



NOTICE OF APPLICATION and Optional DNS

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

SANDSTONE RIDGE PLANNED RESIDENTIAL DEVELOPMENT (PRD) & PRELIMINARY PLAT TYPE III APPLICATION

Comments Due: Wednesday, November 13, 2024 by 4:30pm

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-10-01-24-01	Zoning:	Residential Low (RL)
Counter Complete:	October 3, 2024	Technical Completion:	October 23, 2024
Notice of Application:	October 30, 2024	Tax Parcel:	132601-4-008-2004
Site Location:	Northeast corner of Langaunet Lane/Noll Road intersection in Poulsbo, WA		
Property Owner:	JKM Holdings, LLC % Craig Steepy PO Box 188 Sumner, WA 98390		
Applicant/Agent:	Entitle Fund Four, LLC % Craig Steepy 612 Harrison Street, Suite 100 Sumner, WA 98390		
Project Description:	Subdivision of vacant land utilizing PRD standards for the construction of 87 single family lots with associated roadways, utilities, and open spaces. The 18+ acre property includes a stream buffer and mature trees.		
Permits Included in Application:	Planned Residential Development, Preliminary Plat, SEPA		
Permits NOT Included in Application:	Tree Cutting & Clearing Permit, Grading Permit, NPDES Permit, Final Plat, Building Permit, Right-of-Way Permit		
Environmental Review:	<p>The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. <i>This may be the only opportunity to comment on the environmental impacts of the proposed project.</i> The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.</p> <p>Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. COMMENTS MUST BE SUBMITTED BETWEEN WEDNESDAY OCTOBER 30, 2024 and WEDNESDAY NOVEMBER 13, 2024 at 4:30pm.</p>		
Public Comment Period:	The minimum public comment period shall be 14 calendar days. The public may comment on the application and the comment period will remain open from Wednesday October 30, 2024 until Wednesday November 13, 2024 at 4:30pm. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered.		
Public Hearing Date:	No meeting or hearing date is identified at this time. A Planning Commission public meeting and Hearing Examiner public hearing are required for this Type III Permit review.		
Staff Report:	The staff report will be available for review at no cost at least 5 calendar days before the PED Director's decision and a copy will be provided at a reasonable cost.		
Examination of File:	The application file may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit # P-10-01-24-01. If you are unable to access the file, please call the staff contact for options.		



