

EXHIBIT L

SEPA



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:
DAUNTLESS TOWNHOMES

Date Prepared:
01/20/26

Name of Applicant:
LAUGH;LIN DEVELOPMEWNT
LLC

Address:
PO box 10607
Bainbridge Island, WA 98110

Phone Number:
206-660-0374

Contact:
JIM LAUGHLIN

Agency Requesting Checklist:
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

Site improvements late AUGUST 2026 2026 Phases will be on a per building basis each duplex building being a phase, That would be eight phases two units per phase.

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

No future plans for the site..

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

OLHAVA MASTER PLAN, WILDERMOOD WETLAND STUDY, SEPA, Environmental Impact Statement, Final Environmental Impact Statement. Geotechnical study by Krazan and Associates. Wetland review by BGE Environmental.

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

None known

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

A grading permit for site work and building permits will be needed for each of the eight buildings. An NPDES may be required. Other approvals: Site Plan Review, Conditional Use Permit, Unit Lot subdivision approval. NPDES

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 proposal is to develop the site with 16 townhomes in eight duplex buildings for residential use. Either for sale or for rent.

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 site is known as 21900 Dauntless Drive NW and is one property east of NW Olympic College Way on Dauntless Drive NW.

B. ENVIRONMENTAL ELEMENTS

Agree

Disagree

Mitigate

1. Earth

a. General description of the site (check one): ☒ flat ☐ rolling ☐ hilly ☐ steep ☒ slopes ☐ mountainous ☐ other.	✓		
b. What is the steepest slope on the site (approximate percent slope)? 15%	✓		
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. Medium dense sand soils underlain with Glacial Till.	✓		
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No evidence of instability.	✓		

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Grading quantities have not been finalized. Fill will likely come from Olympic Topsoil in Belfair.	✓		
f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. Erosion is possible but a n erosion control plan will be submitted with the grading permit application to be followed during grading and construction	✓		
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Estimated 42%	✓		
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. Follow erosion control plan prepared by project engineer.	✓		
2. Air			
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. During construction some dust and diesel exhaust and after only emissions incident to automobile traffic.	✓		
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None Known	✓		
c. Proposed measures to reduce or control emissions or other impacts to air, if any. None proposed.	✓		
3. Water			
a. Surface:			
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. Liberty Bay is nearby but not in the immediate vicinity.	✓		

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. No	✓		
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. N/A	✓		
4)	Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. No	✓		
5)	Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No	✓		
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. NA	✓		
b. Ground:				
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 groundwater withdrawal..	✓		
2)	Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.; agricultural; etc...). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. N/A	✓		

c. Water Runoff (including storm water):			
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. Storm water will be collected from the roofs and site and be discharged after water quality treatment to the Storm ponds installed with the Master Plan improvements.	✓	
2)	Could waste materials enter ground or surface waters? If so, generally describe. Not likely and all water will flow through a treatment facility.	✓	
3)	Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe. No	✓	
d.	Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Water from pollution generating surfaces will be treated before being discharged to the adjacent storm ponds for infiltration. Roof and footing drains will discharge directly to the storm system. To be reviewed by engineering	✓	
4. Plants			
a.	Check types of vegetation found on the site: ☐ Deciduous tree: alder, maple, aspen, other ☐ Evergreen tree: fir, cedar, pine, other ☒ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain ☐ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other ☐ Water plants: water lily, eelgrass, milfoil, other ☐ Other types of vegetation	✓	
b.	What kind and amount of vegetation will be removed or altered? Grass and invasive brush such as Blackberry.	✓	
c.	List threatened or endangered species known to be on or near the site. None known	✓	

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. Native plants will be used in the landscaping of the site.	✓		
e. List all noxious weeds and invasive species known to be on or near the site. None known	✓		
5. Animals			
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: ☐ Birds: hawk, heron, eagle, songbirds, other: ☐ Mammals: deer, bear, elk, beaver, other: ☐ Fish: bass, salmon, trout, herring, shellfish, other:	✓		
b. List any threatened or endangered species known to be on or near site. N/A	✓		
c. Is the site part of a migration route? If so, explain. Not known Poulsbo is in the pacific flyway for migratory birds	✓		
d. Proposed measures to preserve or enhance wildlife, if any. No measures proposed.	✓		
e. List any invasive animal species known to be on or near the site. None known	✓		
6. Energy and Natural Resources			
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity will be the only energy used.	✓		
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. no	✓		

