



# SEPA ENVIRONMENTAL CHECKLIST

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## A. BACKGROUND

Name of proposed project, if applicable: Bridgestone Firestone Development

Date Prepared:  
August 13, 2019

Name of Applicant:  
Zaremba Group, LLC

Address:  
14600 Detroit Ave., Suite 1500  
Lakewood, OH 44107

Phone Number:  
(216)221-6600

Contact:  
Todd Hamula

Agency Requesting Checklist:  
City of Poulsbo

Proposed timing or schedule (including phasing, if applicable):

Start construction May 2020

Complete construction November 2020

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.

There are no plans for future additions related to this proposal.

List any environmental information you know about that has been prepared, directly related to this proposal.

For this proposal a SEPA checklist has been prepared. *EIS for Olhava Master Plan (98)*

Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known pending applications for government approvals or other proposals directly affecting the property covered by the proposal.

List any government approvals or permits that will be needed for your proposal, if known.

The permits and approvals needed for this proposal are: SEPA determination, ~~Conditional Use Permit and Hearing determination~~, site plan review, design review, building permit, clearing and grading and right-of-way construction permit. *not req'd*

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.

The project includes construction of an approximate 6,000-sf Bridgestone Tire store on a 0.83 acre vacant lot along Market Place NW in the City of Poulsbo.

*Parcel is a prepared building pad requiring minimal grading.*



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.

Parcel number 102601-2-043-2008, SEC 10, TWP 26, RNG 1E (NW/4), Lot 4-E Short Subdivision 01-19-05-06  
Lot 4-E City of Poulsbo Short Plat No. P-101

B. ENVIRONMENTAL ELEMENTS		Agree	Disagree	Mitigate
<b>1. Earth</b>				
<b>a. General description of the site (check one):</b> <input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep <input type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other.		✓		
<b>b. What is the steepest slope on the site (approximate percent slope)?</b> According to recent topographic survey by Mtn2Coast, the project site has 0-6% slopes.		✓		
<b>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.</b> According to the USDA Web Soil Survey, the soil type found on the project is Poulsbo gravelly sandy loam.		✓		
<b>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b> There are no known surface indications or history of unstable soils in the immediate vicinity.		✓		
<b>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</b> The site was previously cleared and graded. For this project approximately 1,000 yards of excavation which will be disposed of at an appropriate off-site facility.		✓		
<b>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</b> Erosion is always a possibility during construction. For this proposal best management practices (BMP's) will be used to help minimize erosion impacts. Even with erosion control measures in place, minor erosion could occur in the event of heavy rainfall until new vegetation is established.		✓		



<p>about what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The site is currently undeveloped, after construction approximately 0.63 acres of 0.83 acres will be impervious. Therefore, the project will be covered by 76% impervious surfaces after the project.</p>	✓		
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. <i>Subject to Review by Eng Dept.</i> This project will comply with Ecology's 2014 Stormwater Management Manual for Western Washington and will follow City of Poulsbo requirements for erosion control including providing a Temporary Erosion and Sediment Control Plan (TESC).</p>	✓		
<b>2. Air</b>			
<p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. During construction, dust and equipment emissions will increase temporarily. After completion of this project, emissions will be produced from vehicles used by employees, customers and delivery vehicles. The auto emissions produced from the completed project may increase because the site is currently undeveloped and does not produce trips.</p>	✓		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. There are no off-site sources of emissions that will affect this project.</p>	✓		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any. This project will comply with all City of Poulsbo requirements. During construction, water will be used during dry periods to reduce or control dust on site and construction vehicles and heavy equipment will not be left idling to help reduce vehicle emissions.</p>	✓		
<b>3. Water</b>			
<b>a. Surface:</b>			
<p>1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. There is no known water body in the immediate vicinity of the project site.</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. This does not apply to this proposal; no work is proposed in a wetland or surface water body.</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. None, not applicable to this project.	✓		
4)	Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. No, this proposal does not involve surface water withdrawals or diversions.	✓		
5)	Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No, according to FEMA Flood Insurance Rate Map, this site does not lie with a 100-year floodplain. This site is located in an area of minimal flooding (Zone X)	✓		
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, this proposal does not involve the discharge of waste materials to surface waters.	✓		
<b>b. Ground:</b>				
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 water will be withdrawn, this site will connect to the City watermain running parallel to the property line. Water will not be discharged to groundwater.	✓		
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. There will not be any waste materials that will be discharged into the ground from septic tanks or other sources. An oil/water separator will be installed for floor drains to treat before reaching the sanitary sewer.	✓		
<b>c. Water Runoff (including storm water):</b>				



