



MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal:	Develop 13.75 acres into 61 single family lot Planned Residential Development (PRD) and Preliminary Plat (PP). The average lot size is 5,041 SF and the smallest lot is 4,361 SF. 2.06 acres of open space is proposed. Improvements include roads, open spaces, recreational amenities, tree retention, and utility and stormwater facilities. Critical areas include an off-site wetland, steep slope, and Bjorgen Creek. The property is vacant following the removal of multiple dilapidated buildings.
File No.:	P-08-02-19-01
Project Name:	Johnson Ridge Planned Residential Development and Preliminary Plat
Property Owner:	The Holt Group Ken Allen PO Box 61426 Vancouver WA 98666
Applicant/Agent:	CPH Consultants Matt Hough 11431 Willows Rd NE, Ste 120 Redmond WA 98052
Site Location:	17504 Johnson Road NE, Poulsbo WA 98370
Tax Parcel:	252601-2-004-2008
Lead Agency:	City of Poulsbo

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

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Written comments concerning the DNS may be submitted to the Poulsbo Planning and Economic Development Department, located at 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm on **June 22, 2020**. Comment should discuss specific environmental issues associate with this proposal and identify how the DNS does or does not address those issues.

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

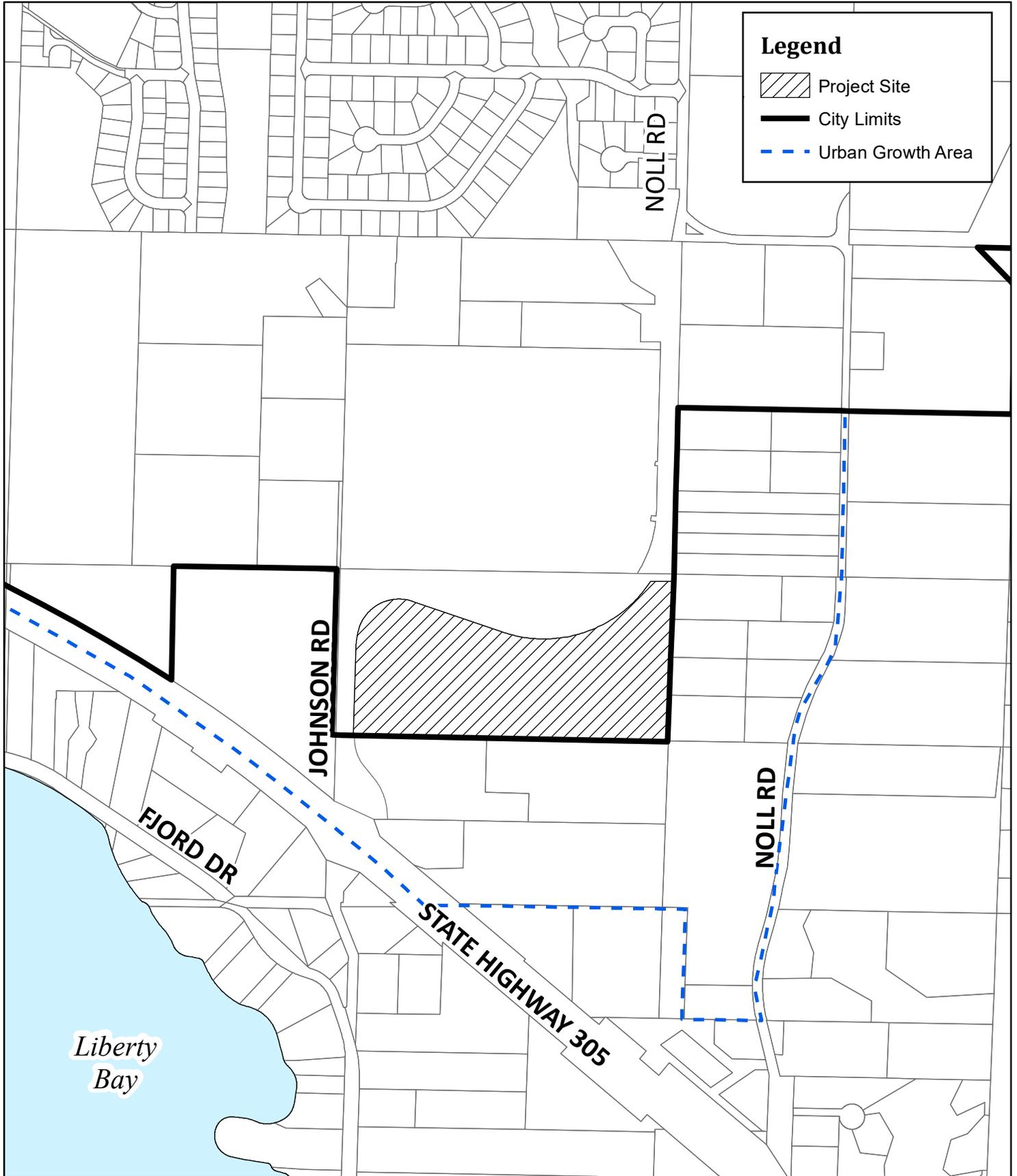
Date: 6/8/20

Signature: 

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

Project Site Map

City of Poulsbo Planning Department





PLANNING AND ECONOMIC DEVELOPMENT

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

MEMO

To: Karla Boughton, SEPA Responsible Official
From: Nikole Coleman, Associate Planner
Subject: SEPA DETERMINATION | Johnson Ridge PRD and Preliminary Plat | P-08-02-19-01
Date: June 8, 2020

Applicant: CPH Consultants | Matt Hough | 11321-B NE 120th Street | Kirkland, WA 98034

Owner: The Holt Group | Ken Allen | PO Box 61426 | Vancouver WA 98666

Location: 17504 Johnson Road NE | Poulsbo WA 98370

Project Description: Develop 13.75 acres into 61 single family lot Planned Residential Development (PRD) and Preliminary Plat (PP). The average lot size is 5,041 SF and the smallest lot is 4,361 SF. 2.06 acres of open space is proposed. Improvements include roads, open spaces, recreational amenities, tree retention, and utility and stormwater facilities. Critical areas include an off-site wetland, steep slope, and Bjorgen Creek. The property is vacant following the removal of multiple dilapidated buildings (see Exhibit A).

Site Description: The property is located along Johnson Road at the east end of Poulsbo. The property begins on the east side of Johnson Road and extends east to Bjorgen Creek. The property is rectangular and oriented west to east. An old homestead is located near the middle of the west half with an old orchard along the west property line. The above ground structures of the home and various outbuildings have been removed with concrete basements and stairs remaining.

