SEPA ENVIRONMENTAL CHECKLIST

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A. BACKGROUND

Name of proposed project, if applicable: Pinnacle at Liberty Bay Subdivision		**Date Prepared:** 11/26/25
Name of Applicant: Montebanc Management LLC	**Address:** 400 NW Gilman Blvd, STE 2781 Issaquah, WA 98027	**Phone Number:** 206-391-8366
Contact: Paul Devenzio	**Agency Requesting Checklist:** City of Poulsbo	

Proposed timing or schedule (including phasing, if applicable):un
Phase 1 sitework construction 2027 with home construction in 2028
Phase 2 sitework construction – 2028; home construction 2029/2030
Phase 3 sitework construction – 2029; home construction 2030/2031

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.
Geotechnical Report dated 2/13/25 and Addendums dated 6/16/25 and 11/24/25 from Aspect Consulting
Critical Area Report/Habitat Mgmt Plan dated 7/14/25 and Addendum dated 11/19/25 from Sewall Wetland Consulting
Preliminary Tree Protection Plan dated 6/16/25 from Washington Forestry Consultants
Traffic Impact Analysis, dated 7/14/25 and revised TIA dated 11/12/25, from Heath & Associates

Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.
No

List any government approvals or permits that will be needed for your proposal, if known.
(Poulsbo) Subdivision, Planned Residential Development, Critical Area Review, Clear and Grade, Building Permits
(WA State) Hydraulic Permit Approval (HPA)

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 5 parcels totaling approximately 41.41 acres into 148 resultant single-family lots; clearing and grading of appx 29 acres; installation of structural retaining walls; installation of utilities including under two non-fish-bearing streams; installation of appx 5,000 lineal feet of public road and sidewalks; installation channel-spanning culvert across a non-fish bearing stream to facilitate public road construction; installation of landscaping and critical area buffer mitigation plantings associated with temporary and permanent impact to buffers; installation of public park improvements; installation of soft-surface recreational trails within 200' of wetlands and non-fish bearing streams; construction of 148 single-family homes.

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.

Located between the Baywatch and Crystal View residential communities north of State HWY 305. Kitsap County tax parcels 23260140012009, 24260130032008, 24260130182001, 24260130052006, 24260130192000 Located in the SE quarter of section 23, township 26N, range 1E. See vicinity map on file with the City of Poulsbo.

B. ENVIRONMENTAL ELEMENTS	Agree	Disagree	Mitigate
1. Earth			
a. General description of the site (check one): ☐ flat ☐ rolling ☐ hilly ☒ steep ☐ slopes ☐ mountainous ☐ other.			
b. What is the steepest slope on the site (approximate percent slope)? 65%			
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. Topsoil, glacial till, recessional outwash and glaciolacustrine deposits			
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. The site itself is stable. A dormant landslide is located offsite to the east of the site. See pg.8 geotechnical addendum from Aspect dated 6/16/25 and 11/24/25.			

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Grading activity of appx 450,000cy (cubic yards) with import of appx 85,000cy of clean local structural material suitable for placement and circumstance, some of which may be available on-site.			
f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction. However the Project will comply with all applicable mandated erosion control measures, short and long term.			
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Appx 35%			
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. A temporary erosion control plan meeting City and State requirements will be provided and implemented during site disturbance. Erosion control measures may include the following: silt fences, stabilized construction entrances, controlled surface grading, and other measures as appropriate.			
2. Air			
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. Short term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. The project will not result in any known long-term air emissions.			
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Existing off-site sources of emissions or odors are those that are typical of residential neighborhoods and are not expected to affect the proposal.			
c. Proposed measures to reduce or control emissions or other impacts to air, if any. Dust control measures as necessary during construction along with proper maintenance of construction equipment/vehicles.			
3. Water			
a. Surface:			
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. Barrantes Creek (Stream C) is located on the western margin of the site. Three seasonal streams (Streams A, B, D) are also located on site. The above creeks ultimately flow into Puget Sound. See Critical Area Report from Sewall Wetland Consulting dated 7/14/25 and Addendum dated 11/19/25.			