<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>Stormwater produced from the project site will be collected and treated at an existing off-site holding/retention basin. This project will connect to the Regional Stormwater Facility. Stormwater runoff will go through an oil/water separator unit prior to being release to off site conveyance pipe.</p>	✓		
<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>It is not anticipated that waste materials will enter ground or surface waters. Erosion control measures and stormwater will be in place to help prevent such impacts. After construction, all of the impervious surfaces will be collected and conveyed into the regional stormwater facility. This project will also have a Stormwater Pollution Prevention Plan (SWPPP) to prevent surface and groundwater pollution during construction.</p>	✓		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>This project may slightly alter existing drainage patterns as this site is currently undeveloped.</p>	✓		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>This project will comply with Ecology's 2014 Stormwater Management Manual for Western Washington and will follow City of Poulsbo requirements for erosion control. This project will employ standard Best Management Practices (BMPs) during construction defined by the department of Ecology stormwater management manual and as approved by the City Engineer.</p>	✓		
<p>4. Plants</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 checked="" type="checkbox"/> Shrubs</li> <li><input checked="" 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>The site has previously been cleared and graded. Grass and shrubs that have regrown will be removed as necessary to develop the site. Exact quantities are unknown.</p>	✓		



<p>c. List threatened or endangered species known to be on or near the site. According to US Fish &amp; Wildlife service Environmental Conservation Online System (ECOS) there are no threatened or endangered species found on this site.</p>	✓		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. A landscape plan will be provided by a landscape architect and will include a minimum of 20% of the site to be landscaped.</p>	✓		
<p><i>Olhava Master Plan Requires use of native plants when appropriate</i></p>			
<p>e. List all noxious weeds and invasive species known to be on or near the site. According to Early Detection and Distribution Mapping System (EDDMapS) there are no noxious or invasive species on or near the site.</p>	✓		
<p><b>5. Animals</b></p>			
<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:  <input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:  <input type="checkbox"/> Mammals: deer, bear, elk, beaver, other:  <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. According to Washington Department of Fish and Wildlife Priority Habitats and Species Report (PHS data) there are no federal or state listed species on or near the site.</p>	✓		
<p>c. Is the site part of a migration route? If so, explain. Migration routes may exist near the site, Washington is within the Pacific Flyway route.</p>	✓		
<p>d. Proposed measures to preserve or enhance wildlife, if any. None are proposed, there are no anticipated impacts to wildlife.</p>	✓		
<p>e. List any invasive animal species known to be on or near the site. Known none. According to EDDMapS, there are no invasive species on or near the site.</p>	✓		
<p><b>6. Energy and Natural Resources</b></p>			
<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. The completed project will use electricity and natural gas to meet its energy needs. The energy will be used for heating and everyday business functions.</p>	✓		



<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No, this project will not affect potential use of solar energy by adjacent properties.</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. Construction and the completed project will meet or exceed WA State Energy Code. <i>Subject to Review by Building Dept</i></p>	✓		
<b>7. Environmental Health</b>			
<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. No, there are no environmental health hazards that could occur as a result of the proposal.</p>	✓		
<p>1) Describe any known or possible contamination at the site from present or past uses. There are no known contaminations at the site from present or past uses</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. There are no existing hazards that will affect the project development and design.</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. No hazardous chemicals will be stored or produced during construction.</p>	✓		
<p>4) Describe special emergency services that might be required. None required</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any. No measure needed, there are no environmental health hazards.</p>	✓		
b. Noise			



1)	<b>What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</b> Noise is currently produced from traffic along Market Pl and Olympic College Way and adjacent commercial properties, none of which will affect this proposal.	✓		
2)	<b>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.</b> Short term construction noise (heavy equipment, framing structures, etc.) would occur during hours permitted by City of Poulsbo (per Chapter 15.32 Regulation of Construction Hours of the City of Poulsbo Municipal Code). Long-term noise associated with the project are noises associated with traffic and business operations.	✓		
3)	<b>Proposed measures to reduce or control noise impacts, if any.</b> Construction will be limited to working hours allowed by the City of Poulsbo, nearby residences should not experience long-lasting adverse noise impacts.	✓		
<b>8. Land and Shoreline Use</b>				
a.	<b>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.</b> The site is currently vacant. It is located in the Master Plan for the Olhava Property July 1995, short subdivision 01-19-05-06 and Olhava Property Common Easement and Development Agreement. Properties to the north, south and east are commercial and property to the east is vacant.	✓		
b.	<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?</b> No, this project site has not been used as working farm or forest lands.	✓		
1)	<b>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:</b> No, this site will not be affected or affect nearby working farms or forest areas.	✓		
c.	<b>Describe any structures on the site.</b> There are no structures on site.	✓		
d.	<b>Will any structures be demolished? If so, what?</b> No structures will be demolished.	✓		
e.	<b>What is the current zoning classification of the site?</b> The site is currently zoned C-4 (College Market Place).	✓		
f.	<b>What is the current comprehensive plan designation of the site?</b> The comprehensive plan designation of the site is Commercial.	✓		



g. If applicable, what is the current shoreline master program designation of the site? Not applicable	✓		
h. Has any part of the site been classified as a critical area by the city or county? If so, specify No critical areas have been identified on the project site.	✓		
i. Approximately how many people would reside or work in the completed project? The completed project will have approximately 7 employees	✓		
j. Approximately how many people would the completed project displace? There are no displacement impacts.	✓		
k. Proposed measures to avoid or reduce displacement impacts, if any. No measures needed, there are no displacement impacts.	✓		
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. The project will be designed to be compatible with surrounding uses and will need design review approval.	✓		
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. No measures are necessary, no impacts are anticipated.	✓		
<b>9. Housing</b>			
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. No housing units are proposed.	✓		
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No housing units will be eliminated.	✓		
c. Proposed measures to reduce or control housing impacts, if any. No measures are needed, there are no housing impacts.	✓		
<b>10. Aesthetics</b>			
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest height of the structure will be approximately 25 ft.	✓		
Building cannot exceed 35'			



