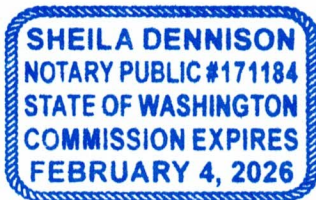
Brad Watts  
\_\_\_\_\_  
Print Name of Owner


JOHNSON CREEK PROPERTIES, LLC

STATE OF WASHINGTON) ) SS  
COUNTY OF KITSAP )

On this 23 day of 1, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brad Watts to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 25 day of January, 2023.



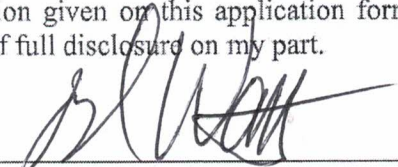
  
\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington Residing at

Kitsap County

Commission Expires 02/04/2026

**PROPERTY OWNER'S SIGNATURE (if other than applicant/agent):**

I, the undersigned, state that, to the best of my knowledge, all the information provided for this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

  
\_\_\_\_\_  
Signature of Property Owner


Brad Watts  
\_\_\_\_\_  
Print Name of Owner  
JNJ HOLDINGS, LLC

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KITSAP )

On this 25 day of 1, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brad Watts to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 25 day of January, 2023.



  
\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington Residing at  
Kitsap County  
Commission Expires 02/04/2026

**PROPERTY OWNER'S SIGNATURE (if other than applicant/agent):**

I, the undersigned, state that, to the best of my knowledge, all the information provided for this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

  
\_\_\_\_\_  
Signature of Property Owner

Brad Watts  
\_\_\_\_\_  
Print Name of Owner

WEST POULSBO, WA

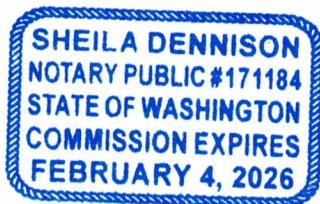
STATE OF WASHINGTON)


) SS

COUNTY OF KITSAP )

On this 25 day of 1, 2023 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brad Watts to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 25 day of January, 2023.



  
\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington Residing at

Kitsap County  
\_\_\_\_\_

Commission Expires 02/04/2026

# Plateau at Liberty Bay Neighborhood Meeting Notes and Responses

Meeting Date: Wednesday, December 28, 2022 @ 5:00 P.M.

## **Presenters:**

Corey Watson - JK Monarch  
Elise Callahan, PE - KPFF Consulting Engineers  
Edie Berghoff - City of Poulsbo Planning Department

## **Location:**

City of Poulsbo Library

## **Date:**

Wednesday, December 28, 2022 @5 PM

## **Attendees:**

See attached sign in sheet.

## **General Summary of Comments:**

### **Wetlands:**

- Will access be provided to the wetlands? Specifically concerned with Wetland A and Johnson Creek.
- Access to Johnson Creek should be restricted.
- How will people be kept out of the Johnson Creek Area?

Response: Access to Wetland A and Johnson Creek is not proposed.

### **Trees:**

- The project will be clear cutting a large area of existing trees. Trees and wildlife habitats need to be protected.
- What types/species of trees will be planted?

Response: The applicant has had a tree survey completed for the project. The areas of trees to be retained will be protected during construction. The required landscaping and street trees will be in accordance with the City of Poulsbo Code.

### **Wildlife:**

- What will happen to wildlife in the area?
- What studies have been done on wildlife on the site?

Response: We do not have any expertise in determining what will happen to the wildlife. Most likely, they will integrate into the new surroundings as they do with other development within the City. Wildlife studies are not required by the City.

### **Utilities:**

- How will the project get water without impacting existing wells?
- How will the existing well south of the property be protected?

Response: The project will connect to the City of Poulsbo's water system within Viking Avenue and Liberty Road. The project will extend sanitary sewer from Viking Avenue as well to serve the project. The existing well and 100-foot radius is being preserved and located within a tract.

#### Stormwater:

- Where will stormwater go?
- Viking Avenue has flooding issues in large storms and capacity issues. How do you know there is capacity for additional water?
- Do not want stormwater from the site to be crossing Viking Avenue.
- There are more and more bigger storm events happening now. How will the project design accordingly and are design requirements updated to reflect bigger storms?

Response: Stormwater for the project will be controlled in two separate systems. One storm system will be located near the Tract A buffer and will treat and infiltrate the stormwater. The second stormwater system will be an underground detention vault located near the top of Road D. This stormwater will be treated and released down to the existing City storm system within Viking Avenue. The project is required to conduct a downstream analysis of the existing storm system to determine any potential capacity issues. The stormwater is also required to be designed in accordance with the City of Poulsbo's requirements and will be controlled and released at a pre-developed rate, so the existing storm system should not be impacted.

#### Liberty Road Connection:

- What will be the added traffic to Liberty Road?
- How will access be restricted on the Liberty Road Emergency Access?
- How do firetrucks get through the road if there are bollards?
- What type of signage will be placed on Liberty Road? Currently people use Liberty Road as a shortcut and go too fast.
- What improvements will there be to Liberty Road? Currently Liberty Road is skinny and unpaved.

Response: There will be no additional traffic added to Liberty Road. The project is proposing an emergency vehicle access connection to Liberty Road. The access will have removeable bollards installed to keep vehicular traffic out of the access but allow emergency vehicles to access as necessary. No signage is proposed nor required for Liberty Road for this project. The project is also not proposing nor required to provide improvements to Liberty Road.

#### Viking Avenue Access:

- People go very fast on Viking Avenue here where road necks down from 4 lanes to 2 lanes.
- Has a traffic analysis been done that proves access to the project can be here?
- Does the traffic analysis account for vehicle speeds and the fire station project down Viking?
- How will people enter/exit the development when there is traffic?

Response: A traffic study has been completed for the project and will be reviewed by the City. Known future projects at the time have been included in the traffic study. The proposed access point has been analyzed as well.

#### Neighboring Property Protection:

- How will the project protect neighboring properties?
- How will utility services for neighboring properties be protected?
- How will people be stopped from entering and using adjacent properties?

Response: During construction the project will have the clearing limits staked that should keep the construction from encroaching on neighboring properties. To our knowledge at this time, no interruptions of utility service to the neighbors is anticipated.

Project Timing:

- What is the anticipated permit timeline?
- When will there be additional meetings?
- When will construction start?
- When will tree cutting and grading start?

Response: We anticipate obtaining civil permits during the 2024 calendar year. There will be a public hearing for the project as part of the City approval process. The timing of the hearing is unknown at this time. Anticipated construction start is Spring of 2025.



# SEPA ENVIRONMENTAL CHECKLIST

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



<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p>			
<p><b>2. Air</b></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>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p>			
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p>			
<p><b>3. Water</b></p>			
<p><b>a. Surface:</b></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>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>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>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</p>			
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p>			
<p>6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p>			
<p><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>			
<p>2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.; agricultural; etc...). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p>			
<p><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>			

<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p>			
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p>			
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p>			
<p><b>4. Plants</b></p>			
<p>a. Check types of vegetation found on the site:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Deciduous tree: alder, maple, aspen, other</li> <li><input type="checkbox"/> Evergreen tree: fir, cedar, pine, other</li> <li><input type="checkbox"/> Shrubs</li> <li><input type="checkbox"/> Grass</li> <li><input type="checkbox"/> Pasture</li> <li><input type="checkbox"/> Crop or grain</li> <li><input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other</li> <li><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</li> <li><input type="checkbox"/> Other types of vegetation</li> </ul>			
<p>b. What kind and amount of vegetation will be removed or altered?</p>			
<p>c. List threatened or endangered species known to be on or near the site.</p>			
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p>			
<p>e. List all noxious weeds and invasive species known to be on or near 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 type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:</p> <p><input type="checkbox"/> Mammals: deer, bear, elk, beaver, other:</p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p>			
b. List any threatened or endangered species known to be on or near site.			
c. Is the site part of a migration route? If so, explain.			
d. Proposed measures to preserve or enhance wildlife, if any.			
e. List any invasive animal species known to be on or near the site.			
6. Energy and Natural Resources			
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.			
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.			
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.			
7. Environmental Health			
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.			