Environmental Record/Exhibits:

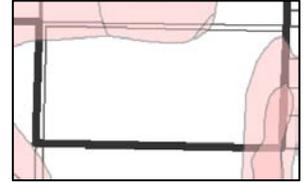
The environmental review consisted of analysis based upon the following documents:

- Johnson Ridge Site Plan Set | Prepared by CPH Consultants | March 30, 2020 (Exhibit A)
- Environmental Checklist | Prepared by CPH Consultants | July 30, 2019 (Exhibit B)
- Preliminary Stormwater Plan | Prepared by CPH Consultants | March 30, 2020 (Exhibit C)
- Peer Review Preliminary Stormwater Plan | Prepared by BHC Consultants | March 11, 2020 (Exhibit C.1)
- Traffic Impact Analysis | Transportation Engineering NorthWest | February 29, 2020 (Exhibit D)
- Geotechnical Engineering Report | Prepared by GeoResources | Revised November 25, 2019 (Exhibit E)
- Geotechnical Response to City Comments | Prepared by GeoResources | November 25, 2019 (Exhibit F)
- Geotechnical Engineering Report Addendum | Prepared by GeoResources | May 29, 2020 (Exhibit G)
- Peer Review Geotechnical Report | Aspect Consulting | August 29 and December 18, 2019 (Exhibit H)
- Wetland Delineation Report | Ecological Land Services | May 2, 2019 (Exhibit I)
- Habitat Management Plan | Prepared by Ecological Land Services | Revised May 5, 2020 (Exhibit J)
- Peer Review Wetland Delineation | Grette Associates | August 29, 2019 (Exhibit K)
- Peer Review Habitat Management Plan | Grette Associates | December 18, 2019 (Exhibit L)
- Arborist Report | Prepared by Layton Tree Consulting | November 22, 2019 (Exhibit M)
- Peer Review Tree Retention/Arborist Report | Sound Urban Forestry | August 28 and Dec 11, 2019 (Exhibit N)
- Suquamish Tribe and WDFW Comment on Proposal via Email | December 22, 2019 (Exhibit O)
- Kitsap Public Health District Comment via Email | December 27, 2019 (Exhibit P)
- North Kitsap School District Comment via email | April 8, 2020 (Exhibit Q)
- Poulsbo Municipal Code Chapter 16.04, Environmental Policy Guidelines (online)
- Poulsbo Municipal Code Chapter 16.20, Critical Areas (online)
- Poulsbo Municipal Code Title 17, Subdivision ([online](#))
- Poulsbo Municipal Code Title 18, Zoning Ordinance (online)

Staff Amendments to the Environmental Checklist:

The following sections correspond with related categories of the environmental checklist submitted for the proposal, and clarify, amend, or add to that document.

Environmental Checklist Elements:



1. Earth: The checklist adequately addresses the issues of this section. A Geotechnical Engineering Report (Exhibit E) was prepared for this project, which was revised on November 25, 2019, with an addendum dated May 29, 2020. The City of Poulsbo Geological Hazard Areas Map identifies this site as a potential geological hazard. The image to the right shows the project site with the pink shade identifying “potential geological hazards.”

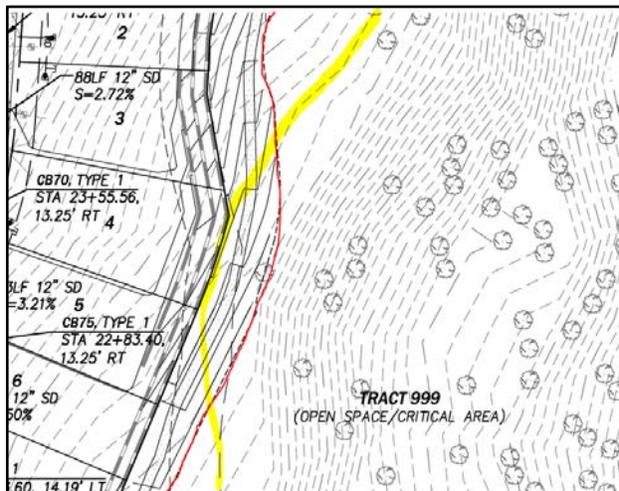
Per page 2-3 of the GeoResources Report (Exhibit E), “the site generally slopes down in all directions from a localized high point in the center of the site. In general, the site slopes down from the high point at 15 to 25 percent, with localized areas as flat as 6 to 10 percent and as steep as 40 to 55 percent. Within the proposed area of development, the areas steeper than 40 percent have a vertical height on the order of 20 feet.” The report also identified the soil type as primarily Poulsbo gravelly sandy loam (39, 40, and 41) soils, and the northcentral portion of the site as being underlain by McKenna gravelly loam (32) soils.

Based on Poulsbo Municipal Code (PMC) 16.20.410, the eastern portion of the site meets one of the criteria (slopes steeper than 15 percent with a high erosion potential) of an Area of Geologic Concern. No development is proposed within the portion of the site that meets the definition of an Area of Geologic Concern. Per Title 16.2.420.C, a standard buffer of 25 feet should be applied to the Area of Geologic Concern, unless otherwise specified through a geological report.

Conclusions and Recommendations provided in the GeoResources report (Exhibit E):

- “Based on the results of our data review, site reconnaissance, subsurface explorations and our experience in the area, it is our opinion that the site is suitable for the proposed residential plat.” (pg. 5)
- “The site soils do contain a significant amount of fines and will be difficult or impossible to reuse as structural fill when wet... So, the reuse of these soils may not be allowed by the City in public right-of-ways, but it does appear feasible to reuse these soil within the building lot areas provided the moisture content is maintained within 2 percent of optimum and below the plastic limit.” (pg. 5)
- “... it is strongly encouraged that earthwork be scheduled during the dry weather months. Most of the soil at the site does contain sufficient fines to produce an unstable mixture when wet. Soils with high fines contents are highly susceptible to changes in water content and tends to become unstable and impossible to proof-roll and compact if the moisture content exceeds the optimum.” (pg. 17)

Based on the proposed Site Plan prepared by CPH Consultants, a small portion of the pervious trail and grading are proposed within the 25-foot standard setback area.



The yellow highlighted area in the image to the left shows the 25-foot standard setback. The red line shows the extent of the construction area.