b. What views in the immediate vicinity would be altered or obstructed? Views will not be significantly impacted.	✓		
c. Proposed measures to reduce or control aesthetic impacts, if any. This project will comply with applicable design standards to reduce any aesthetic impacts.	✓		
<i>Project subject to Design Review</i>			
<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? Exterior building lighting, lighting for business signs and lighting for the parking lot will be produced during evening and early morning hours.	✓		
b. Could light or glare from the finished project be a safety hazard or interfere with views? No, the light or glare will not cause a safety hazard.	✓		
c. What existing off-site sources of light or glare may affect your proposal? Light is currently produced from the adjacent commercial developments, none of which will affect this proposal.	✓		
d. Proposed measures to reduce or control light and glare impacts, if any. The light produced from the project is not expected to cause impacts, therefore no measures are needed.	✓		
<i>Photometric Lighting Plan Req'd</i>			
<b>12. Recreation</b>			
a. What designated and informal recreational opportunities are in the immediate vicinity? There are no recreational opportunities in the immediate vicinity of the project site. <i>6 acre (vacant) Park located @ NW corner of CUP area</i>	✓		
b. Would the proposed project displace any existing recreational uses? If so, describe. No, this project will not displace any existing recreational uses.	✓		
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. No measures are needed, there are no impacts anticipated.	✓		
<b>13. Historic and Cultural Preservation</b>			

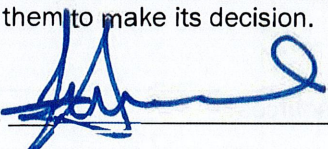


<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.</p> <p>According to WISAARD there are no buildings, structures or sites in the immediate vicinity of the proposal site that are listed on or eligible for listing on national or state registers.</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.</p> <p>According to WISAARD Predictive Model, the project shows a low risk for archeological resources.</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.</p> <p>Washington Information System for Architectural and Archaeological Records Data (WISAARD) was assessed in August 2019 to identify cultural and historic resources on or near the site.</p>	✓		
<p>d. Proposed measures to reduce or control impacts, if any.</p> <p>During construction, if archaeological resources are unearthed, work will stop until an assessment can be made.</p>	✓		
<b>14. Transportation</b>			
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Access to the site is from Market Place NW which is served by Olhava Way and NW Reliance St. One driveway access is proposed on Market Place and one at an existing access along the west property line which is shared with Home Depot.</p>	✓		
<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>This site is currently served by public transit. The closest transit stop is located at the NE corner of the project site along Market NW.</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 provide 22 standard size parking stalls and 2 ADA parking stalls, for a total of 24 parking stalls.</p>	✓		

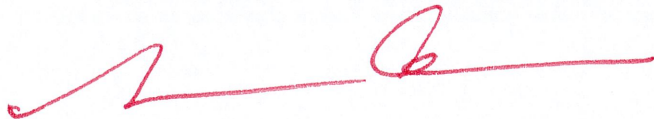


<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). The proposal will not require any new roads or improvements to roads or pedestrian, bicycle or state transportations facilities.</p>	✓		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No, this project will not use water, rail or air transportation.</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? The project trip generation was estimated using the Tire Store (LU 848) category from the ITE 10<sup>th</sup> Edition Trip Generation Manual with a pass by rate of 28%. The project will have an estimated daily traffic generation of 122 new-to-network trips. Peak volumes would occur in the PM. No transportation models were used.</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. No, the project will not interfere with, affect or be affected by the movement of agricultural and forest products.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any. The project developer will be required to pay transportation impact fee. The fee will be determined by the City of Poulsbo at the time of building permit phase.</p> <p>SCJ Alliance - Transportation Technical Memorandum (August 2019)</p>	✓		
<b>15. Public Services</b>			
<p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe. The site is currently served by public services, therefore it is not anticipated it will result in an impact.</p>	✓		



<p>b. Proposed measures to reduce or control direct impacts on public services, if any. There is no anticipated impact, no measures are proposed.</p>	✓		
<b>16. Utilities</b>			
<p>a. Check the utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> electric</li> <li><input type="checkbox"/> natural gas</li> <li><input checked="" type="checkbox"/> water</li> <li><input checked="" type="checkbox"/> refuse service</li> <li><input checked="" type="checkbox"/> telephone,</li> <li><input checked="" 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. The completed project will use power provided by PSE, City water and sewer and will use the preferred provider for telephone.</p>	✓		
<b>C. SIGNATURE</b>			
<p>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.</p> <p>Signature: <u></u> Date Submitted: <u>8.27.19</u></p>			

Reviewed By Nikole Coleman, Associate Planner

 9/16/19