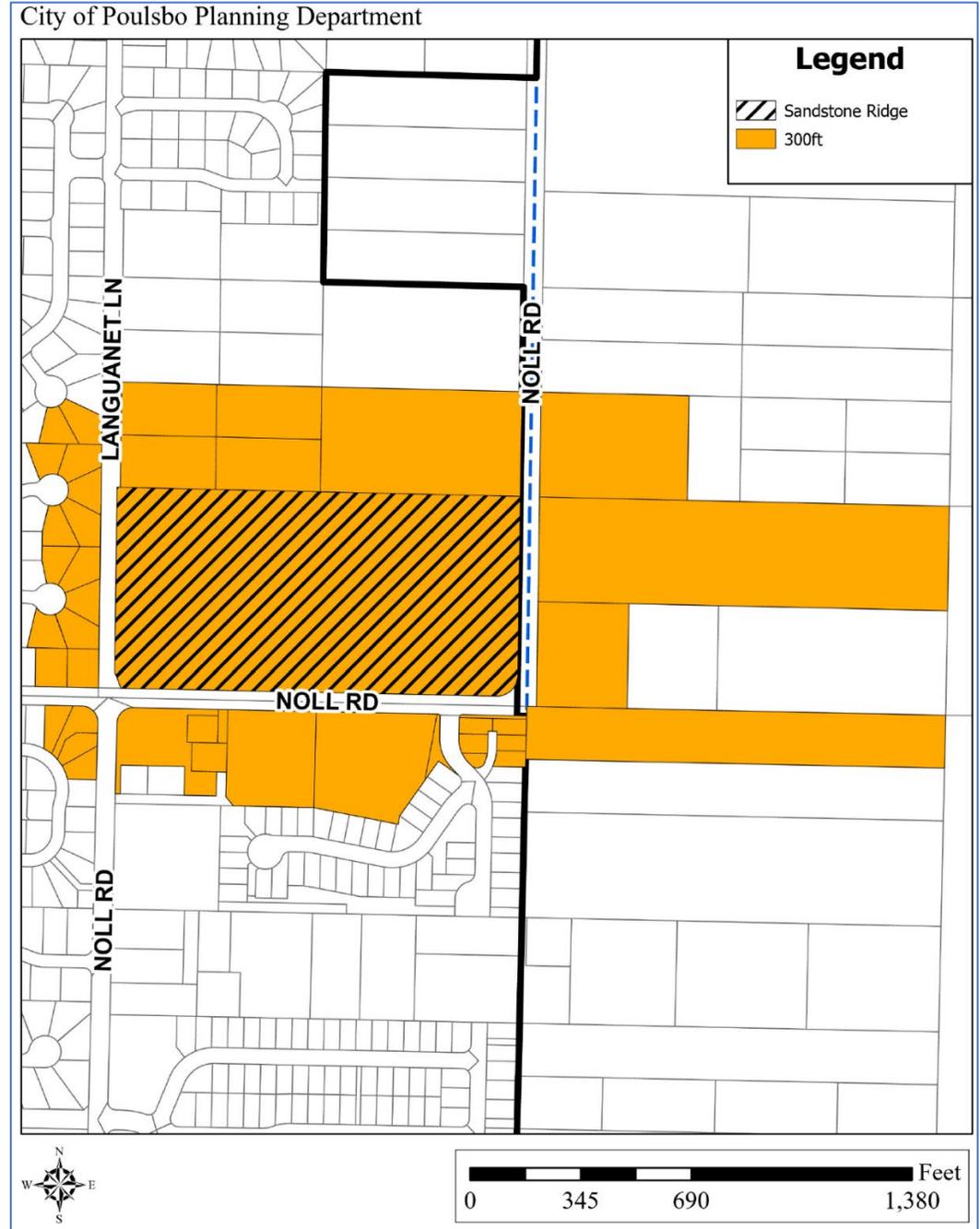
Review Authority:

The Hearing Examiner is the review authority for this Type III application.

Staff Contact:

Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

Notice Map:





Affidavit of Public Notice

Planning and Economic Development Department
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(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Application No: P-10-01-24-01 Project Name: Sandstone Ridge RRD? Replat NOA w/ODNS

Tiffany Simmons, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on October 30, 2024, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

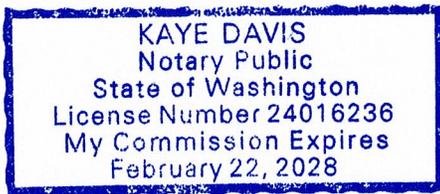
- Notice of Application w/ODNS
- SEPA Determination
- Notice of Public Meeting
- Notice of Public Hearing
- Notice of Decision

has been provided:

- Mailed to owners of property within 300' of the project site
- Provided to newspaper of general circulation
- Emailed to PED Department distribution lists and/or parties of record
- Posted at Library, City Hall, Poulsbo Post Office
- Posted to the City's website
- Posted at Site Address: _____

Signature: _____ Date: 10/30/24

Subscribed and sworn to before me this 30th day of October, 2024



Kaye Davis
NOTARY PUBLIC in and for the State of Washington, residing at:

Poulsbo, WA

My Commission expires on: 2/22/28

NOTICE OF LAND USE APPLICATION AND OPTIONAL DNS

The minimum public comment period shall be 14 calendar days. The public may comment on the application from **Wednesday October 30, 2024** until **Wednesday November 13, 2024 at 4:30pm**. Public comments may be mailed, emailed, or personally delivered.

Project Name: Sandstone Ridge PRD & Preliminary Plat

Permit No.: P-10-01-24-01

Zoning: Residential Low (RL)

Site Address: NE corner of Langaunet Lane/Noll Road intersection

Tax Parcel: 132601-4-008-2004

Application Type: III

Review Authority: Hearing Examiner

Counter Complete: October 3, 2024

Tech Complete: October 23, 2024

Applicant: Entitle Fund Four, LLC | % Craig Steepy | 612 Harrison Street, Suite 100 | Sumner, WA 98390

Owner: JKM Holdings, LLC | % Craig Steepy | PO Box 188 | Sumner, WA 98390

Project Description: Subdivision of vacant land utilizing PRD standards for the construction of 87 single family lots with associated roadways, utilities, and open spaces. The 18+ acre property includes a stream buffer and mature trees.