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.** Yes. A road and utility crossing is proposed for Barrantes Creek to facilitate connection to existing Baywatch Ct NE. Underground utilities are proposed to cross under Streams A and D.			
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.** No direct fill or dredge is proposed or required			
4)	**Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.** Subject to State permitting requirements, installation of the road crossing of Barrantes Creek may require temporary diversion around the crossing work for a short period.			
5)	**Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** No			
6)	**Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** No			
b.	*Ground:*			
1)	**Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.** No			
2)	**Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.; agricultural; etc...). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** None proposed.			
c.	*Water Runoff (including storm water):*			

1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** Upon project completion, on-site stormwater will be collected and conveyed to stormwater treatment and detention systems. Controlled discharge of treated stormwater will be released upgradient of on-site streams in quantities necessary for proper hydration. See project Stormwater Plan.			
2) **Could waste materials enter ground or surface waters? If so, generally describe.** Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream surface water runoff. The proposed storm water system will be designed to meet mandated treatment standards which will minimize or eliminated entry of waste materials or pollutants to ground water resources and/or surface waters. Standard spill prevention BMPs to be employed during construction.			
3) **Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.** No			
d. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:** Temporary and permanent stormwater retention and erosion control facilities will be used to control surface runoff during construction and after development.			
4. Plants			
a. **Check types of vegetation found on the site:** ☒ **Deciduous tree: alder, maple, aspen, other** ☒ **Evergreen tree: fir, cedar, pine, other** ☐ **Shrubs** ☐ **Grass** ☐ **Pasture** ☐ **Crop or grain** ☒ **Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other** ☐ **Water plants: water lily, eelgrass, milfoil, other** ☐ **Other types of vegetation**			
b. **What kind and amount of vegetation will be removed or altered?** Appx 29 acres will be cleared of all vegetation to facilitate necessary grading activity. This will include the removal of appx 1,200 healthy mature trees.			
c. **List threatened or endangered species known to be on or near the site.** There are no known threatened or endangered species known to be on or near the project site.			

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. Landscaping of recreation tracts, street trees and tree retention plan per City requirements. See Tree Retention Plan by WFCI dated 6/16/25			
e. List all noxious weeds and invasive species known to be on or near the site. Himalayan blackberry			
5. Animals			
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: ☒ **Birds: hawk, heron, eagle, songbirds, other:** ☒ **Mammals: deer, bear, elk, beaver, other:** ☐ **Fish: bass, salmon, trout, herring, shellfish, other:**			
b. List any threatened or endangered species known to be on or near site. There are no known threatened or endangered species known to be on or near the project site.			
c. Is the site part of a migration route? If so, explain. Western WA is known to be within the Pacific Flyway, a bird migration route.			
d. Proposed measures to preserve or enhance wildlife, if any. Permanent preservation of over 12 acres of open space and habitat			
e. List any invasive animal species known to be on or near the site. None known.			
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. Electric and/or Natural Gas will be used for heating, cooking, etc.			
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No. Proposed homesites are located at lower elevations than adjacent properties or are set back a significant distance from the property line.			
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. The project will be designed to meet Washington State Residential Energy Codes in effect at time of building permit application.			

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.** No			
1) **Describe any known or possible contamination at the site from present or past uses.** None known			
2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.** None known			
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.** Vehicle fuel/oils during site construction; paint and solvents during home construction			
4) **Describe special emergency services that might be required.** Emergency medical and 911 services, along with typical fire and police services may be required per the amount typical to a residential community. No special services are anticipated.			
5) **Proposed measures to reduce or control environmental health hazards, if any.** Spill control measures typical of site and home construction			
b. Noise			
1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** Noise from Hwy 305 typical of principal arterial traffic			
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.** Short-term impacts will result from the use of construction equipment during sitework and home construction. Long-term impacts will be the increase traffic noise commensurate with 148 new residential homes. Noise pre- and post-construction would be during daytime hours permitted by City ordinances.			
3) **Proposed measures to reduce or control noise impacts, if any.** Construction will be performed during normal daylight hours and in compliance with all noise ordinances.			

8. Land and Shoreline Use

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.** Site is largely vacant with one small single-family home located near the eastern boundary. Single family residential abuts the project site. The proposed use of single-family is harmonious with existing single-family uses.			
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?** Small-scale tree harvesting has occurred in the past on the site, though the site is not formally designated forest land. Thus, there will be no formal conversion away from forest land status.			
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:** No			
c. **Describe any structures on the site.** There is one single family home located near eastern boundary of project site.			
d. **Will any structures be demolished? If so, what?** 1 single family home			
e. **What is the current zoning classification of the site?** RL			
f. **What is the current comprehensive plan designation of the site?** RL			
g. **If applicable, what is the current shoreline master program designation of the site?** N/A			
h. **Has any part of the site been classified as a critical area by the city or county? If so, specify** Areas of the site contain suspected geologic hazards, wetlands and streams. See Critical Area Report dated 6/17/25 and Addendum dated 11/19/25 from Sewall Wetland Consulting as well as Geotechnical Report dated 2/13/25 and Addendum dated 6/16/2025 from Aspect Consulting as well as Addendum dated 11/24/25.			
i. **Approximately how many people would reside or work in the completed project?** Per Census Bureau estimates, appx 370 people would be expected to reside in the 148 homes proposed.			
j. **Approximately how many people would the completed project displace?** 2-3 potential residents would be able to occupy the existing single-family home to be demolished.			

