



CITY OF POULSBO
NOTICE OF APPLICATION and Optional DNS
RCW 36.70B.110

Fishline Campus Site Plan Review
(Type II Permit)

The City of Poulsbo has received a permit application for the following project that may be of interest to you. You are invited to comment on this proposed project.

Planning File Number: 12-01-16-1

Counter Complete: December 1, 2016

Technically Complete Notification: December 20, 2016

Notice of Application: December 30, 2016 **Comment due date:** January 13, 2017.

Description of Proposed Project: Development of the east half of the property with an approximately 15,000 square feet two-story building along Viking Avenue. The building is designed to provide a visually friendly façade along Viking Avenue with a paved path leading to the front door and primary building access fronting the parking, delivery and solid waste areas east of the structure. In addition, parking lot and Viking Avenue access improvements and landscaping is proposed within the development area. Building uses are identified as Fishline market and warehouse on the lower floor and office space on the second floor. The existing property improvements will remain. Declivity of the developed area of the site is gently sloped toward Viking Avenue. Proposed development will occur in the east portion of this area. West of the developed portion of the site is a retaining wall at the base of a steeper slope area, up to the west property line. No modification of the steeper slope area is proposed. Zoning of the property is C-2 Viking Avenue (Commercial), and property address is 787 NW Liberty Road.

Project Permits Included with Application: Site Plan Review, SEPA Threshold Determination.

Other Permits NOT Included in Application: Clearing/Grading approval, Right-Of-Way, building permits and other construction permits as determined through this permit process.

Applicant's Representative: Rice Fergus Miller c/o Rachele Freedgard, 275 5th Street #100, Bremerton, Washington 98337

Property Owner: North Kitsap Fishline, PO Box 1517, Poulsbo, Washington 98370

Existing Environmental Documents which Evaluate Proposed Project: SEPA Environmental Checklist; Preliminary Drainage Report by MAP, Ltd., dated November 3, 2016; and Trip Generation Memo by MAP, Ltd., undated.

Further Studies Being Required by Applicable Official: None at this time.

Preliminary Environmental Determination: The City of Poulsbo has reviewed the proposed project for provable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposal.** This notice and Environmental Checklist with attachments is located at www.cityofpoulsbo.com on the Planning & Economic Development Department page.

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether and EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Conditions being considered to mitigate environmental impacts: 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.

Location Map: See attached.

Public Comment Period: The public is encouraged to comment on this application, and the minimum comment period is 14 calendar days, which is through January 13, 2017. Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Any person may comment on the application and receive notice of the decision. Project decision of the Review Authority may be appealed within 10 working days. Public comments may be mailed, emailed, personally delivered or faxed to the City:

Mail and physical location: 200 NE Moe St, Poulsbo, WA 98370

Email: plan&econ@cityofpoulsbo.com

Fax: (360) 697-8269

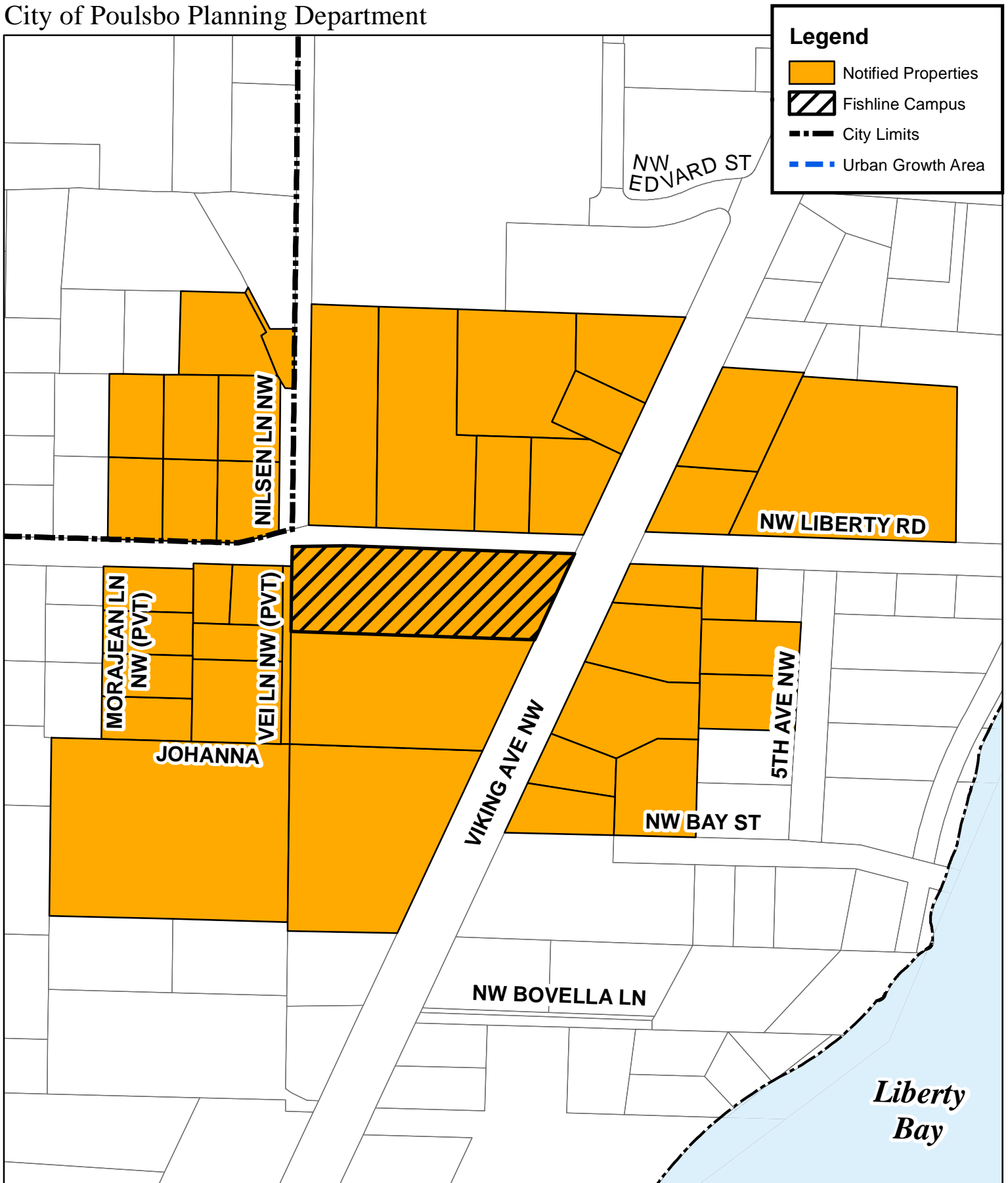
Review Authority: This administrative permit decision is under Planning Director authority.

Public Meeting and Public Hearing: Not applicable. This is an administrative permit.

Examination of File and Staff Contact: The application file may be examined at the Planning Department, Poulsbo City Hall, 200 NE Moe St, from 8:30 am to 4:00 pm, Monday through Friday. Please contact Edie Berghoff, Associate Planner, at (360) 394-9748, to arrange a time to examine the file or for further information.

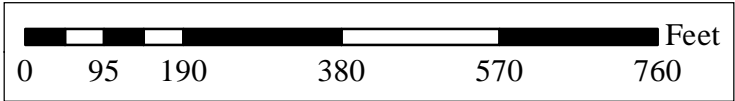
Notice Map

City of Poulsbo Planning Department



Legend

- Notified Properties
- Fishline Campus
- City Limits
- Urban Growth Area



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

North Kitsap Fishline – New Market & Warehouse

2. Name of applicant:

Thomas Eckmann, Board President

3. Address and phone number of applicant and contact person:

P.O. Box 1517 Poulsbo, WA 98370

4. Date checklist prepared:

November 4, 2016

5. Agency requesting checklist:

City of Poulsbo, Planning & Economic Development

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

Begin Construction: January 2017

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

N/A

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

A Geotechnical Soils Investigation was done for the site and is attached. *Preliminary Storm Drainage Report and Trip Generation Memo are also attached. 23 Dec 2016 EB*

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

N/A

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

Site Permit, Grading Permit, Building Permit, City of Poulsbo

11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.)

A retail market with associated warehouse and office space is proposed for North Kitsap Fishline's non-profit organization. A new 15,000 sf, slab on grade, 2 story engineered metal building with associated parking and landscaping is to be erected on an existing property. Existing building(s) on site will remain. The project site located at the southwest corner of Liberty Road and Viking Avenue in the City of Poulsbo's C-2 Commercial district. The existing site (77,101 SF) is primarily paved with an existing single story structure. A vegetated cut slope and rockery retaining wall occupy the rear (west) end of the property.

Building Footprint ≈ 7,500 square feet. Building Gross Square Feet ≈ 15,000 square feet. 23 Dec 16 EB

12. 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.

Property Address: 787 NW Liberty Road, Poulsbo, WA 98370

Parcel Number: 152601-4-022-2004

Legal Discription:

THAT PORTION OF GOVERNMENT LOT 4, IN SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT POINT 206.82 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 88°32' EAST 434.37 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 21; THENCE NORTH 23°40' EAST ALONG SAID STATE HIGHWAY RIGHT OF WAY 189 FEET; THENCE NORTH 88°32' WEST 511.8 FEET; THENCE SOUTH 0°28' EAST 175.10 FEET TO THE POINT OF BEGINNING; EXCEPT COUNTY ROAD KNOWN AS LIBERTY ROAD.

Additional information, including A site plan and vicinity map has been attached to the Master Land Use Application and Site Plan Review Application submitted to the City of Poulsbo.

Site Plan with Preliminary Grading & Utilities on Vicinity Map attached. 23 Dec 16 EB

B. ENVIRONMENTAL ELEMENTS

Agree / Disagree / Mitigate

1. Earth

a. General description of the site:

A

The site slopes from the west to the east with a high point of 92 and a low point on Viking Ave of 50

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

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

A

The stite has a 3:1 cut slope above the rockery on the west edge of the site

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.

A

See soils report. Per USDA: Mckenna Gravelly Loam *Geotechnical Engineering Investigation attached. 23 Dec 2016 EB*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

A

There are no known unstable soils in the immediate vicinity

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

A

The new building will require fill from onsite where the handicap parking stalls will be leveled out

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

A

Due to the developed nature of the site and the limited amount of grading required erosion should be kept to a minimum.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

A

Existing site is covered by 83% impervious surface currently. The finished site will have 77% impervious surface which will be a 6% reduction

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A

Landscape plantings, building techniques, etc. will keep erosion to a minimum. *Preliminary Drainage Reports reviews WSDOE minimum requirements for redevelopment; Preliminary Storm Plan; SWPP; Source Control; Drainage System and Outfall Preservation; On-site Storm Management; Runoff Treatment; Flow to City adopted Codes, Standards and Stormwater Manuals. 23 Dec 2010 (EB)*

2. Air
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

A

General vehicular emissions are expected to occur during construction. The proposed building will use a gas-fired HVAC unit located at a visually-screened platform on the building's roof.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

A

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering of development area is identified in Storm Report minimum standard requirement #3.

A

3. Water

a. Surface Water:

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.

A

None *Liberty Bay is approximately 875 feet east of this site. Viking Avenue and commercial/residential developments separate the site from Liberty Bay. 23 Dec 2010 (EB)*

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.

A

N/A

3) Estimate the amount of fill and dredge material 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.

A

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

A

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

A

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

A

b. Ground Water:

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

A

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

A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater currently flows across the existing asphalt and into the drain in Viking Ave. With the new plan the portion of the asphalt being replaced with flow through water quality devices and the rooftop will be connect directly to catch basins before draining to Viking Ave. Viking Ave flows south to a storm line that drains east to a manmade ditch that drains to Liberty Bay. See Stormwater Report *Report attached. 23 Dec 2016 EB*

A

2) Could waste materials enter ground or surface waters? If so, generally describe.

The redevelopment of the site will decrease waste material from entering surface water with the addition of the water quality feature

A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

A

No, the drainage patterns will be the same as they have been for many years.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

A

Water quality devices will be installed in the resurfaced parking area to collect waste materials from the parking surface

4. Plants

a. Check the types of vegetation found on the site:

A

- X deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

A

Planting strips along Viking Way & Liberty Ave will be improved where indicated on site plan. Western portion of site beyond existing curb cut to Liberty Way, including retained slope to remain unaltered.

c. List threatened and endangered species known to be on or near the site.

A

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A

See Landcape Site Plan attached to the Master Land Use Application and Site Plan Review Application submitted to the City of Poulsbo. *Landscape Plan attached. 23 Dec 2016* (signature)

e. List all noxious weeds and invasive species known to be on or near the site.

A

None known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

A

The site is located in an commercially developed area with nearby wooded and marine area.

b. List any threatened and endangered species known to be on or near the site.

None known Liberty Bay is known to provide habitat for salmonids and other typically Northwest species. See identified mitigation #1. 23 Dec 2016 (EB)

M

c. Is the site part of a migration route? If so, explain.

None known

A

d. Proposed measures to preserve or enhance wildlife, if any:

Improve landscaping with native plantings & reduction of impervious surfaces and improved stormwater management facilities on site.

A

e. List any invasive animal species known to be on or near the site.

N/A None known. 23 Dec 2016 (EB)

A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric power & Natural Gas furnace

A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No impact to surrounding property due to site topography, low building height and street to the north of proposed building.

A

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:

USGBC LEED Silver Certification is a goal of this project.

A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

Unknown

A

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.

Unknown

A

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.

None

A

4) Describe special emergency services that might be required.

N/A

A

5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

A

2) What types and 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.

None

A

3) Proposed measures to reduce or control noise impacts, if any:

N/A

A

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The property's current use is Fishline's existing market. Neighboring properties in Viking Avenue are commercially zoned with various activities. Residential properties to the west are accessed by Liberty Road.

A

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 as a result 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?

A

No

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:

A

No

c. Describe any structures on the site.

