



# SEPA ENVIRONMENTAL CHECKLIST

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AUG 06 2019

PED Department

A. BACKGROUND		
Name of proposed project, if applicable: Rose Master Plan Overlay Removal/Amendment & Zoning Map Amendment		Date Prepared: 7/2019
Name of Applicant: Edward Rose Millennial Dev. LLC Mark Perkoski	Address: PO Box 2012 Bloomfield Hills, MI 98303-2012	Phone Number: 248-686-5587
Contact: Berni Kenworthy, Team 4 Engineering 360-297-5561	Agency Requesting Checklist: City of Poulsbo	
Proposed timing or schedule (including phasing, if applicable): Summer 2019		
<p>Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.</p> <p>This SEPA checklist addresses the applicant's proposal to remove the Master Plan Overlay ("MPO") on an approximately 55-acre parcel of property located at the corner of State Route 305 and Bond Road. The MPO is set to expire on its own terms in June 2021. Removal of the MPO will subject the site to the zoning standards and City Code adopted by the Council. Once the MPO is removed, the applicant intends to submit a project-specific development application under current zoning.</p>		
<p>List any environmental information you know about that has been prepared, directly related to this proposal.</p> <p>None related to this proposal.</p>		
<p>Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.</p> <p>No applications are currently pending. However, the applicant anticipates submitting a future application for development of the subject property, which would include Site Plan Review and Grading Permit review under City Code.</p>		
<p>List any government approvals or permits that will be needed for your proposal, if known.</p> <p>City Council approval is required to remove the MPO Overlay and associated Development Agreement.</p>		

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.

A Master Plan and Development Agreement were approved in 2011. Since that time, market conditions have changed, and the applicant has determined to revise its proposal to reduce transportation and critical area impacts. Accordingly, the applicant is proposing to release the Master Plan, extinguish the Development Agreement and remove the Master Play Overlay from the City of Poulsbo Zoning Map and propose a new project under current Poulsbo Municipal Code and development standards.

**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.

The Rose Master Plan parcels are located north of the intersection of SR305 and Bond Road (SR307) within the West ½ of the Southwest ¼ of Section 11, Township 26 North, Range 1 East and the East ½ of the Southwest ¼ of Section 10, Township 26 North, Range 1 East, W.M., in Poulsbo, Washington. See legal descriptions attached to the project narrative.

## B. ENVIRONMENTAL ELEMENTS

Agree

Disagree

Mitigate

### 1. Earth

#### a. General description of the site (check one):

- ☒ flat
- ☐ rolling
- ☐ hilly
- ☒ steep
- ☒ slopes
- ☐ mountainous
- ☐ other.

X

#### b. What is the steepest slope on the site (approximate percent slope)?

The general declivity of the site is from northeast to southwest.

An area of steep slopes encompass the northern half of tax parcel 112601-3-008-2008. The slope ranges between 20 to 25 percent. The slope decreases to approximately 10 percent near the Bond Road frontage. Tax parcel 112601-3-006-2000 slopes at a fairly consistent slope of 6 percent, with some flatter areas. Tax parcel 112601-3-021-2001 slopes at 6 percent over the majority of the parcel. The slope increases to approximately 25 percent in the southern portion of the site and then decreases to approximately 8 percent along the frontage of SR305. Tax parcel 102601-4-022-2009 slopes at a consistent slope of 6 percent. No development proposed at this time - to be reviewed at time of development proposal.

X



<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. According to the SCS Soil Survey for Kitsap County, soils on site are:</p> <ul style="list-style-type: none"> <li>• 30 % #39 – Poulsbo gravelly sandy loam, 0 to 6 percent slopes</li> <li>• 30 % #40 – Poulsbo gravelly sandy loam, 6 to 15 percent slopes</li> <li>• 30 % #41 – Poulsbo gravelly sandy loam, 15 to 30 percent slopes</li> <li>• 10% #37 – Norma fine sandy loam</li> </ul> <p>No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>There are no known indications or history of unstable soils in the immediate vicinity. Any future development of this site would require a project-specific geotechnical evaluation of the soils and slopes on site.</p>	X		
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>No grading is proposed related to this application.</p>	X		
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p>N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	Y		
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	Y		
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	Y		
<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.</p> <p>N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No.</p>	Y		

<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.</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. Yes, Dogfish Creek, a tributary to dogfish creek and associated wetland systems are located on site. The tributary flows to Dogfish Creek which discharges to Liberty Bay.</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. N/A. No development proposed at this time – to be reviewed at time of development proposal.</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. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>			
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>			
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A. No development proposed at this time – to be reviewed at time of development proposal.</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. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>			
<p><b>b. Ground:</b></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. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
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. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
<b>c. Water Runoff (including storm water):</b>				
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. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
2)	Could waste materials enter ground or surface waters? If so, generally describe. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
3)	Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
d.	Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: N/A. No development proposed at this time – to be reviewed at time of development proposal. Compliance with state and local stormwater regulations will be required at the time of development.	X		
<b>4. Plants</b>				