k. **Proposed measures to avoid or reduce displacement impacts, if any.** None			
l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** Compliance with City land use requirements and development standards			
m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** None			
9. Housing			
a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** 148 middle income units would be provided with the proposal.			
b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** 1 middle income unit would be removed as part of the proposal.			
c. **Proposed measures to reduce or control housing impacts, if any.** none			
10. Aesthetics			
a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** 35' height maximum as measure using City methodology with wood as principal exterior material			
b. **What views in the immediate vicinity would be altered or obstructed?** Removal of tall tree canopy would likely improve territorial and water views from adjacent properties adjacent and at higher elevations			
c. **Proposed measures to reduce or control aesthetic impacts, if any.** lots and homesites immediately adjacent to existing residence would have a 6' view obscuring fence and complimentary landscaping to help screen view of the nearest proposed new home.			
11. Light and Glare			
a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** Light and glare typical of residential development will be produced from building lighting. Light will also be produced from vehicles accessing the site. The light and glare will occur primarily in the evening and pre-dawn hours.			

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** Proposed building setbacks, pad heights and landscaping would be expected to adequately mitigate impact form lighting associated with the completed project.			
c. **What existing off-site sources of light or glare may affect your proposal?** The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also adjacent residential uses and streetlights may create light and glare typical of such uses. Neither expected to affect the proposal.			
d. **Proposed measures to reduce or control light and glare impacts, if any.** none			
12. Recreation			
a. **What designated and informal recreational opportunities are in the immediate vicinity?** Frank Raab Municipal Park and Lions Park are nearby public parks			
b. **Would the proposed project displace any existing recreational uses? If so, describe.** No			
c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.** A variety of formal and passive recreation areas are proposed to be constructed with the project including several play areas, hiking trails, exercise circuit and garden areas.			
13. Historic and Cultural Preservation			
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.** The existing house was built in 1935. It is not listed nor eligible for listing in historic registers.			
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.** There are no known landmarks, features, or other evidence of Indian or historic use or occupation. Archaeological risk is low to moderately low according to sources.			

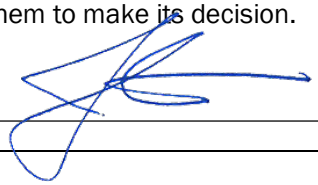
c **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.** Washington State Department of Archeology & Historic Preservation database via the Washington Information System for Architectural & Archaeological Records Data (WISAARD)			
d. **Proposed measures to reduce or control impacts, if any.** There are no expected impacts. An inadvertent discovery plan (IDP) will be employed during site construction. If an archaeological site or artifact is found during construction, the State Historic Preservation Officer and Tribe will be notified.			
14. Transportation			
a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.** The site is served by Baywatch Ct NE on the west, NE Crystallia Ct on the east and, upon completion, Sunrise Ridge Ave NE will provide access from SR 305 to the south.			
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?** Kitsap Transit Routes 333, 334 and 390 have a stop appx 0.8 miles away at 8th and Hostmark.			
c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?** Each of the 148 lots would be expected to provide 2 on-lot parking spaces in addition to those provided within the homes' garages. Additionally, on-street parking will be provided at a rate of 0.5 stalls/unit. No existing parking spaces would be removed.			
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).** Neary 5,000 lineal feet of new public roadway would be necessary to serve the project's transportation needs. Public walkways and trails would be provided throughout.			
e. **Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.** No			

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? Per ITE, appx 1,424 daily trips could be expected on a weekday. Peak hours would be expected in the PM hours during commute time.			
g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.			
h. Proposed measures to reduce or control transportation impacts, if any. Compliance with City transportation plans and payment of traffic impact fees as the new homes are permitted for construction.			
15. Public Services			
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. The project is consistent with the City's planned residential density in this area. Necessary services appropriate for the planned uses and densities in this area are planned for and detailed in the City's Comprehensive Plan.			
b. Proposed measures to reduce or control direct impacts on public services, if any. Continued implementation of the City's Comprehensive Plan.			
16. Utilities			
a. Check the utilities currently available at the site: ☒ electric ☐ natural gas ☒ water ☐ refuse service ☒ telephone, ☐ sanitary sewer ☒ septic system ☐ other.			

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.** Telephone (CenturyLink), Power (PSE), Water (City of Poulsbo), and Sewer (City of Poulsbo).			

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: 11/26/2025

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

4.	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?
	Proposed measures to protect such resources or to avoid or reduce impacts are:
5.	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?
	Proposed measures to avoid or reduce shoreline and land use impacts are:
6.	How would the proposal be likely to increase demands on transportation or public services and utilities?
	Proposed measures to reduce or respond to such demand(s) are:
7.	Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.