Existing single story structures and storage canopies at south west end of site. An existing sign structure remains along Viking Way.

A

d. Will any structures be demolished? If so, what?

Existing sign to be demolished

A

e. What is the current zoning classification of the site?

C-2

A

f. What is the current comprehensive plan designation of the site?

Viking Avenue Commercial Distruct

A

g. If applicable, what is the current shoreline master program designation of the site?

N/A

A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The city has identified the soils under the asphalt as having at one time having the potential to either be hydric ie: wetlands or critical aquifer recharge. Any potential wetland that might have been on the site would have obviously been filled prior to any wetland regulations if there had been one. Due to the high groundwater in the soil test pits it is also obvious this isn't a groundwater recharge area.

A

i. Approximately how many people would reside or work in the completed project?

35 - 40 retail staff & volunteers + administrative employees

A

j. Approximately how many people would the completed project displace?

None

A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

A

Proposed project is design to conform to standards per City of Poulsbo PMC 18.80 Commercial Districts.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

A

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

A

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

A

N/A

c. Proposed measures to reduce or control housing impacts, if any:

A

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

A

See description per City of Poulsbo DRB Package

Building Height regulated PMC 18.80.040. 23 Dec 2016 EB
Building design attached. 23 Dec 2016 EB

b. What views in the immediate vicinity would be altered or obstructed?

A

None, per topography of site. Residential area to west is at a higher elevation. Views to Liberty Bay will not be obstructed by proposed development.

b. Proposed measures to reduce or control aesthetic impacts, if any:

A

Conformance to Design Review standards per City of Poulsbo as demonstrated in design review application. Design requirements regulated PMC 18.80.060. 23 Dec 2016 EB

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

A

None expected Lighting regulated PMC 18.80.060. 23 Dec 2016 EB

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, per above.

A

c. What existing off-site sources of light or glare may affect your proposal?

A

None observed

d. Proposed measures to reduce or control light and glare impacts, if any:

A

Design of building's roof and wall material finishes to conform to City of Poulsbo's Design Review standards to not cause glare to neighboring properties. Exterior light fixtures will be directed downwards and will have shielding to avoid view of lamp from neighboring properties.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

A

No recreation located immediately adjacent to site. Libery Bay (body of water) located towards east of site, but major access points are located on opposite shore. Parks are located withing 1 mile radious

b. Would the proposed project displace any existing recreational uses? If so, describe.

A

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

A

N/A

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

A

No significant structures or properties located in immadeate vicinity. *One residence within the notification area of the Notice of Application is more than 45 years old as identified in Kitsap County records. It is unknown if the structure meets requirements for historic listing.*

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.

A

N/A

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

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

A

Viking Way Commercial Corridor

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

Yes, project will be served by an existing Kitsap Transit bus route along Viking Ave. Kitsap transit has expressed interest in adding, or moving a stop to the proposed property given the anticipated frequency of use by those visiting proposed facility.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

A

50 proposed parking spaces per development standards. Some existing parking will be reorganized. No existing parking serving existing structures on site will be eliminated in proposed development.

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).

A

No major requirements. Some portions of existing sitewalks may be affected by construction, but will be replaced per design standards.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

A

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

A

See traffic report. Trip Generation Memo attached. 23 Dec 2016 (28)

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.

A

No

h. Proposed measures to reduce or control transportation impacts, if any:

A

Coordination with Kitsap Transit to locate a bus stop at project location will encourage use of mass transit. Vehicular flow to parking will be organized to avoid exiting onto Liberty Way to

avoid potential backup at intersection to Viking Ave. per request from neighborhood residences to the west that rely on this intersection as a primary access to & from homes.

15. Public Services

police protection, public transit, health care, schools, other)? If so, generally describe.

New commercial structure will have a minor impact on public services. Structure proposed will rely on local Fire & Emergency services. Project design to conform with to standards of local Fire Marshall. The market already located on the site will be relocated in the new facility. Administrative offices will increase employees and visitors to the site. As mentioned above, coordination with Kitsap Transit and a bus stop near project on Viking Ave is anticipated.

A

b. Proposed measures to reduce or control direct impacts on public services, if any.

Coordination with Kitsap Transit for bus stop location. Building will be equipped with fire protection sprinkler system and fire alarm as approved by Fire Marshall serving facility. Building location & site design will conform to standards enforced and approved by local Fire Marshall.

A

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

A

other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

A

All of the above utilities are already present to the site.

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: [Handwritten Signature]

Name of signee KEITH EVANS

Position and Agency/Organization ARCHITECT, Rice Fergus Miller

Date Submitted: 12/01/16

Reviewed by: Edie Berghoff
EDIE BERGHOFF
ASSOCIATE PLANNER
23 December 2016

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for 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 the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.