Environmental Review: The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for the project. The optional DNS process is being used per WAC 197-11-355 and PMC 16.04.115. This may be the only opportunity to comment on the environmental impacts of the proposal. The public may comment on environmental related aspects of the above-described proposal, and the comment period will remain open from **Wednesday** October 30, 2024 until **Wednesday** November 13, 2024 at 4:30pm.

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Staff Contact: Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

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Comments Due:

Wednesday November 13, 2024 at 4:30p

Planning Department
200 NE Moe St
Poulsbo, Washington 98370-7347

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
C2M LLC
22202

BENTZEN ERIK & PAIGE R
21705 Seacrest Ave NE
Poulsbo, WA 98370-6711

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2470 NE Athlon Ct
Poulsbo, WA 98370-8015

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YOUNG WOMENS CHRISTIAN ASSOCIATION
905 Pacific Ave
Bremerton, WA 98337-1923



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Publication County:
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sandstone

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202502191234530113822
1083348006

Notice URL:

[Back](#)

Notice Publish Date:

Wednesday, October 30, 2024

Notice Content

CITY OF POULSBO Notice of Application w/ Optional DNS Project Name/Permit No.: **Sandstone** Ridge PRD & Preliminary Plat | P-10-01-24-01 Location:NE corner of Langaunet Lane/Noll Road intersection, in Poulsbo, WA Project Description:Subdivision of vacant landutilizing PRD standards for the construction of 87 single family lots with associated roadways, utilities, and open spaces. The 18+ acre property includes a stream buffer and mature trees Permit Type: III Environmental Review:The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted between Wednesday October 30, 2024 and Wednesday November 13, 2024 at 4:30pm. Public Comment:The minimum public comment period shall be 14 calendar days. The public may comment on the application and the comment period will remain open from Wednesday October 30, 2024 until Wednesday November 13, 2024 at 4:30pm. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered to the city. Complete Application: The application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit #P-10-01-24-01. If you are unable to access the file, please call the staff contact for options Staff Contact: Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748 Publication Dates LBKS0182749

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Kitsap Sun

PART OF THE USA TODAY NETWORK

PO Box 52173, Phoenix, AZ. 85072-2173

AFFIDAVIT OF PUBLICATION

City of Poulsbo- Planning Dept
200 NE Moe ST
Poulsbo WA 98370

STATE OF WISCONSIN, COUNTY OF BROWN.

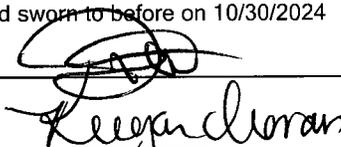
I, being first duly sworn on oath, deposes and says: That I am now, and at all times embraced in the publication herein mentioned was the principal clerk of the printers and publishers of KITSAP SUN; that said newspaper has been approved as a legal newspaper by the order of the Superior Court of the County of Kitsap, in which County it is published and is now and has been for more than 6 months prior to the date of the publication hereinafter referred to, published in the English language continually as a daily newspaper in Bremerton, Kitsap County, Washington, a weekly newspaper in Kitsap County, Washington and is now and during all of the said time, was printed in an office maintained in the aforesaid place of publication of said newspaper; that the following is a true text of an advertisement as it was published in regular issues (and not in supplement form) of said newspaper on the following date(s), to wit: And on

10/30/2024

such newspaper was regularly distributed to its subscribers during all of said period.

Subscribed and sworn to before on 10/30/2024

Legal Clerk



Notary, State of WI, County of Brown

21428

My commission expires

Publication Cost:	\$32.84	
Tax Amount:	\$0.00	
Payment Cost:	\$32.84	
Order No:	10711964	# of Copies:
Customer No:	1472361	0
PO #:	LBKS0182749	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN Notary Public State of Wisconsin

CITY OF POULSBO
Notice of Application w/
Optional DNS

Project Name/Permit
No.: Sandstone Ridge PRD
& Preliminary Plat I P-10-01-
24-01

Location: NE corner of
Langaunet Lane/Noll Road
intersection, in Poulsbo, WA

Description: Subdivision of
vacant land utilizing PRD
standards for the construc-
tion of 87 single family lots
with associated roadways,
utilities, and open spaces.
The 18+ acre property
includes a stream buffer and
mature trees