<p>a. Check types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other</p> <p><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or grain</p> <p><input checked="" type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other</p> <p><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</p> <p><input type="checkbox"/> Other types of vegetation</p>	X		
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<b>5. Animals</b>			
<p>a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:</p> <p><input checked="" type="checkbox"/> Mammals: deer, bear, elk, beaver, other:</p> <p><input checked="" type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p>	X		
<p>b. List any threatened or endangered species known to be on or near site.</p> <p>None known by the applicant at this time.</p>	X		
<p>c. Is the site part of a migration route? If so, explain.</p> <p>Poulsbo is located within the Pacific Flyway.</p>	X		

<p>d. Proposed measures to preserve or enhance wildlife, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>e. List any invasive animal species known to be on or near the site. None known.</p>	X		
<b>6. Energy and Natural Resources</b>			
<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. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<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. N/A. No development proposed at this time – to be reviewed at time of development proposal. Future development will be required to meet the energy code.</p>	X		
<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. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>1) Describe any known or possible contamination at the site from present or past uses. A Phase I Environmental Site Assessment conducted as part of the original Master Plan application found no recognized environmental conditions (RECs) in connection with these parcels.</p>	X		
<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. None known. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		



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. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
4)	Describe special emergency services that might be required. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
5)	Proposed measures to reduce or control environmental health hazards, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
<b>b. Noise</b>				
1)	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
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. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
3)	Proposed measures to reduce or control noise impacts, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.	X		
<b>8. Land and Shoreline Use</b>				
a.	<p>What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>112601-3-008-2008: Undeveloped 112601-3-006-2000: Undeveloped 112601-3-021-2001: Undeveloped 102601-4-022-2009: Undeveloped</p> <p>Properties surrounding the site contain varied uses and zoning designations. East of the project are Rural Residential-zoned properties within Kitsap County jurisdiction that are currently vacant or are developed with single-family homes. Properties to the north are zoned Residential Low and are within the City of Poulsbo Urban Growth Area (UGA). These properties are either vacant or contain single-family homes. Vetter Road connects with other city subdivisions further north. The properties along the western boundary are within the City of Poulsbo city limits and are zoned Commercial and Light Industrial. Vacant parcels, the former Kitsap County recycling center, and the Kitsap Transit transfer station are located northwest of the site. South and west of the site across Bond Road and SR305 are Commercial and Residential High-zoned properties containing medical, plant nursery, county maintenance shop, and single-family uses.</p>	X		



<p>This proposal does not impact current land uses nearby or adjacent to these parcels.</p>	X		
<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? No.</p>	X		
<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: No.</p>	X		
<p>c. Describe any structures on the site. A remnant shack is located on tax parcel 102601-4-022-2009.</p>	X		
<p>d. Will any structures be demolished? If so, what? N/A. No development proposed at this time - to be reviewed at time of development proposal.</p>	X		
<p>e. What is the current zoning classification of the site? Residential Medium and C-3 SR305 Commercial <i>with Master Plan Overlay, to be removed with this application proposal.</i></p>	X		
<p>f. What is the current comprehensive plan designation of the site? Residential Medium + Commercial</p>	X		
<p>g. If applicable, what is the current shoreline master program designation of the site? N/A</p>	X		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify Dogfish Creek, a tributary to Dogfish Creek, wetlands and steep slopes have been identified on site.</p>	X		
<p>i. Approximately how many people would reside or work in the completed project? N/A. No development proposed at this time - to be reviewed at time of development proposal.</p>	X		
<p>j. Approximately how many people would the completed project displace? None.</p>	X		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any. N/A. No development proposed at this time - to be reviewed at time of development proposal.</p>	X		

<p><b>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</b> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p><b>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</b> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<b>9. Housing</b>			
<p><b>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</b> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p><b>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b> None. No existing dwelling units on site.</p>	X		
<p><b>c. Proposed measures to reduce or control housing impacts, if any.</b> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<b>10. Aesthetics</b>			
<p><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> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p><b>b. What views in the immediate vicinity would be altered or obstructed?</b> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p><b>c. Proposed measures to reduce or control aesthetic impacts, if any.</b> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<b>11. Light and Glare</b>			
<p><b>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</b> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p><b>b. Could light or glare from the finished project be a safety hazard or interfere with views?</b> N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		



<p>c. What existing off-site sources of light or glare may affect your proposal? N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>d. Proposed measures to reduce or control light and glare impacts, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p><b>12. Recreation</b></p>			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Downtown Poulsbo, Snider Park Little League Ballfield, Fish Park, Lions Park, Raab Park, Liberty Bay, Nelson Park, American Legion Park, Oyster Plan Park, Waterfront Park, Wilderness Trail, North Kitsap Schools.</p>	X		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	Y		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p><b>13. Historic and Cultural Preservation</b></p>			
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. None known.</p>	X		
<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. An archaeological study for the Rose Master Plan concluded that no recorded precontact archeological sites or ethnographically named places were identified within the immediate vicinity. However, the area is known to have been used in precontact and historic times by the Suquamish people. An Inadvertant Discovery Plan has been prepared in the event that archeological materials and/or human remains are discovered. Further evaluation will be required at the time of project application.</p>	X		

<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. A future development proposals will require further evaluation.</p>	X		
<p>d. Proposed measures to reduce or control impacts, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<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. Vetter Road. SR 305 SR 307 (Bond Road) No improvements proposed with this proposal.</p>	X		
<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? A Kitsap Transit transfer station is located adjacent to these parcels to the northwest.</p>	X		
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<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). N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		



<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? N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<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. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>h. Proposed measures to reduce or control transportation impacts, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<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. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
<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>	X		

<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. N/A. No development proposed at this time – to be reviewed at time of development proposal.</p>	X		
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### 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: 8/6/2019

Reviewed by Marla S. Powers, Associate Planner, City of Paulsbo  
Marla S Powers 9/6/2019



## 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.

<p>1.</p> <p><i>Agree</i></p>	<p><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></p> <p>No increases will occur related to this proposal. A future development proposal will likely increase:</p> <ol style="list-style-type: none"> <li>1. discharge to water from stormwater runoff,</li> <li>2. emissions to air from temporary construction activities and from cars and building equipment, and</li> <li>3. noise production from temporary construction activities and traffic and people.</li> </ol> <p>An increase in the production, storage or release of toxic or hazardous substances is not anticipated during future development. However, SEPA and project conditions would address such future impacts should they occur.</p> <p><b>Proposed measures to avoid or reduce such increases are:</b></p> <p>No measures are proposed for this application. However, a future development proposal will implement the following measures:</p> <ol style="list-style-type: none"> <li>1. Discharge to water – stormwater management of any future development will be subject to the water quantity and quality mitigation requirements of Washington State Department of Ecology standards.</li> <li>2. Air emissions – watering to control dust during construction, landscaping of pervious areas after construction, use of BMPs</li> <li>3. Noise production – construction noise from future development will be limited to hours prescribed in the Poulsbo Municipal Code</li> </ol>
<p>2.</p> <p><i>Agree</i></p>	<p><b>How would the proposal be likely to affect plants, animals, fish, or marine life?</b></p> <p>No impacts will occur related to this proposal. A future development proposal will result in removal of plants and potentially animal habitat. Contaminants from stormwater runoff could affect fish or marine life.</p> <p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b></p> <p>No measures are proposed for this application. However, a future development proposal must meet Department of Ecology stormwater quantity and quality management requirements to mitigate impacts to fish or marine life. In addition, a future project will be required to provide a landscape plan and potentially a habitat management plan.</p> <p><i>Projects proposed in the future must meet all critical area ordinance requirements.</i></p>
<p>3.</p> <p><i>Agree</i></p>	<p><b>How would the proposal be likely to deplete energy or natural resources?</b></p> <p>No impacts will occur related to this proposal. A future development proposal will use electricity for heating, lighting and other uses. The project may also use natural gas and/or propane resources for heating.</p>



	<p><b>Proposed measures to protect or conserve energy and natural resources are:</b>          No measures are proposed for this application. Any future structures will be constructed to meet Washington State Energy Conservation codes.</p>
4.	<p><b>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?</b>          No impacts will occur related to this proposal. At this time there are no known ways that a future development would likely use or affect environmentally sensitive areas or areas designated for governmental protection. A future proposal would require further evaluation.</p>
Agree	<p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b>          None proposed at this time.</p>
5.	<p><b>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?</b>          No impacts will occur related to this proposal. This parcel is not located along the shoreline and future development will not affect shoreline uses. Any future development proposal would be compatible with land uses envisioned by the city's comprehensive plan for this parcel as well as compatibility with neighboring land uses.</p>
Agree	<p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b>          No measures are proposed for this application. Any future development proposal would be required to comply with the City of Poulsbo Comprehensive Plan and Zoning/Development Codes.</p>
6.	<p><b>How would the proposal be likely to increase demands on transportation or public services and utilities?</b>          No impacts will occur related to this proposal. Any future development proposed would be required to analyze transportation, public services, and utility impacts.</p>
Agree	<p><b>Proposed measures to reduce or respond to such demand(s) are:</b>          No measures are proposed for this application. A future development project will require a traffic impact analysis and any required traffic mitigation would be determined at that time. In addition, the project would be subject to traffic impact fees. Proposed future measures to reduce or respond to impacts to public services and utilities are unknown at this time.</p>
7.	<p><b>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</b>          It is not expected that this proposal or any future proposal would conflict with local, state or federal laws or requirements for the protection of the environment.</p>
Agree	