An addendum to the Geotechnical Report (Exhibit G) was requested by staff and provided in order to address this encroachment. Per page 1 of the GeoResources Addendum, “We analyzed a new cross section (Du-Du’) through the areas where grading will encroach into the required 25-foot buffer. The areas is generally limited to slope below proposed lots 3, 4, 5, and 6 on the east side of the development. A series of three walls will provide additional grade separation in this area, with grades being raised up to about 16 feet across these 4 lots. In our original report, slope stability section D-D’ was south of where the grading will occur within the buffer. As stated, we drew a cross section through Lot 4, where the greatest amount of fill will be placed. Using the same methodology and soil parameters described in our November 2019 report, the proposed configuration still meets or exceeds the minimum factors of safety of 1.5 and 1.1 against failure in a static and seismic condition, respectively.”

The following recommendations were provided in the GeoResources Addendum (Exhibit G):

- “The proposed trail that goes through the 25-foot setback should be graded so that it does not convey or divert sheet flow to a single location. Instead, the trail/path should be graded such that runoff is evenly dispersed along the downhill side of the path.
- “Because it can take a year or two for the plants to establish themselves, using a spray-on mulch, such as Bonded Fiber Matrix, helps hold the soils around the plants in place until the new plantings mature. In lieu of a spray-on seed mixture, an erosion blanket such as coir fiber or jute netting could be used.”

Peer Review. The city requires peer review of geotechnical report when associated with a critical area review. The City’s on-call geotechnical peer reviewer, Aspect Consulting, reviewed the initial Geotechnical report dated July 20, 2019 (Exhibit H) and provided recommendations. Aspect Consulting then peer reviewed the revised Geotechnical Report dated November 25, 2019 (Exhibit H) and determined “... that GeoResources has generally satisfied our review comments and associated geotechnical-related requirements within the Poulsbo Municipal Code. We recommend the updated geotechnical engineering report be approved.”

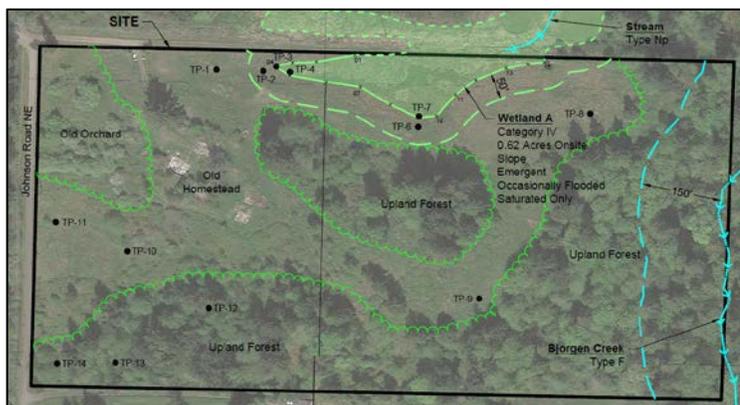
Mitigation. Development consistent with Geotechnical Report and Addendum, project drawings, and peer review is identified in mitigation.

2. Air: The checklist adequately addresses the issues of this section.
3. Water.
 - a. Surface:

Wetlands

A Wetland Delineation Report prepared by Ecological Land Services (Exhibit I) was prepared for this project. Wetland A is a .62-acre Category IV.

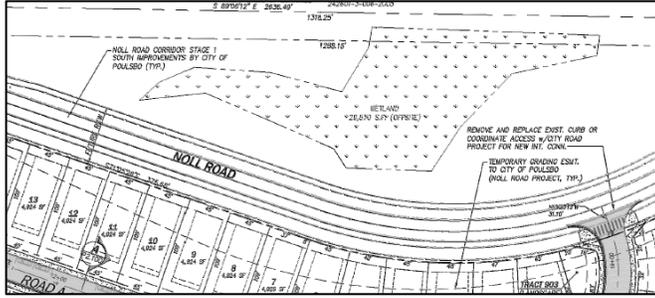
Per page 2 of the Ecological Land Services report (Exhibit I), “One wetland, Wetland A, was identified and delineated at the north edge of the property. Wetland A is a narrow sloping emergent system that continues onto the adjacent north property. The onsite portion of the wetland is un-mowed and dominated by reed canarygrass. The offsite portion is mowed as a part of the offsite pasture. A narrow, seasonal stream flows through the offsite wetland area and down the ravine slopes into Bjorgen Creek.”



The image to the left shows the extent of wetland A and the 50-foot buffer.



The property lines were reconfigured in 2019 to accommodate the future Noll Rd project. Wetland A is now located north of the future Noll Rd. Wetland impacts and mitigation to Wetland A were reviewed as part of the phase 1 Noll Rd project permit, No. P-11-09-18-01.



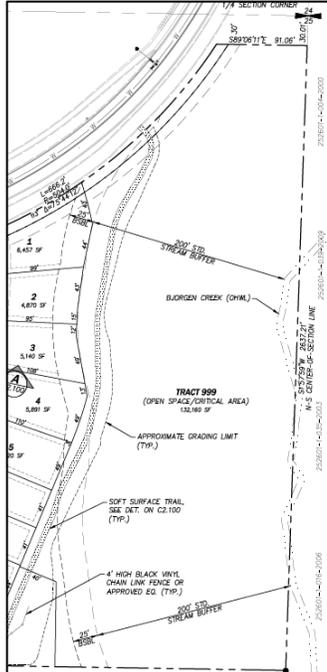
The image to the left shows the new property lines, future Noll Rd, and Wetland A to the north.

Stream

Bjorgen Creek is a type F1 stream requiring a 200-foot buffer and 25-foot building setback. A Habitat Management Plan prepared by Ecological Land Services (Exhibit J) was provided for this project.

Per page 5 of the Ecological Land Services report (Exhibit J), “Bjorgen Creek is confined to the bottom of the steep-sided ravine on the east side. There are terraces along the slope and very steep slopes down between the terraces. The steepest section of the slope is the lowest section that extends down to Bjorgen Creek. The ravine slopes are composed of a mixed coniferous and deciduous forest with a sparse shrub layer and often nonexistent herbaceous layer.”

“The *PMC Section 300 Fish and Wildlife Habitat Conservation Critical Areas (FWHCA)* specifies buffer widths for FWHCA based on the water type for streams within the city’s jurisdiction. Bjorgen Creek is considered a Type F water and requires a 200-foot buffer established from the ordinary high-water mark (OHWM) per *PMC Section 16.20.315.A(6), Table 16.20.315.*”



The location of Bjorgen Creek and the extent of the 200-foot buffer are shown in the image to the left.