Permit Type: III

Environmental Review: The
City of Poulsbo has reviewed
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Staff Contact: Edie Berg-
hoff, Senior Planner; eberg-
hoff@cityofpoulsbo.com;
(360) 394 -9748

October 30 2024

LBKS0182749



Affidavit of Public Notice | Site Posting

Planning and Economic Development Department
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www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

The following MUST be attached to this affidavit:

Photo of the posting on site or map showing location where sign was posted

Application No: P-10-01-24-01 Project Name: Sandstone Ridge PRD

I, Craig Steepy, representative for the above-referenced project, do hereby verify that on October 26th, 2024, I posted a sign at Parcel 132601-4-008-2004, relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: Craig Steepy

Representative Signature:  (sign in front of notary)

Subscribed and sworn to before me this 26th day of October, 2024




NOTARY PUBLIC in and for the State of Washington, residing at:


My Commission expires on:

02/08/2027



From: NoReply@ecy.wa.gov
To: [Tiffany Simmons](#)
Subject: SEPA record published
Date: Tuesday, October 29, 2024 3:50:40 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The SEPA admin reviewed and published [SEPA record number 202404776, "Sandstone Ridge PRE and Pre-Plat"](#).

Lead Agency File Number: P-10-01-24-01.

It will now be available to the public.

From: Kelli Price
Email: separegister@ecy.wa.gov
Phone number: (206) 594-0014



SEPA ENVIRONMENTAL CHECKLIST

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

A. BACKGROUND		
Name of proposed project, if applicable: Sandstone Ridge Planned Residential Development		Date Prepared: 09/03/24
Name of Applicant: Entitle Fund Four, LLC	Address: 612 Harrison Street, Suite 100 Sumner WA 98390	Phone Number: 425.614.8896
Contact: Craig Steepy	Agency Requesting Checklist: City of Poulsbo Planning and Economic Development Department	
Proposed timing or schedule (including phasing, if applicable) Construction is anticipated to begin in 2027.		
Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain. No plans for future additions are currently known.		
List any environmental information you know about that has been prepared, directly related to this proposal. Critical Area Report Tree Survey Preliminary Storm Drainage Report Geotechnical Report <i>Traffic Impact Analysis EB 10/25/24</i>		
Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain. Yes, City of Poulsbo, Noll Road Corridor Project.		
List any government approvals or permits that will be needed for your proposal, if known. Preliminary Plat Approval (Poulsbo), Planned Residential Development Approval (Poulsbo), Grading and Construction Plan Approval (Poulsbo), NPDES Permit (Washington DOE), Final Plat Approval (Poulsbo) <i>Tree Cutting & Clearing Permit (Poulsbo) EB 10/25/24</i>		
Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The project proposes a planned residential development to subdivide approximately 18 acres of undeveloped land into 87 single family lots with associated roadways, utilities, and open space. Storm water will be managed using a detention vault and water quality vault. Roadways will provide primary access to the development via Noll Road and Langaunet Lane. Additionally, proposed roadway road B is stubbed to the north for future extension per the City's transportation comprehensive plan. Provided open space includes active recreation, passive recreation, and vegetated open space, as well as protected critical area (stream) buffer and tree retention.		

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 project is located at the NE Corner of Noll Road NE and Languanet Lane NE Intersection and includes tax parcel 132601-4-008-2004.