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. Homes will be built under Energy Star guidelines. Reviewed by Building Dept.	✓		
7. Environmental Health			
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. Not likely	✓		
1) Describe any known or possible contamination at the site from present or past uses. No known contamination.	✓		
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.	✓		
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. N/A	✓		
4) Describe special emergency services that might be required. Fire and EMT may be needed from time to time.	✓		
5) Proposed measures to reduce or control environmental health hazards, if any. None proposed. Follow construction hours PMC 15.32	✓		
b. Noise			
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Traffic on Viking Avenue NW	✓		
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. Some construction noise will come from the site as it is built during the hours of 7am to 6pm.	✓		

3) Proposed measures to reduce or control noise impacts, if any. NA	✓		
8. Land and Shoreline Use			
a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Site is vacant other than an existing telecommunications facility at NW Dauntless Drive.	✓		
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? NO	✓		
1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: NO	✓		
c. Describe any structures on the site. Existing 18'x26' communications building.	✓		
d. Will any structures be demolished? If so, what? No	✓		
e. What is the current zoning classification of the site? C-4 Olhava MP business Park	✓		
f. What is the current comprehensive plan designation of the site? C-4	✓		
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 NO	✓		
i. Approximately how many people would reside or work in the completed project? Approximately 40 residents could live at the site.	✓		
j. Approximately how many people would the completed project displace? No people will be displaced.	✓		

k. Proposed measures to avoid or reduce displacement impacts, if any. None proposed	✓		
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. Review by Planning staff is part of this process.	✓		
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. Sixteen units of middle income housing.	✓		
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A	✓		
c. Proposed measures to reduce or control housing impacts, if any. N/A	✓		
10. Aesthetics			
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 35' A mix of exterior materials is proposed.	✓		
b. What views in the immediate vicinity would be altered or obstructed? None	✓		
c. Proposed measures to reduce or control aesthetic impacts, if any. Attractive architecture facing the internal roadway with landscaping .	✓		
11. Light and Glare			
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Light will be from exterior lighting at night but proposed to be downlit.	✓		

b. Could light or glare from the finished project be a safety hazard or interfere with views? No	✓		
c. What existing off-site sources of light or glare may affect your proposal? None	✓		
d. Proposed measures to reduce or control light and glare impacts, if any. Hooded exterior lighting to downlight only.	✓		
12. Recreation			
a. What designated and informal recreational opportunities are in the immediate vicinity? The Poulsbo Recreation Center is soon to be built within ¼ mile of the site. A pickleball facility is close by.	✓		
b. Would the proposed project displace any existing recreational uses? If so, describe. No	✓		
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. No impact to be controlled.	✓		
13. Historic and Cultural Preservation			
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No	✓		
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. No	✓		

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. No methods were employed.	✓		
d. Proposed measures to reduce or control impacts, if any. None proposed	✓		
14. Transportation			
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Site plans show access approximately in the areas that are currently used. These are shown on the site plans.	✓		
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? Transit serves the property.	✓		
c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The project will have approximately 42 parking stalls.	✓		
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). No new improvements are contemplated.	✓		
e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No	✓		

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? A trip generation report was prepared by Heath and Associates projecting approximately 105 net new trips. Traffic mitigation was part of the improvements done when the Olhava Master Plan was developed and no fees will be due as the site was allocated 210 daily trips.	✓		
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. No	✓		
h. Proposed measures to reduce or control transportation impacts, if any. None proposed	✓		
15. Public Services			
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. Police and fire protection may be needed.	✓		
b. Proposed measures to reduce or control direct impacts on public services, if any. None proposed	✓		
16. Utilities			
a. Check the utilities currently available at the site: ☐ electric ☐ natural gas ☐ water ☐ refuse service ☒ telephone, ☐ sanitary sewer ☐ septic system ☐ other.	✓		

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Water and sewer from the City of Pousbo. Electricity from PSE Cable from Comcast and internet from KPUD	✓		
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: <u><i>Jan C. Hauge</i></u> Date Submitted: <u><i>2/3/26</i></u>			

Ashley Weller, Assistant Planner

Ashley Weller

3/9/2026

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

Water discharges to a storm system which infiltrates the water to groundwater.

