



SEPA ENVIRONMENTAL CHECKLIST

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A. BACKGROUND

Name of proposed project, if applicable: Pinnacle at Liberty Bay Subdivision		Date Prepared: 4/10/26
Name of Applicant: Montebanc Management LLC	Address: 400 NW Gilman Blvd, STE 2781 Issaquah, WA 98027	Phone Number: 206-391-8366
Contact: Paul Devenzio	Agency Requesting Checklist: City of Poulsbo	
Proposed timing or schedule (including phasing, if applicable):un Phase 1 sitework construction 2027 with home construction in 2028 Phase 2 sitework construction - 2028; home construction 2029/2030 Phase 3 sitework construction - 2029; home construction 2030/2031		
Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain. No		
List any environmental information you know about that has been prepared, directly related to this proposal. Geotechnical Report dated 2/13/25 and Addendums dated 6/16/25 and 11/24/25 from Aspect Consulting Critical Area Report/Habitat Mgmt Plan dated 7/14/25 and Addendums dated 11/19/25 and 4/6/26 from Sewall Wetland Consulting Preliminary Tree Protection Plan dated 6/16/25 from Washington Forestry Consultants Traffic Impact Analysis, dated 7/14/25 and revised TIA's dated 11/12/25 and 3/26/26, from Heath & Associates Critical Area Report peer review technical memo from Grette/Farallon dated 8/29/25 and 1/8/26.		
Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain. No		
List any government approvals or permits that will be needed for your proposal, if known. (Poulsbo) Subdivision, Planned Residential Development, Critical Area Review, Clear and Grade, Building Permits (WA State) Hydraulic Permit Approval (HPA)		

<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Grading activity of appx 442,000cy (cubic yards) with import of appx 108,500cy of clean local structural material suitable for placement and circumstance, some of which may be available on-site.</p>			
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction. However the Project will comply with all applicable mandated erosion control measures, short and long term.</p>			
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Appx 35%</p>			
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. A temporary erosion control plan meeting City and State requirements will be provided and implemented during site disturbance. Erosion control measures may include the following: silt fences, stabilized construction entrances, controlled surface grading, and other measures as appropriate.</p>			
2. Air			
<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. Short term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. The project will not result in any known long-term air emissions.</p>			
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Existing off-site sources of emissions or odors are those that are typical of residential neighborhoods and are not expected to affect the proposal.</p>			
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any. Dust control measures as necessary during construction along with proper maintenance of construction equipment/vehicles.</p>			
3. Water			
<i>a. Surface:</i>			

<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. None proposed.</p>			
<p>c. Water Runoff (including storm water):</p>			
<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. Upon project completion, on-site stormwater will be collected and conveyed to stormwater treatment and detention facilities. Controlled discharge of treated stormwater will be released upgradient of on-site streams in quantities necessary for proper hydration. See project Stormwater Plan.</p>			
<p>2) Could waste materials enter ground or surface waters? If so, generally describe. Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream surface water runoff. The proposed stormwater system will be designed to meet mandated treatment standards which will minimize or eliminated entry of waste materials or pollutants to ground water resources and/or surface waters. Standard spill prevention BMPs to be employed during construction.</p>			
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe. No</p>			
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Temporary and permanent stormwater retention and erosion control facilities will be used to control surface runoff during construction and after development.</p>			
<p>4. Plants</p>			

<p>e. List any invasive animal species known to be on or near the site. None known.</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. Electric and/or Natural Gas will be used for heating, cooking, etc.</p>			
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No. Proposed homesites are located at lower elevations than adjacent properties or are set back a significant distance from the property line.</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. The project will be designed to meet Washington State Residential Energy Codes in effect at time of building permit application.</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. No</p>			
<p>1) Describe any known or possible contamination at the site from present or past uses. None known</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. None known</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. Vehicle fuel/oils during site construction; paint and solvents during home construction</p>			
<p>4) Describe special emergency services that might be required. Emergency medical and 911 services, along with typical fire and police services may be required per the amount typical to a residential community. No special services are anticipated.</p>			

e. What is the current zoning classification of the site? RL			
f. What is the current comprehensive plan designation of the site? RL			
g. If applicable, what is the current shoreline master program designation of the site? N/A			
h. Has any part of the site been classified as a critical area by the city or county? If so, specify Areas of the site contain suspected geologic hazards, wetlands and streams. See Critical Area Report dated 6/17/25 and Addendums dated 11/19/25 and 4/6/26 from Sewall Wetland Consulting as well as Geotechnical Report dated 2/13/25 and Addendum dated 6/16/2025 from Aspect Consulting as well as Addendum dated 11/24/25. Also, see Critical Area Report peer review technical memo from Grette/Farallon dated 8/29/25 and 1/8/26.			
i. Approximately how many people would reside or work in the completed project? Per Census Bureau estimates, appx 345 people would be expected to reside in the 138 homes proposed.			
j. Approximately how many people would the completed project displace? 2-3 potential residents would be able to occupy the existing single-family home to be demolished.			
k. Proposed measures to avoid or reduce displacement impacts, if any. None			
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. Compliance with City land use requirements and development standards			
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. None			
9. Housing			
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 138 middle income market rate units would be provided with the proposal.			
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 1 middle income unit would be removed as part of the proposal.			
c. Proposed measures to reduce or control housing impacts, if any. none			

<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. A variety of formal and passive recreation areas are proposed to be constructed with the project including several play areas, exercise circuit and garden areas.</p>			
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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. The existing house was built in 1935. It is not listed nor eligible for listing in historic registers.</p>			
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<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. There are no known landmarks, features, or other evidence of Indian or historic use or occupation. Archaeological risk is low to moderately low according to sources.</p>			
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<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 Department of Archeology & Historic Preservation database via the Washington Information System for Architectural & Archaeological Records Data (WISAARD)</p>			
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<p>d. Proposed measures to reduce or control impacts, if any. There are no expected impacts. An inadvertent discovery plan (IDP) will be employed during site construction. If an archaeological site or artifact is found during construction, the State Historic Preservation Officer and Tribe will be notified.</p>			
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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 is served by, NE Crystallia Ct on the east and, upon completion, Sunrise Ridge Ave NE will provide access from SR 305 to the south.</p>			
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<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? Kitsap Transit Routes 333, 334 and 390 have a stop appx 0.8 miles away at 8th and Hostmark.</p>			
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<p>b. Proposed measures to reduce or control direct impacts on public services, if any. Continued implementation of the City's Comprehensive Plan.</p>			
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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 type="checkbox"/> refuse service <input checked="" type="checkbox"/> telephone, <input type="checkbox"/> sanitary sewer <input checked="" type="checkbox"/> septic system <input type="checkbox"/> other. 			
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<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. Telephone (CenturyLink), Power (PSE), Water (City of Poulsbo), and Sewer (City of Poulsbo).</p>			
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C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 4-10-26

4.	<p>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?</p>
	<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p>
5.	<p>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?</p>
	<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p>
	<p>Proposed measures to reduce or respond to such demand(s) are:</p>
7.	<p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p>