The initial application submittal requested a 25% reduction in the 200-foot stream buffer. Per *PMC 16.20.315 B*, the director may decrease the standard buffer or building setback as recommended by a habitat management plan *after consultation with the Washington State Department of Fish and Wildlife and the Suquamish Tribe*, and determine that conditions are sufficient to protect the affected habitat. A habitat management plan shall be required. The director may reduce the buffer or building setback width by up to twenty-five percent, but the buffer width shall not be less than fifty feet.



The Suquamish Tribe provided a comment via email dated December 22, 2019 (Exhibit O):

- “Buffer reductions and Reasonable Use Exceptions should not be used in a business as usual scenario but reserved for those instances where the site is truly constrained and there are no other options not just to ensure maximum financial return. It seems that lots 1-9 need to be looked at and reduced and/or reconfigured to ensure that the buffer is maintained. Elimination of square feet of buffer cannot be mitigated via a habitat management plan.”

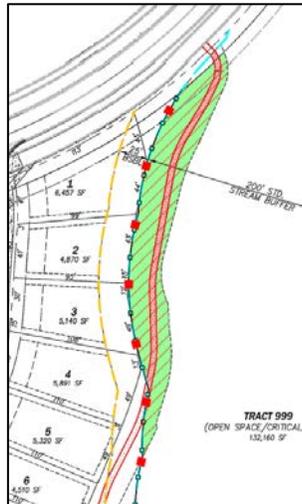
WA Department of Fish and Wildlife provided a comment via email dated December 22, 2019 (Exhibit O):

- “I agree with everything you said, especially regarding the Habitat Management Plan and its mitigation, and as I mentioned in my previous email I did not think the mitigation in the targeted area is needed and/or adequate for the impact of reduced buffers.”

These two comments were provided to the applicant and the project was revised and a request to reduce the 200-foot stream buffer was abandoned.

The project proposal was revised and now only includes grading impacts at the back of Lots 1 through 5 that will total 8,772 square feet and a portion of the trail is proposed within the 200-foot buffer area and will comprise 1,474 square feet of the buffer. Restoration is proposed to compensate for the impacts and will include installation of native trees and shrubs. The trail will be a 5-foot wide, gravel pedestrian trail within the outer edge of the 200-foot buffer per the PMC requirements.

The revised documents were provided to the Suquamish Tribe and WDFW via email on April 2, 2020. No additional comment was received from Suquamish Tribe and WDFW stated “Because the proposal no longer include reduction to the Bjorgen Creek buffer I do not plan to comment on this one.”



The project buffer impact area is shown in green in the image to the left.

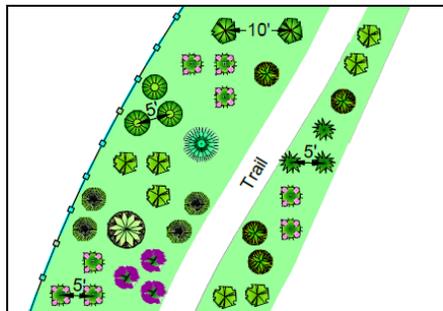


Table 2: Buffer Restoration Plant Specifications

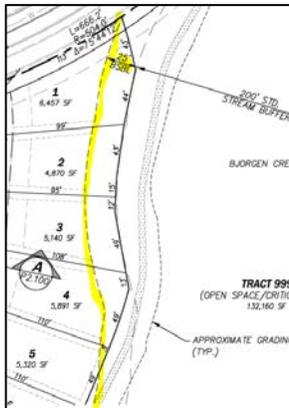
Species	Spacing	Quantity	Size
TREE STRATUM			
Sitka spruce (<i>Picea sitchensis</i>)	10	30	1-gallon
Bigleaf maple (<i>Acer macrophyllum</i>)	10	25	1-gallon
Cascara (<i>Frangula purshiana</i>)	10	20	1-gallon
Tree Total		75	
SHRUB STRATUM			
Beaked hazelnut (<i>Corylus cornuta</i>)	5	25	1-gallon
Indian plum (<i>Oemleria cerasiformis</i>)	5	25	1-gallon
Serviceberry (<i>Amelanchier alnifolia</i>)	5	25	1-gallon
Occanspray (<i>Holodiscus discolor</i>)	5	25	1-gallon
Vine maple (<i>Acer circinnatum</i>)	5	25	1-gallon
Woods rose (<i>Rosa pilocarpa</i>)	5	50	1-gallon
Oregon grape (<i>Mahonia nervosa</i>)	5	50	1-gallon
Shrub Total		225	
Plant Total		300	

The images above show the proposed restoration to compensate for the impacts from the trail and will include installation of native trees and shrubs.



PMC 16.20.315.A.5 identifies a required building setback line of 25-feet from the edge of all fish and wildlife habitat conservation area buffers. The required building setbacks may contribute to the specific yard setback requirements of Title 18, Zoning. The setback is identified on the site plan for lots 1 through 5 as shown in the image below. Minor structural or impervious surface intrusions may be permitted within the required building setback if the PED director determines, upon submittal of a habitat management plan, that such intrusions will not adversely impact the fish and wildlife habitat conservation area or its buffer.

Per PMC 16.20.721, special reports shall be valid for a period of five years from the most recent date of issue identified on the face of the report. Therefore, after the 2020 Ecological Services Report expires, property owners in lots 1-5 will be required to submit an updated Habitat Management Plan if they wish to install minor structural or impervious surface intrusions within the 25-building setback area.



The highlighted yellow in the image to the left shows the extent of the 25-foot building setback within lots 1-5.

Peer Review. The city requires peer review of Wetland Delineation Reports and Habitat Managements Plan. The City's on-call environmental peer reviewer, Grette Associates (Exhibit K), reviewed the Wetland Delineation Report and "... identified two discrepancies with Chapter 16.20 of the PMC within the Report. Per PMC 16.20.750, a habitat assessment report shall be completed for any regulated activity within 300 feet of a FWHCA. The Report does not meet the minimum requirements defined in PMC 16.20.750; therefore, the Report should be revised accordingly for compliance with Section 300 of Chapter 16.20 of the PMC. In addition, the Report inaccurately classifies the portion of Bjorgen Creek within the vicinity of the proposed project as a Type F2 stream. Based on the documented salmonid use (WDFW 2019a, 2019b, and Paramatrix 2019) and WAC 222-16-030, the appropriate classification for this portion of Bjorgen Creek is a Type F1 stream. Per PMC 16.20.315, Type F1 streams are subject to a 200-foot buffer and a 25-foot building setback. Therefore, the Report should be revised accordingly for compliance with Section 300 of Chapter 16.20 of the PMC."