Proposed measures to avoid or reduce such increases are:

The proposed landscaping may reduce the flow of water.

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

The proposal is unlikely to affect plants, animals and fish

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

None proposed

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

It will use electricity which may or may not deplete resources.

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

None proposed.

4.	How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? No affect is considered possible from this.
	Proposed measures to protect such resources or to avoid or reduce impacts are: None proposed
5.	How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? N/A
	Proposed measures to avoid or reduce shoreline and land use impacts are:
6.	How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal is providing space for business and the business will determine the impact.
	Proposed measures to reduce or respond to such demand(s) are:
7.	Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. N/A



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MITIGATED DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	Dauntless Townhomes Conditional Use Permit
Site Location:	21900 Dauntless Dr NW, Poulsbo WA 98370
File No.:	P-02-06-26-01
Description of Proposal:	Conditional Use Permit, Site Plan and Design Review, and Unit Lot Subdivision for development of a 1.83-acre property located within the Olhava Master Plan area. The proposal consists of sixteen townhome dwelling units contained within eight duplex-style residential buildings, associated parking, landscaping, recreational amenities, utility improvements, and creation of sixteen fee-simple residential lots through the Unit Lot Subdivision process.
Applicant:	Laughlin Development LLC PO Box 10607 Bainbridge Island, WA 98110
Tax Parcel:	102601-1-042-2001
Lead Agency:	City of Poulsbo

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

This MDNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below. Written comments concerning the MDNS may be submitted to the Poulsbo Planning and Economic Development Department, located at 200 NE Moe Street, Poulsbo, WA 98370, by 4:30 pm **on Thursday, July 2, 2026** at. Comment should discuss specific environmental issues associate with this proposal and identify how the MDNS does or does not address those issues.

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

Date: 6/15/2026

Signature:

Signed by:

Heather Wright

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APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than 10 working days from the date of this determination (PMC 16.04.250.B), **or by July 2, 2026**. Contact the responsible official to read or ask about the procedure for SEPA appeals.



EXHIBIT A:
DAUNTLESS TOWNHOMES CONDITIONAL USE PERMIT
PLANNING FILE P-02-06-26-01
SEPA MITIGATION

- S1. The Environmental Impact Statement, SEPA mitigations and conditions of approval for the Olhava Master Plan (OMP), incorporated into the 1998 approval and subsequent appeal decision of 1999, are incorporated by reference. The same OMP SEPA mitigations and Conditions are included in the Development Agreement among the City of Poulsbo, Community College District #3 (Olympic College) and Olhava Associates, signed April 4, 2004 and recorded April 29, 2004, and are applicable to the entire OMP property. The Development Agreement is the mechanism that implements the payment of SEPA mitigation fees. The Development Agreement and OMP documents are available at the Poulsbo City Hall for review

Transportation

- S2. Payment of traffic mitigation fees is required for the project, as implemented through Schedule B of the 2004 Olhava Development Agreement, as may be amended from time to time. Traffic mitigation fees shall be confirmed with the building permit application and paid before building permit issuance

Animals

- S3. It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through its Public Works Superintendent and the Federal agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of any damage or degradation to salmon habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all actions necessary to prevent the furtherance of the damage or degradation and to restore the salmon habitat as required by the Federal, State, and local agencies with jurisdiction.

Transportation

1. Payment of traffic mitigation fees is required for the project, as implemented through Schedule B of the 2004 Olhava Development Agreement, as may be amended from time to time. