



SEPA ENVIRONMENTAL CHECKLIST

200 NE Moe Street | Poulsbo, Washington 98370
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A. BACKGROUND		
Name of proposed project, if applicable: BLDG A: The Nora; BLDG B: Valari		Date Prepared: 5/6/2026
Name of Applicant: JENSEN AVE HOLDINGS LLC	Address: 20081 Viking Ave. N.W., Suite 117 Poulsbo 98370	Phone Number: (360) 613-4098
Contact: Kelly Clark	Agency Requesting Checklist: Poulsbo – Dept. of Planning & Economic Development	
Proposed timing or schedule (including phasing, if applicable): Construction will start upon the receipt of all required building and construction permits. This is estimated to occur late 2026 – early 2027.		
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 3/24/2020 by Terra Associates – no geological hazards present. There are no known critical areas or buffers affecting this proposal. ① TRIP generation Analysis Heath Associates (4/26)		
Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain. None known. ② Preliminary Drainage Report MAP LTD (5/26)		
List any government approvals or permits that will be needed for your proposal, if known. Site Plan Review: City of Poulsbo <i>Design Review (Poulsbo)</i> Clearing & Grading Permit: City of Poulsbo Building permits: City of Poulsbo Other customary construction-related permits: City of Poulsbo, local utilities		

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 to develop two undeveloped parcels, totaling 2.2 acres, with two four-story buildings, providing 84 dwellings, approximately 1,400 SF of speculative commercial space, and 140 under-building garage parking stalls, with associated outdoor common amenities. Total build-out is approximately 172,000 gross square feet.

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.

Addresses: Not yet assigned
SEC 14, TWP 26, RNG 1E (SW/4)
Tax ID's: 142601-3-138-2008; 142601-3-139-2007

Legal descriptions:

Parcel 1: (Tax# 142601-3-138-2008)

Resultant Parcel C of Boundary Line Adjustment recorded under Auditor's File No. 200606190271, being a portion of the Southwest quarter of Section 14, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at the Southwest corner of said Section 14; Thence along the South line of said Section 14, South 88° 10'52" East 967.10 feet; Thence leaving said South line, North 02° 16'51" East 25.00 feet to the Northerly right of way of said right of way North 88° 10'52" West 89.74 feet; Thence leaving said right of way, North 02° 16'51" East 256.00 feet to the true point of beginning; Thence continuing North 02° 16'51" East 161.63 feet; Thence on a 100.00 foot radius curve to the left, through a central angle of 23° 49'13" an arc distance of 41.57 feet; Thence North 21° 32'22" West 16.06 feet; Thence on a 30.00 foot radius curve to the right, through a central angle of 56° 12'01", an arc distance of 29.43 feet; Thence North 34° 39'39" East 30.62 feet; Thence on a 10.00 foot radius curve to the left, through a central angle of 105° 14'27", an arc distance of 18.37 feet; Thence North 70° 34'48" West 138.52 feet to the Easterly right of way of Jensen Way NE; Thence Southerly along said right of way on a 1700.00 foot radius curve to the left, the center of which bears South 73° 38'01" East, through a central angle of 11° 11'37" an arc distance of 332.12 feet; Thence leaving said right of way, South 88° 10'52" East 183.32 feet to the true point of beginning.

Parcel II: (Tax# 142601-3-139-2007)

Resultant Parcel D of Boundary Line Adjustment recorded under Auditor's File No. 200606190271, being a portion of the Southwest quarter of Section 14, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at the Southwest corner of said Section 14; Thence along the South line of said Section 14, South 88° 10'52" East 967.10 feet; Thence leaving said Section line, North 02° 16'51" East 25.00 feet to the Northerly right of way of NE Iverson Street and the true point of beginning; Thence along the Westerly right of way of Third Avenue NE, North 02° 16'51" East 405.00 feet; Thence leaving said right of way, North 88° 10'52" West 9.00 feet; Thence North 02° 16'51" East 32.25 feet; Thence on a 106.00 foot radius curve to the left, through a central angle of 7° 25'1"39", an arc distance of 134.80 feet; Thence North 70° 34'48" West 8.34 feet; Thence Southeasterly on a 10.00 foot radius curve to the right, the center of which bears South 19° 25'12" West through a central angle of 105° 14'27", an arc distance of 18.37 feet; Thence South 34° 39'39" West 30.62 feet; Thence on a 30.00 foot radius curve to the left, through a central angle of 56° 12'01", an arc distance of 29.43 feet; Thence South 21° 32'22" East 16.06 feet; Thence on a 100.00 foot radius curve to the right, through a central angle of 23° 49'13", an arc distance of 41.57 feet; Thence South 02° 16'51" West 417.63 feet to the Northerly right of way of NE Iverson Street; Thence along said right of way, South 88° 10'52" East 89.74 feet to the true point of beginning.

B. ENVIRONMENTAL ELEMENTS	Agree	Disagree	Mitigate
1. Earth			
<p>a. General description of the site (check one):</p> <p><input type="checkbox"/> flat</p> <p><input type="checkbox"/> rolling</p> <p><input type="checkbox"/> hilly</p> <p><input type="checkbox"/> steep</p> <p><input checked="" type="checkbox"/> slopes</p> <p><input type="checkbox"/> mountainous</p> <p><input type="checkbox"/> other.</p>	✓		
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>Site topography generally slopes down to the west over a slight relief of about 25 feet. Existing surface gradients in the eastern portion of the site are about 10 to 35 percent, with localized slope areas inclined at 40 to 60 percent over heights of about 6 to 8 feet. Surface gradients in the western portion of the site are generally flatter than 20 percent with localized 40 percent slope areas less than 6 feet in height.</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>Native underlying soils generally consist of very stiff to hard, moist, massive, clayey silt to silty clay. Localized areas of previous fill/disturbed soils include loose to medium dense silty sand with gravel, very loose to medium dense sandy silt to silty sand, and soft clayey silt.</p>	✓		
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>None that have been observed or noted to date.</p>	✓		
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Approximately 12,500 CY of cut and 1,700 CY of fill will be needed to construct the project. The excess material will be hauled offsite, and structural fill, if needed, will be imported from off-site.</p>	✓		
<p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p>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 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)?</p> <p>The project proposes a total impervious percentage of about 77%.</p>	✓		
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, stabilized construction entrance, and other measures which may</p>	✓		

<p>be required at the time of construction.</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. 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 anticipated or significant long-term air emissions other than typical emissions from vehicular traffic.</p>	<p>✓</p>		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.</p>	<p>✓</p>		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any. The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the site, and maintaining gravel construction entrances.</p>	<p>✓</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. The shoreline for Liberty Bay, a saltwater body contiguous with the Greater Puget Sound basin, is located approximately 825 feet +/- to the west-southwest. City of Poulsbo critical areas and streams map indicate wetlands and Type F stream located 500' eastward and uphill from the subject property. That stream flows northerly, parallel with the subject property, ultimately flowing into the north end of Liberty Bay. No wetlands or buffer areas are known or identified on the subject property or in its immediate adjacency.</p>	<p>✓</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. The subject property is not within 200 feet of any of the described water bodies.</p>	<p>✓</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. No fill or dredge material will be placed in or removed from surface waters or wetlands.</p>	✓		
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. There will be no surface water withdrawals or diversions.</p>	✓		
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.</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. As long as prescribed BMP's are followed during construction, there is negligible risk of any discharge of waste materials to surface water.</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. No ground water will be withdrawn.</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. None are proposed.</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>Onsite stormwater management facility will release stormwater at allowable release rates to existing downstream conveyance. The downstream consists of closed and open conveyance, ultimately discharging to Liberty Bay. Stormwater runoff will be generated from drive aisles and building rooftops. All runoff will be collected in a drainage conveyance system and directed to an underground detention modular block facility to provide flow attenuation to eliminate known downstream capacity problems. The runoff from the drive aisles will be conveyed to a water quality vault meeting Enhanced Treatment criteria. Runoff from the site is connected directly to Liberty Bay.</p>	✓		
<p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Yes, potentially small amounts of auto wastes from associated vehicles within the site could enter surrounding drainage systems, however this condition is not anticipated due to the water quality vault specified.</p>	✓		
<p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>No</p>	✓		
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>The project will provide flow control to eliminate known capacity and catch basin surcharges downstream to slow the release of stormwater before discharging from the project site during a 100-year peak storm event. Water quality enhancement is also proposed.</p>	✓		
<p>4. Plants</p>			
<p>a. Check types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" 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 existing vegetation will be removed.</p>	✓		

To be Reviewed by Eng. Dept. @ time of grading permits

<p>c. List threatened or endangered species known to be on or near the site. None known,</p>	✓		
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. A landscaping plan will be provided consistent with current City development standards, including appropriate trees, shrubbery and groundcovers and grasses.</p>	✓		
<p>e. List all noxious weeds and invasive species known to be on or near the site. Blackberry and Scotch Broom.</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: <input type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other: <input type="checkbox"/> Mammals: deer, bear, elk, beaver, other: <input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p> <p>Birds typical of the area (not site specific): eagle, osprey, crow, robin, songbirds, hummingbird. Other animals typical of the area (not site specific): raccoon, typical urban rodents including squirrel, rat, mouse, opossum, mole</p>	✓		
<p>b. List any threatened or endangered species known to be on or near site. According to the Washington State Department of Fish and Wildlife (WDFW) priority habitat species mapping services, there are no threatened or endangered animal species on or near the project site</p>	✓		
<p>c. Is the site part of a migration route? If so, explain. Western Washington is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese. No identified migration routes are unique or particular to the subject property.</p>	✓		
<p>d. Proposed measures to preserve or enhance wildlife, if any. There are no known impacts and therefore no mitigation measures are proposed.</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 energy will be used exclusively for lighting, heating, cooking, etc</p>	✓		

<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.</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 proposed project will comply with the mandatory measures of the current adoption of the Washington State Energy code.</p>	✓		
<p><i>TO Be REVIEWED By BLD DEPT @ time of Building PERMIT(S)</i></p>			
<p>7. Environmental Health</p>			
<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. There are no known on-site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.</p>	✓		
<p>1) Describe any known or possible contamination at the site from present or past uses. None known or anticipated.</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. Environmental health hazards that are likely to be present during construction would include gasoline and diesel fuels, hydraulic fluids, oils, lubricants, and other chemical products associated with construction equipment. A spill of one of these chemicals could potentially occur during construction as a result of either equipment failure or worker error</p>	✓		
<p>4) Describe special emergency services that might be required. No special emergency services will be required</p>	✓		
<p>5) Proposed measures to reduce or control environmental health hazards, if any. Special measures are not anticipated.</p>	✓		
<p>b. Noise</p>			

<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The primary source of noise around the proposal comes from traffic on adjacent roadways. Noise generated by these sources will not impact the proposal.</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. On a short-term basis, the operation of trucks & construction equipment will likely result in temporary noise and vibration impacts during construction. Noise levels will not exceed the maximum permissible noise levels allowed per Poulsbo municipal code</p>	✓		
<p>3) Proposed measures to reduce or control noise impacts, if any. Noise levels will not exceed the maximum permissible noise levels allowed per local municipal code. Construction noise will be limited to permissible times allowed by the City of Poulsbo in the approved permit.</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. The subject property is currently undeveloped. The site is bounded by public right of way in all 4 directions, except for adjacency to a US postal office to the southwest. Uses nearby include residential housing and small scale commercial uses. Current land uses on adjacent properties will not be affected by the proposal, other than view interference affecting the property directly to the east.</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? To the best of the applicant's knowledge, the site has not recently been used as working farm or 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: No farm or forest lands are located near the proposed project.</p>	✓		
<p>c. Describe any structures on the site. No existing structures are present.</p>	✓		
<p>d. Will any structures be demolished? If so, what? No.</p>	✓		
<p>e. What is the current zoning classification of the site? The west parcel is zoned C-1 (commercial), and the east parcel is zoned RH, residential, high density.</p>	✓		