In response to Grette Associates' August 2019 review, Ecological Land Services submitted a Habitat Management Plan (Exhibit J) to address the identified deficiencies. Under peer review, Grette Associates determined the following (Exhibit L):

- "The HMP meets the minimum requirements defined in PMC 16.20.750. More specifically, the HMP provides sufficient analysis evaluating the potential effects of the proposed Project and provides a summary of the best management practices (BMPs) that will be implemented to ensure no adverse impacts to the identified FWHCA (i.e. Bjorgen Creek) will result from the proposed Project."
- "With the exception of a post-installation inspection (as-built), the proposed enhancement plan contains the appropriate monitoring program to ensure the enhancement actions are successful."

Mitigation. Development consistent with Habitat Management Plan, project drawings, and peer review is identified in mitigation.

- b. Ground: The checklist adequately addresses the issue of this section.

The City of Poulsbo Aquifer Critical Area Map to the right identifies Aquifer Recharge Area of Concern in light grey in the north central portion of the site. Per PMC 16.20.510, A critical aquifer recharge area (CARA) is a geographic area with a critical recharging effect on aquifers used for potable water, including areas where



an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge (WAC 365-190-030). As stated above under wetlands, the property lines were reconfigured in 2019 to accommodate the future Noll Rd project. The mapped Aquifer Recharge Area of Concern is now located off-site and north of the future Noll Rd.



- c. Water Runoff: The checklist adequately addresses the issue of this section. A Preliminary Stormwater Site Plan dated March 30, 2020 (Exhibit C) was prepared for this project. See the Engineering SEPA Memo for additional information.
4. Plants: Andrews Landscape Architecture provided a Tree Retention Plan with the August 2010 application submittal (Exhibit M). PMC 18.180 and 18.260 regulate required retention of trees for this project. Twenty-five percent of significant trees are required to be retained. An alternative retention plan may be provided which combines significant trees and tree equivalents which combined provide tree retention equal to the minimum 25 percent tree retention for the project. Significant trees are 10 inches diameter measured 4.5 feet above ground surface (10" DBH). Tree equivalents combine smaller trees DBH to provide significant tree equal diameter measure.

The tree retention plan provides tree survey data and retention plan. Survey data indicated 358 significant trees located on site, requiring retention of 90 significant trees. The proposal called for the retention of 43 trees and planting of 47 replacement trees.

Peer Review. Sound Urban Forestry provided peer review of the tree retention plan (Exhibit N) and a number of comments were provided, including:

- “The note on the eastern perimeter states “No Trees Located within Proposed Open Space”. This is misleading since there are many trees within this area. There is no wording in the City’s Tree Retention standards that allows for the exclusion of trees located within a proposed open space or critical area. All trees 10” and greater within the property must be counted in order to determine the minimum required retention. I am recommending this area be surveyed since these trees will count toward the total saved.”
- “Trees that are to be retained should be clearly identified on the Tree Retention Plan so that they can be easily found on the site. The table states that 43 trees are to be retained but the number of trees shown with that symbol do not match that number.”
- “It is the responsibility of the applicant to show that the trees proposed for retention are healthy enough so that they have a reasonable chance of survival once the site is developed. No information has been presented on the trees to be retained.”

An Arborist Report prepared by Layton Tree Consulting, LLC (Exhibit M) was submitted with project revisions in November 2019. Sound Urban Forestry provided a second peer review (Exhibit N) of the tree retention plan and Arborist Report and stated “Overall, the arborist report is thorough and is what should have been submitted with the initial package. As requested in my original memo, all trees within the site have been accounted for and assessed with the information clearly presented. The tree protection measures outlined are appropriate and I recommend that they be considered conditions of approval by the City.”

Mitigation. Development consistent with arborist report, project drawings, and peer review is identified in mitigation. A Tree Cutting and Clearing permit shall be required at the time of grading permit.

5. Animals: Bjorgen Creek is a type F fish bearing stream. See number 3a above.

Mitigation. Mitigation is identified for protection of endangered species.

6. Energy and Natural Resources: The checklist adequately addresses the issues of this section.

7. Environmental Health: The checklist adequately addresses the issues of this section.

Per PMC 15.32.010, no construction activity shall be permitted within one thousand feet of any residence between the hours of seven p.m. to seven a.m., Monday through Friday, and seven p.m. to eight a.m. weekends, and federal, state or city observed holidays. Exemption may be granted.

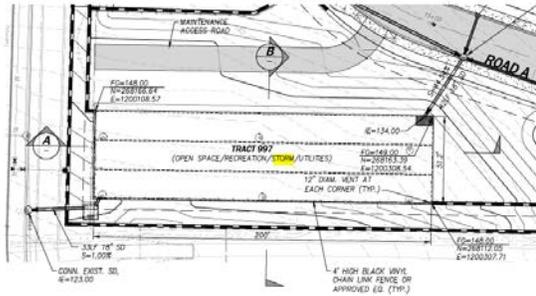
8. Land and Shoreline Use: The checklist adequately addresses the issues of this section.

9. Housing: The checklist adequately addresses the issues of this section.

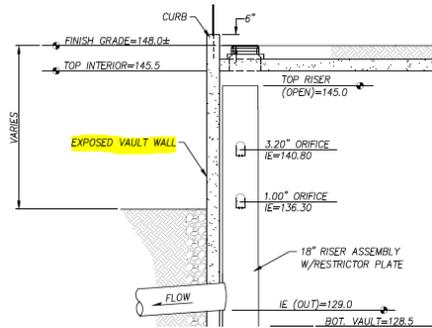


10. Aesthetics:

- a. The storm vault on the SW corner of the development proposes a 12-20-foot exposed retaining wall to be visible from the property to the south and the future Noll Rd corridor (coming from SR305).

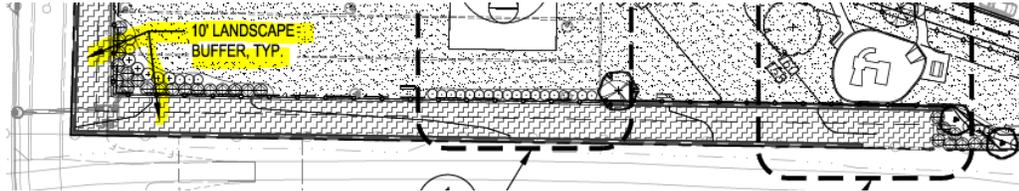


The image above shows the location of the storm vault in the SW corner of the development area.



The image above shows a section view of the proposed storm vault.

A 10-foot landscaping buffer is proposed to wrap around the SE corner and extend the length of the storm vault and amenity area.



The image above shows the extent of the 10-foot landscape buffer adjacent to the proposed storm vault.

- b. The Engineering Department has worked with a committee to determine the aesthetic scheme for the Noll Rd Corridor project. On-site improvements, including retaining walls, landscaping, signage and lighting, along adjacent to the future Noll Rd corridor shall include enhances landscaping and/or artwork to break up the size of the walls. The artwork shall be identical or similar in nature to what is shown below.

Mitigation. Due to the significant aesthetic impact the exposed retaining wall will have on the residents to the south (current and future) and users (pedestrian, bicycle vehicle, etc.) of Noll Rd, enhanced landscaping that covers 30% of the exposed wall at full growth and artwork that is consistent with aesthetic scheme for the Noll Rd Corridor project shall be required. See also Engineering Department Memo.

11. Light and Glare: The checklist adequately addresses the issues of this section.

Per PMC 15.05, city council finds and declares that the sky is an important aspect of our environment and that it is a necessary public purpose to regulate the use of outdoor light fixtures in the city of Poulsvbo to minimize light pollution. Conditions of approval will address requirement of the use of shielded outdoor light fixtures wherever possible.

12. Recreation: The checklist adequately addresses the issues of this section.

Per PMC 18.260, Planned Residential Development requires open space and amenities for residents. Conditions of approval will address requirements.

13. Historic and Cultural Preservation: The checklist adequately addresses the issues of this section.

14. Transportation: The checklist adequately addresses the issues of this section.

Per PMC 18.70.080, single family residence requires two off-street parking spaces per lot. PMC 18.140 requires on street parking and are provided for in Engineering standards. Conditions of approval will address on- and off-street parking. See also Engineering Department Memo.



15. Public Services:

North Kitsap School District (NKSD) has requested the City impose impact fees through environmental review. School impact fees for this residential project are identified in mitigation (Exhibit Q).

Mitigation. School impact fees for this residential project are identified in mitigation.

16. Utilities: The checklist adequately addresses the issues of this section. See Engineering Department Memo.

Public Comments Received to Date and Related to Environmental Elements:

A neighborhood meeting for the Johnson Ridge PRD was held on March 27, 2019. No neighbors attended.

A notice of application was issued on December 27, 2019. Five comments were received in response.

- The original design for the project from August 2019 included a 50-foot stream buffer reduction. The Suquamish Tribe and WA Department of Fish and Wildlife provided comment expressing concern with the stream buffer reduction. The revisions resubmitted in March 2020 included the full 200-foot stream buffer, without a request for a reduction.
- The agent for the property owner to the south expressed concern with the street connection to their property.
- The Kitsap Health District provided requirements for removal of septic tank and decommissioning of the wells.
- NKSD indicated the development would have impact on schools and requested payment of impact fees.

Conclusions and Recommendations:

The environmental review indicates that there are no significant adverse environmental impacts from the project proposal that cannot be mitigated through existing adopted Poulsbo land use regulations, or through the authority of SEPA. Therefore, a determination of non-significance is appropriate.

Recommended Mitigations, if appropriate:

Earth:

1. Development of the site shall comply with the recommendations of the Preliminary Stormwater Site Plan dated March 30, 2020 or as amended.
2. Development of the site shall comply with the recommendations of the Geotechnical Engineering Report dated July 29, 2019, as clarified November 25, 2019, or as amended. Recommendations in the report shall be incorporated in final design plans.
3. Erosion control measures must be implemented immediately to reduce a serious erosion hazard of cut soils in sloping areas. Immediate implementation of erosion control measures must be included in the Temporary Erosion and Sediment Control (TESC) Plan.

Water:

4. Development shall occur consistent with the Habitat Management Plan, dated October 9, 2019, as clarified May 5, 2020, or as amended.
5. Project proponents shall file notice to title for this project regarding critical areas, critical area buffers, and setback from critical area buffers located on development property lots which will be encumbered by a critical area buffer or setback to buffer with Kitsap County Auditor per PMC 16.20.135. Critical area requirements will be identified on the approved notice to title. The proponent shall submit proof that the required notice has been filed before the Director will issue the underlying permit's notice of decision.

Animals:

6. It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through its Public Works Superintendent and the Federal agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of any damage or degradation to salmon habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all actions necessary to prevent the furtherance of the damage or degradation and to restore the salmon habitat as required by the Federal, State, and local agencies with jurisdiction.



Plants:

7. Tree protection measures shall be consistent with the Arborist Report dated November 22, 2019, or as amended, and the tree retention plan dated March 30, 2020 or as amended.
8. The City Arborist shall review the revised tree retention plans at the time of tree cutting and clearing/grading permit to determine the viability of protecting trees #968, #969, and #1004. This shall be at the cost of the applicant.
9. The City Arborist shall review the locations and installation of the tree protection fencing with the contractor prior to any site work. This shall be at the cost of the applicant.

Aesthetics:

10. Enhanced landscaping that covers 30% of the exposed retaining wall at full growth and artwork that is consistent with aesthetic scheme for the Noll Rd Corridor project shall be required. Review of the landscaping and artwork shall be reviewed at the time of tree cutting and clearing and grading permit.

Historic and Cultural Preservation:

11. While there are no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and Tribes will be contacted.

Transportation:

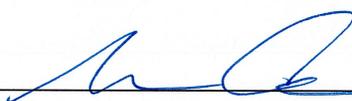
12. Coordinate frontage improvements along Noll Road NE with the City of Poulsbo to ensure consistency with the proposed cross-sectional improvements as part of the City Noll Road Improvement project.
13. The project would be subject to Traffic Impact Fees (TIF) as outlined in Chapter 3.86 of Poulsbo Municipal Code.

Public Services:

14. School mitigation fees are required for this project. Fees shall be paid prior to building permit issuance. Payment will be to the North Kitsap School District directly, and the developer will present a receipt of payment to the City.