B. ENVIRONMENTAL ELEMENTS		Agree	Disagree	Mitigate
1. Earth				
<p>a. General description of the site (check one):</p> <p> <input type="checkbox"/> flat <input type="checkbox"/> rolling <input checked="" type="checkbox"/> hilly <input type="checkbox"/> steep <input type="checkbox"/> slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other. </p> <p>The site is generally hilly with slopes of 5% to 20% (per available GIS information) sloping from west to east. The high point on the site is at Languanet Lane (west) and the low point is at the stream along Noll Road (east).</p>		✓		
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>Approximately 20% per available GIS contours for the site.</p>		✓		
<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</p> <p>According to the August 2024 Geotechnical Report provided by ESNW, there is generally 6 to 12 inches of top soil on site with trace organic matter. Native soils under the top soil primarily consist of silty sands with and without gravel. The site is currently forested and there is no evidence of farming.</p>		✓	<p><i>ESNW indicates glacial till under silty sands/gravel. EB 10/25/24</i></p>	
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>None are known.</p>		✓		
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>The project is anticipated to require approximately 40,000 cubic yards of cut and 44,000 cubic yards of fill for general site and road grading. Fill will be on-site soils from cut areas when possible.</p>		✓		
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p>Clearing and construction could result in erosion typical of similar development projects.</p>		✓		
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 50% of the site will be covered in impervious surfaces after project construction.</p>		✓		

<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A Temporary Erosion and Sedimentation Control Plan (TESCP) will be submitted to the City of Poulsbo and a Stormwater Pollution Prevention Plan (SWPPP) will be used along with best management practices to reduce and control erosion.</p>	✓		
<p>2. Air</p>			
<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>During construction, dust and other emissions could result from construction equipment. Upon project completion, vehicle emissions from additional vehicle traffic accessing the residential development is anticipated.</p>	✓		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No off-site sources of emissions or odor that may affect this project are currently known.</p>	✓		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Best management practices will be used during construction to reduce or control emissions, and construction equipment will be well maintained and kept in working order.</p>	✓		
<p>3. Water</p>			
<p>a. Surface:</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.</p> <p>There is a mapped (fish bearing) stream along the east side of the property. This stream is located in a roadside ditch along Noll Road. The stream passes under Noll Road via a culvert and continues south to Puget Sound.</p>	✓		<p>Lemolo creek mapped east of Noll Road. Site adjacent drainage is culverted under Noll Road before joining Lemolo Creek. EB 10/25/24</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.</p> <p>Work within the 200 foot stream buffer will be limited to construction of a dispersion system to discharge site water to the stream system. A Critical Area report is included with this submittal discussing the critical area and proposed work in the buffer.</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.</p> <p>Not Applicable. No fill or dredging of wetlands is proposed.</p>	✓		

<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.</p> <p>The proposal will not involve any withdrawals or diversions from surface waters.</p>	✓		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>The proposal does not lie within a 100-year floodplain.</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.</p> <p>No, the project does not involve the discharge of any waste to surface waters.</p>	✓		
b. Ground:			
<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.</p> <p>No groundwater will be withdrawn as a part of this project.</p>	✓		
<p>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.</p> <p>No waste material will be discharged into the ground as a part of this project. The project is connecting to the City of Pousbo public sanitary sewer, and no septic tanks will be used.</p>	✓		
c. Water Runoff (including storm water):			
<p>1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Storm water runoff from roofs, public roads, driveways, lawns and landscaped areas will be collected in catch basins and conveyed in storm drains to the storm water detention vault. The detention vault discharges flows at the allowable rate via a dispersion system to the mapped stream buffer. Water quality will be provided prior to dispersion using a proprietary system.</p>	✓		

<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No waste materials are anticipated to enter the drainage system.</p>	✓		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>No, the project does not otherwise impact the drainage patterns near the site.</p>	✓		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Storm water will be detained on site in the proposed detention vault and discharged at the allowable rate. Water quality treatment will be provided using a proprietary system prior to discharge to the mapped stream and stream buffer.</p>	✓		
<p>4. Plants</p>			
<p>a. Check types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation 	✓		
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All vegetation will be removed from areas where construction of driveways, roads, building sites, storm infrastructure, and utilities is required.</p>	✓		
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	✓		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>Street trees will be planted on lot frontages and landscaping will be done on lots around homes. Existing trees and vegetation will be protected in the stream buffer and in tree retention tracts on the north, west, and south sides of the project. See Tree Report by Washington Forestry Consultants.</p>	✓	<p>Landscape Plan notes drought tolerant or native species to be used EBS 10/25/24</p>	
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Himalayan blackberry (Rubus armeniacus) English holly (Ilex aquifolium) English ivy (Hedera helix)</p>	✓		

5. Animals			
<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 type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p>			
<p>b. List any threatened or endangered species known to be on or near site.</p> <p>None known.</p>			<p>✓ see note 1.</p>
<p>c. Is the site part of a migration route? If so, explain.</p> <p>This site is a part of the Pacific Flyway migration route.</p>			<p>Known salmonid use of Lemolo Creek begins more than 3/4 mile south of project ✓ EB 10/25/24</p>
<p>d. Proposed measures to preserve or enhance wildlife, if any.</p> <p>The project proposes to preserve the entire standard 200-foot stream buffer on the east side of the site. There are also tree retention tracts along the north, west, and south site boundaries.</p>			<p>✓</p>
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None known.</p>			<p>✓</p>
6. Energy and Natural Resources			
<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.</p> <p>Electricity will be used in the completed homes.</p>			<p>✓</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>The project is not anticipated to affect the potential use of solar energy on adjacent properties.</p>			<p>✓</p>
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</p> <p>Buildings will be constructed to meet the current Washington State Energy codes.</p>			<p>✓</p>
7. Environmental Health			
<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.</p> <p>No environmental health hazards are anticipated to be a part of this project.</p>			<p>✓</p>

Note 1: Following a storm event a trout was found in the roadside ditch east of site. There is a stocked pond in the drainage north of the site. Lemolo Creek east of Noll Road has multiple documented and observed fish passage barriers. Known fish barriers begin at Heron Pond Lane approximately 3/4 mile south of the site. Salmonids are known in Lemolo Creek south of Heron Pond Lane and in Liberty Bay the receiving water. EB 10/25/24

<p>1) Describe any known or possible contamination at the site from present or past uses.</p> <p>There is no known contamination at the site from current or past uses.</p>	✓		
<p>2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>There are no known existing hazardous chemicals or hazardous conditions that might impact the design and development of this project.</p>	✓		
<p>3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p> <p>No toxic or hazardous chemicals are anticipated to be a part of this project throughout its life cycle.</p>	✓		
<p>4) Describe special emergency services that might be required.</p> <p>No special emergency services are anticipated beyond what would normally be required and provided for a residential development.</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any.</p> <p>None.</p>	✓		
b. Noise			
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>No known noise in the area is anticipated to impact the project.</p>	✓		
<p>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.</p> <p>Temporary construction noise is expected but will only occur during designated work hours. Following project completion, noise from the development will be that of a typical residential community.</p>	✓	<p>See PMC 15.32 Regulation of Construction Hours. EB 10/25/24</p>	
<p>3) Proposed measures to reduce or control noise impacts, if any.</p> <p>The project will meet all City requirements regarding construction. Construction will occur only during designated hours, and construction equipment will be properly maintained.</p>	✓		
8. Land and Shoreline Use			
<p>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.</p> <p>Currently the site is undeveloped forested land. There is a stream on the east side of the property in the Noll Road roadside ditch. Adjacent properties appear to be large lot residential (to the north). The proposal does not affect the current land uses.</p>	✓		<p>Properties west, south, and north are in city large lot development City subdivision to west. Park is south. County zoning and development to east. EB 10/25/24</p>

<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?</p> <p>No land on the project site has been known to have been used as working farmlands or working forest lands.</p>	✓		
<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:</p> <p>No, the site is not surrounded by any working farm or forest land.</p>	✓		
<p>c. Describe any structures on the site.</p> <p>The site is currently undeveloped. There are no know on-site structures.</p>	✓		
<p>d. Will any structures be demolished? If so, what?</p> <p>The site is currently undeveloped. There are no know on-site structures.</p>	✓		
<p>e. What is the current zoning classification of the site?</p> <p>The site is located in a Residential Low zone.</p>	✓		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>The site is currently designated Residential Low (4 to 5 units per acre).</p>	✓		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable. The site is not in the shoreline master program.</p>	✓		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify</p> <p>There is a mapped fish bearing stream located in the roadside ditch along Noll Road on the east side of the site.</p>	✓		
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Approximately 218 people will reside in the completed development (calculated with an average of 2.5 residents per lot).</p>	✓		
<p>j. Approximately how many people would the completed project displace?</p> <p>None. The current site is undeveloped.</p>	✓		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>Not applicable.</p>	✓		
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</p> <p>The proposed project includes a single family residential development that is consistent with surrounding land uses and aligns with the City of Poulsbo's current zoning regulations and the Comprehensive Plan.</p>	✓		

<p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</p> <p>None.</p>	✓		
9. Housing			
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Approximately 87 housing units will be provided that are anticipated to be middle income.</p>	✓		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None.</p>	✓		
<p>c. Proposed measures to reduce or control housing impacts, if any.</p> <p>None are proposed.</p>	✓		
10. Aesthetics			
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>The tallest height of any of the project's proposed structures is 35 feet. The principal building materials proposed for the project is wood.</p>	✓		
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No views in the immediate vicinity are anticipated to be significantly obstructed.</p>	✓		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any.</p> <p>None.</p>	✓		
11. Light and Glare			
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>New street lights and lights from homes will be produced by this project. New light will be produced mostly in the evenings.</p>	✓		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>The light from the finished project is not anticipated to be a safety hazard or to interfere with views.</p>	✓		
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Existing off-site sources of light or glare are not anticipated to affect the proposal.</p>	✓		

<p>d. Proposed measures to reduce or control light and glare impacts, if any. Street lights would be full cutoff luminaires which shine downward.</p>	✓		
12. Recreation			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? The existing sidewalks in the area provide informal opportunities for walking. There are also multiple small parks and schools in the area.</p>	✓		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. The project is not anticipated to displace any existing recreational uses.</p>	✓		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. The project proposes open space that will include walking paths, a picnic area, and a playground.</p>	✓		
13. Historic and Cultural Preservation			
<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 are known.</p>	✓	See Note 2	
<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. None have been identified.</p>	✓		
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc Washington State's WISAARD system was consulted.</p>	✓		

Note 2: 1916 Farmhouse on Noll Road north of site; 1956 on Noll Road south of site; 1955 Rambler on Noll Road east of site; 1918 1 1/2 story on Noll Road east of site; 1979 Multi story on Noll Road east of site. None of the homes are listed on National, State or Local Registers. Eligibility is unknown. JB 10/25/24

<p>d. Proposed measures to reduce or control impacts, if any. None.</p>	✓		
14. Transportation			
<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. The site has frontage on existing Languanet Lane and Noll Road. The development will have road connections to both of the ROWs and will include a future stub north per th City of Poulsbo's transportation comprehensive plan.</p>	✓		
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? The site is not currently served by public transit. Kitsap Transit Route 344 has a stop approximately half a mile west of the project site.</p>	✓		
<p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? A minimum of two off-street parking spaces will be provided for each unit. There will be 44 on-street parking spaces provided. No existing parking will be eliminated.</p>	✓		
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Yes. The project will include half street improvements to Noll Road south of the project. Improvements are not proposed for Languanet Lane due to a concurrent Capital Improvements Project on Languanet Lane.</p>	✓		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No, the project does not occur within the immediate vicinity of water, rail, or air transportation.</p>	✓		
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? The project is anticipated to generate 820 average weekday daily trips. Daily weekday trips are anticipated to include 61 AM peak trips and 82 PM peak trips. Vehicle trip generation was calculated using data from the Institute of Transportation Engineers publication "Trip Generation Manual 11th Edition.</p>	✓		

<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>No.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The project will meet traffic design standards and land use requirements for plan approval. Traffic Impact Fees will be paid at the time of building permits for the individual homes.</p>	✓		
15. Public Services			
<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.</p> <p>The proposed project is anticipated to result in a minor increase in public services to support the development.</p>	✓		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>The development is designed to accommodate fire and emergency access. Additionally, all necessary impact fees will be paid.</p>	✓		
16. Utilities			
<p>a. Check the utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> electric <input type="checkbox"/> natural gas <input checked="" type="checkbox"/> water <input checked="" type="checkbox"/> refuse service <input checked="" type="checkbox"/> telephone, <input checked="" type="checkbox"/> sanitary sewer <input type="checkbox"/> septic system <input type="checkbox"/> other. 	✓		
<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.</p> <p>Electricity will be provided by Puget Sound Energy Services. Water, Sanitary Sewer, and Refuse Service will be provided by the City of Poulsbo. Telecommunications services is anticipated to be provided by Comcast.</p>	✓		

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: Craig Steepy Date Submitted: 9/26/2024

Reviewed by Edie Berghoff
Edie Berghoff 10/25/24
Senior Planner, City of Potosi