f. What is the current comprehensive plan designation of the site? The comprehensive plan matches the current zoning designations.	✓		
g. If applicable, what is the current shoreline master program designation of the site? Not applicable.	✓		
h. Has any part of the site been classified as a critical area by the city or county? If so, specify To the best of our knowledge, no naturally occurring critical areas are present or identified on the site, nor indicated on City maps.	✓		
i. Approximately how many people would reside or work in the completed project? 84 families would reside in the completed project, estimated to be anywhere from 125 to 250 individuals. As many as an additional 20 individuals could work at the completed project, including both tenants/workers at the speculative commercial space, and transient work such as selling/leasing agents, housekeepers, grounds and building maintenance or similar workers.	✓		
j. Approximately how many people would the completed project displace? None.	✓		
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. The proposed development is compatible with the prescribed land use codes and designations for this Site.	✓		
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. None proposed.	✓		
9. Housing			
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 84 units of middle to high-income housing would be created.	✓		
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.	✓		
c. Proposed measures to reduce or control housing impacts, if any. None proposed.	✓		
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? The maximum building height will conform to Poulsbo municipal code requirements, which currently limits the west parcel to 35' and the east parcel to 50' (after height bonuses for underbuilding parking and pitched roof design), as measured by weighted-averaging of each perimeter façade segment. Principal exterior materials will include a mix of painted fiber cement patterns, including lap, shingle, and panel, as well as faux brick, stone and wood accents.</p>	✓		
<p>b. What views in the immediate vicinity would be altered or obstructed? Views from the daycare to the east will be obstructed, and potentially from the lower stories of the Martha and Mary senior apartments, also located to the east. Views of Liberty Bay from one or two single family homes located directly to the north may be partially altered or obstructed as well.</p>	✓		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any. None are proposed.</p> <p style="color: red; font-weight: bold; font-size: 1.2em;">Design Review Required.</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? Light and glare will be produced from building lighting as well as produced from vehicles using the site. The light and glare will occur primarily in the evening and before dawn.</p>	✓		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? Light and glare from the Project will not cause hazards or interfere with views.</p>	✓		
<p>c. What existing off-site sources of light or glare may affect your proposal? The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.</p>	✓		
<p>d. Proposed measures to reduce or control light and glare impacts, if any. Lighting proposed will be oriented downward and shielded from spill-over into adjacent properties.</p> <p style="color: red; font-weight: bold; font-size: 1.2em;">Photometric Lighting Plan Req'd</p>	✓		
12. Recreation			
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Downtown Poulsbo, located ¼ mile to the south, offers numerous recreational opportunities, including Liberty Bay waterfront park, Poulsbo marina, SEA discovery center, as well as a wide array of shopping and dining venues.</p>	✓		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. None.</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. Project will provide a number of amenities available to Owners/residents of the project and guests, including outdoor gathering spaces, indoor club room and exercise rooms, e-bike storage and pet washing stations.</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. Per the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database, no nearby buildings are listed nor determined to be eligible for historic listing.</p>	✓		
<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 that we are currently aware of. Per the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database, the site falls within the Suquamish, Snoqualmie, and Port Gamble S'Klallam tribal area of interest, and is in an area rated 4 (high risk) on the archeological risk assessment model. The site was previously developed and known as part of the Poulsbo Projects, which refers to a World War II-era federal wartime housing development built to house workers drawn to the Puget Sound Naval Shipyard (PSNS) in Bremerton during the war emergency.</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. The proposal utilized the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database to assess potential impacts to cultural and historic resources on and near the proposal. An independent cultural resources study has not been prepared for the site.</p>	✓		
<p>d. Proposed measures to reduce or control impacts, if any. No disturbance to cultural or historical resources is expected. The Washington State Department of Archeology and Historic Preservation will be notified if any cultural or archaeological objects are found the during the site development work. All site work will stop until Washington State Department of Archeology and Historic Preservation provides guidance.</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 is adjacent to Iverson Street, Sunset Street & Jensen Way North east. Iverson street generally runs east-west, and connects to highway 305 about 1/3 mile to the east. The proposed project will have new driveway access to both Jensen to the west and Sunset to the north.</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? Kitsap transit route 344 passes regularly on Jensen Way. The nearest existing stop is at the NE corner of Jensen & Iverson, about 200 feet from the proposal's southwest corner.</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? 140 off-street parking spaces are currently proposed. Additionally, with proposed frontage improvements, and additional 13 on-street parallel stalls will be created.</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). New frontage improvements will be provided along the east property line, including new parallel parking and sidewalk. Existing sidewalk and on-street parking will remain along the west and north sides. N.E. Sunset street will be converted to 1-way, with traffic moving in the northerly direction, and new 2-way bike lane will be striped on the east/north sides of the right-of-way.</p>	✓		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No.</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 388 weekday daily primary trips, including 31 AM peak hour primary trips (8 in; 23 out) and 38 PM peak hour primary trips (23 in; 15 out). Peak hours will generally be 7 AM – 9A AM and 4 PM – 6 PM. I.T.E. 'trip Generation manual', 12th edition, was utilized for this estimate.</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. This proposal will not impact, nor be impacted by, the movement of agricultural and forest products within the vicinity of the project site.</p>	✓		
<p>h. Proposed measures to reduce or control transportation impacts, if any. Traffic impact fees will be paid as appropriate and determined by the City of Poulsbo.</p> <p>To Be Reviewed By ENG Dept.</p>	✓		
<p>15. Public Services</p>			

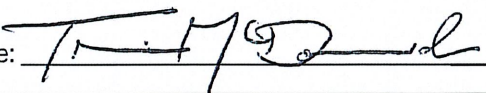
<p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe. Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children residing at this development will attend schools in the Poulsbo School District.</p>	✓		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through traffic, utility, emergency service, park & school mitigation fees & programs, as determined by the City of Poulsbo.</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 checked="" 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. Sewer: City of Poulsbo Water: City of Poulsbo Power: PSE</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:  Date Submitted: 5/26/2026

Reviewed By: Nicole Coloman, Planning Manager
 6/16/26