Name: Nikole Coleman, AICP
Position/Title: Associate Planner
Address: 200 NE Moe Street
Poulsbo, WA 98370

Date: 6/5/20

Signature: 





ENGINEERING DEPARTMENT

200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9882 | fax (360) 697-8269

MEMO

To: Karla Boughton, SEPA Responsible Official
From: Anthony Burgess | Engineer 1
Subject: SEPA DETERMINATION | Johnson Ridge PRD and Preliminary Plat | P-08-29-19-01
Date: June 5, 2020

Applicant: Matt Hough, CPH Consultants

Location: 17504 Johnson Road NE | Poulsbo WA 98370

Project Description: Develop 13.75 acres into a 61-lot single family Planned Residential Development and Preliminary Plat. The average lot size is 5,041 SF and the smallest lot is 4,361 SF. 2.35 acres of landscaping and open space is proposed. Improvements include roads, sidewalks, recreational amenities, utility, and stormwater facilities.

Environmental Record/Exhibits:

The engineering environmental review consisted of analysis based upon the following documents in the environmental record, included with Planning and Economic Development (PED) memo as exhibits:

- Preliminary Plat Map and Plan Set dated March 30, 2020 by CPH Consultants (PED memo Exhibit A)
- Environmental Checklist completed and received on July 30, 2019 (PED memo Exhibit B)
- Preliminary Storm Drainage Report dated March 30, 2020 prepared by CPH Consultants, including BHC Peer Review Comments (PED memo Exhibit C)
- Traffic Impact Analysis dated February 29, 2020 prepared by Transportation Engineering Northwest (PED memo Exhibit D)
- Geotechnical Report dated November 25, 2019 prepared by GeoResources (PED memo Exhibit E)
- Geotechnical Response to City Comments dated November 25, 2019 prepared by GeoResources (PED memo Exhibit F)
- Addendum 1 to Geotechnical Report dated May 29, 2020 prepared by GeoResources (PED memo Exhibit G)
- Peer Review Geotechnical Report dated August 29 and December 18, 2019 (PED memo Exhibit H)
- Poulsbo Municipal Code 3.86 Transportation Impact Fees (online)
(<https://www.codepublishing.com/WA/Poulsbo/#!/Poulsbo03/Poulsbo0386.html#3.86>)

Staff Amendments to the Environmental Checklist:

The following sections correspond with related categories of the environmental checklist submitted for the proposal, and clarify, amend or add to that document.

Environmental Checklist Elements:

1. Earth

Geotechnical Report of Proposed Development

The geotechnical report prepared by GeoResources includes the following description of the site surface conditions:

The site is located at 17504 Johnson Road Northwest in Poulsbo, Washington within an area of existing residential development. Based on the information provided on the Highest and Best Use Site Plan prepared by AHBL dated August 3, 2018 and the updated Preliminary Site Plan prepared by CPH Consultants in 2019, the site is rectangular in shape, measures 675 feet to 677 feet (north to south) wide by 1346 feet to 1352 feet deep (east to west), and encompasses about 13.74 acres. The site is bounded by a stream to the west, Johnson Road Northwest to the east and northwest, and by undeveloped land to the north and south. The site generally slopes down in all directions from a localized high point in the center of the site. In general, the site slopes down from the high point at 15 to 25 percent, with localized areas as flat as 6 to 10 percent and as steep as 40 to 55 percent. Within the proposed area of development, the areas steeper than 40 percent have a vertical height on the order of 20 feet. There is a wetland located in the north-central portion of the site, and the topography in that area is generally flat to gently sloping towards the center of the wetland. A ravine sloping down from north to south crosses the eastern margin of the site, with the side walls of the ravine slope down at approximately 45 to 60 percent. The southern portion of the ravine has sidewalls that slope down at about 15 to 35 percent. The vertical height of the side walls is on the order of 60 to 70 feet. The bottom of the ravine slopes down to the south at approximately 12 to 15 percent. The total topographic relief across the site is on the order of 130 feet. Vegetation across the site generally consists of various native and invasive grasses, areas of dense blackberry bushes, and moderate stands of coniferous and deciduous trees. No areas of surficial erosion, active slope movement, or surficial seeps, springs, or standing water were observed at the site at the time of our reconnaissance.

The geotechnical report includes descriptions of the site soils, site geology, subsurface explorations undertaken, subsurface conditions found, laboratory testing performed, and groundwater conditions encountered.

The geotechnical report includes conclusions and recommendations, including specific recommendations for geologically hazardous areas, slope stability, setbacks from steep slopes, seismic design, foundation support, floor slab support, subgrade basement walls, retaining structures, mechanically stabilized earth walls, rockeries, wall drainage, temporary excavations, permanent cut and fill slopes, site drainage, stormwater infiltration, earthwork recommendations, erosion control and wet weather construction.

The conclusion summary is as follows:

Based on the results of our data review, site reconnaissance, subsurface explorations and our experience in the area, it is our opinion that the site is suitable for the proposed residential plat. As stated, we understand that you propose to construct several retaining walls to accommodate the grade changes at the site. We anticipate that mass grading with permanent cut and fill slopes will be utilized for the proposed development. Existing grades are shown on cross sections A-A' and B-B' (used in our slope stability to address potential landslide hazards), while both the existing and proposed grades are shown on cross sections C-C' and D-D' to depict proposed cuts and fills across the site. The cross sections are included in Appendix C. The site soils do contain a significant amount of fines and will be difficult or impossible to reuse as structural fill when wet. Also, the site do have fines that are "plastic" and therefore do not meet Washington State Department of Transportation (WSDOT) standard specification for common borrow. So, the reuse of these soils may not be allowed by the City in public right-of-ways, but it does appear feasible to reuse these soil within the building lot areas provided the moisture content is maintained within 2 percent of optimum and below the plastic limit.



Addendum 1 addresses slope stability with revised grading in the area of lots 3-7.

City Staff has reviewed the materials submitted and concurs with the conclusions of the GeoResources report. The preliminary plat will be conditioned to follow the recommendations of the geotechnical engineer. No additional SEPA mitigations are proposed.

2. Water
 - a. Surface
 - b. Ground
 - c. Water Runoff

Storm Drainage Report Prepared by CPH Consultants

The storm drainage report includes the following project description:

The project site is currently comprised of 1 tax parcel (Kitsap County tax parcel no. 252601-2-004-2008) totaling approximately 18.71 acres [now 13.74 acres after city ROW acquisition] adjacent to the east side of Johnson Road. It currently contains areas of trees, cleared areas that are now pasture/grass and shrubs. A single-family residence and several outbuildings used to exist on the property but have since been removed. The property is currently vacant. A number of trees of varying type, age, and health conditions exist on portions of the site. The site and surrounding parcels are zoned RL in Poulsbo, Washington.