1)	Describe any known or possible contamination at the site from present or past uses.			
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.			
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.			
4)	Describe special emergency services that might be required.			
5)	Proposed measures to reduce or control environmental health hazards, if any.			
<b>b. Noise</b>				
1)	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?			
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.			
3)	Proposed measures to reduce or control noise impacts, if any.			
<b>8. Land and Shoreline Use</b>				
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>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>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>c. Describe any structures on the site.</p>			
<p>d. Will any structures be demolished? If so, what?</p>			
<p>e. What is the current zoning classification of the site?</p>			
<p>f. What is the current comprehensive plan designation of the site?</p>			
<p>g. If applicable, what is the current shoreline master program designation of the site?</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>i. Approximately how many people would reside or work in the completed project?</p>			
<p>j. Approximately how many people would the completed project displace?</p>			
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p>			
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</p>			

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.			
<b>9. Housing</b>			
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.			
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.			
c. Proposed measures to reduce or control housing impacts, if any.			
<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?			
b. What views in the immediate vicinity would be altered or obstructed?			
c. Proposed measures to reduce or control aesthetic impacts, if any.			
<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?			
b. Could light or glare from the finished project be a safety hazard or interfere with views?			
c. What existing off-site sources of light or glare may affect your proposal?			

d. Proposed measures to reduce or control light and glare impacts, if any.			
<b>12. Recreation</b>			
a. What designated and informal recreational opportunities are in the immediate vicinity?			
b. Would the proposed project displace any existing recreational uses? If so, describe.			
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.			
<b>13. Historic and Cultural Preservation</b>			
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.			
b. 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.			
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			



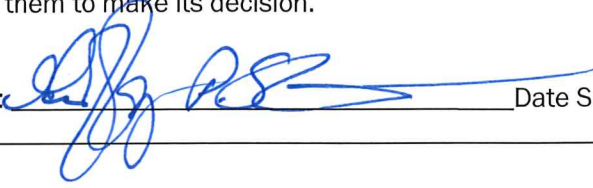
d. Proposed measures to reduce or control impacts, if any.			
<b>14. Transportation</b>			
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.			
b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?			
c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?			
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).			
e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.			
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>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>h. Proposed measures to reduce or control transportation impacts, if any.</p>			
<p><b>15. Public Services</b></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>b. Proposed measures to reduce or control direct impacts on public services, if any.</p>			
<p><b>16. Utilities</b></p>			
<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 type="checkbox"/> refuse service</li> <li><input type="checkbox"/> telephone,</li> <li><input type="checkbox"/> sanitary sewer</li> <li><input type="checkbox"/> septic system</li> <li><input type="checkbox"/> other.</li> </ul>			
<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>			

## 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:

11/22/2022

## 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.	<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>
	Proposed measures to avoid or reduce such increases are:
2.	<b>How would the proposal be likely to affect plants, animals, fish, or marine life?</b>
	Proposed measures to protect or conserve plants, animals, fish, or marine life are:
3.	<b>How would the proposal be likely to deplete energy or natural resources?</b>
	Proposed measures to protect or conserve energy and natural resources are:

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>Proposed measures to protect such resources or to avoid or reduce impacts are:</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>Proposed measures to avoid or reduce shoreline and land use impacts are:</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p>
	<p>Proposed measures to reduce or respond to such demand(s) are:</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>