The proposed development will subdivide a 13.74-acre property to create 61 new single-family residential lots. The Johnson Ridge project will create and/or replace a total of approximately 5.70 acres of impervious surfaces. Approximately 0.09 acres of impervious surface currently exist onsite. The site has two basins that flow primarily as sheet and shallow concentrated flows. The east basin flows from higher elevations along a ridge running northwest to south through the project site to lower elevations in the north and east boundaries. The west basin flows from that same ridge to lower elevations in the south and west boundaries. Steep topography in the eastern portion of the site create a ravine area within the buffer of Bjorgen Creek, and that area will remain undeveloped with the proposed project.

The developed site is required to provide Basic Water Quality treatment in addition to flow control standards in accordance with 2012 Department of Ecology Stormwater Management Manual for Western Washington (SMMWW) criteria. Flow control will be provided by a detention vaults for each basins. The vaults will be located in Tract 997 and 998. The below-grade vault proposed in the southeastern portion of the site will have a control structure discharging to a gravel trench level spreader releasing flow towards Bjorgen Creek. The below-grade vault proposed in the southwestern portion of the site will have a control structure discharging to the existing storm drainage system located in the eastern portion of the Johnson Road NE frontage. Basic water quality treatment will be provided through the use of two Modular Wetland water quality treatment facilities located downstream of the detention vaults.

The stormwater drainage report has been reviewed by both the City of Poulsbo Engineering Department's peer review consultant BHC and Engineering Department staff. Conclusions and recommendations of those reviews have been incorporated in stormwater drainage report dated March 30, 2020. The Engineering Department concurs with the conclusions of the report and the design of the stormwater system for the project. The preliminary plat will be conditioned to provide a final stormwater drainage report with the construction drawings submitted for the grading permit, and to follow the conclusions and recommendations of that report in the final design of the stormwater system.



South West Basin Vault

The southwest basin stormwater vault is situated in the Southwest corner of the plat, set back 10' from the property line. There are 4' tall retaining walls along the property lines as well. The Southern and Western walls of the vault will be exposed. This will result in an exposed face of approximately 4,000 square feet (roughly 200 feet long by 20 feet tall) on the Southern side and approximately 700 square feet (roughly 56 feet long, varying from 16.5 feet tall to approximately 7.5 feet tall) on the Western side. This structure will have significant visual impact due to overall size, adjacent topography, and the proximity to the walls along the property line. The finish work for these surfaces and adjacent landscaping will be required to be consistent with and coordinated with the Johnson Parkway Art Plan to minimize impacts.

3. Transportation

TIA -Traffic Impact Analysis prepared by TENW dated February 29,2020

The Project known as Johnson Ridge will construct 61 new single-family residential homes. This project will propose two new access roads which will connect to Noll Rd once stage one of the South Noll Road Corridor (NRC1) project is open to public transportation. The project will not be constructing frontage improvements as the NRC1 project will be constructing a new roadway fronting the property. The project will be responsible for paying traffic impact fees as discussed below.

The Traffic Impact Analysis (TIA) discussed existing roadway sections, profiles, and multimodal routes as well as public transit routes and existing stops. Once the NRC1 project is complete a new shared use path will connect the projects pedestrian and non-motorized community with the existing Noll road corridor and provide an alternative pedestrian tunnel under SR-305.

The TIA assumed a 2% growth rate for background traffic growth in addition to their 5-year 2028 horizon year in order to appropriately assess the projects impact to the surrounding area. This is consistent with the City's minimum requirements of the 2016 Transportation Comprehensive Plan Update. The trip distribution model did not include a connection through Sunrise Ridge Ave NE as a portion of roadway between the Plat of Johnson Ridge and the Plat of Meredith Heights is under private ownership and reserved for emergency access as a condition of approval for the plat of Crystal View.

The TIA included a Level of Service (LOS) analysis and summary. The summary illustrates that the studied intersections will remain in operation at LOS E or better. The TIA Prepared by TENW February 29, 2020 adequately addresses PMC 14.04 Transportation Concurrency requirements.

In accordance with PMC 3.86.080, Traffic Impact Fees are required as mitigation for direct project impacts to local street systems and road improvement projects identified on the City's Transportation Improvement Program (TIP). Additionally, each project shall contribute a proportional share to the City's Transportation Demand Management (TDM) program. The Johnson Ridge proportional share contribution to projects in the current TIP and to the TDM program is estimated to average \$5,324.16 per lot, or \$324.864.00. This mitigation fee shall be paid per lot prior to building permit issuance. If the Traffic Impact Fee Rate increases prior to building permit issuance, the developer will be responsible for paying the current rate at time of building permit issuance multiplied by the number of Average Weekday Trips (AWDT).

The Johnson Ridge subdivision is contingent on successful planning alongside the City's NRC1 project. Construction related traffic was discussed within the TIA and appropriately estimated. The TIA estimated a maximum of 60 Average Daily Trips (ADT) during the grading phase of the project and 100 ADT during home construction. The applicant's construction contractor will be responsible for communicating deliveries and access needs with the NRC1 project team collaboratively.



After review of the submitted TIA prepared by TENW, the Engineering department has found the project of Johnson Ridge to satisfy the subdivision requirements of title 17, concurrency requirements of title 14, the minimum analysis standards as described in the 2016 Transportation Comprehensive plan and have provided sufficient detail for access needs during the construction of the plat and the City's NRC1 project. City Staff has reviewed the materials submitted and concurs with the conclusions of the TENW TIA. The preliminary plat will be conditioned for specific coordination requirements as it relates to the NRC1 project. No SEPA mitigations are required.

Public Comments Received to Date and Related to Environmental Elements:

See Planning Department Memo

Conclusions and Recommendations:

The environmental review indicates that there are no significant adverse environmental impacts from the project proposal that cannot be mitigated through existing adopted Poulsbo land use regulations, or through the authority of SEPA. Therefore, a determination of non-significance is appropriate.

Recommended Mitigations, if appropriate:

The applicant shall develop a plan to soften the visual impact of the walls along the Southern and Western borders of the property. The finish work for these surfaces and adjacent landscaping shall be required to be consistent with and coordinated with the Johnson Parkway Art Plan to minimize impacts.

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Position/Title: Engineer 1
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Poulsbo, WA 98370
(360) 394 - 9739

Date: _____

Signature:

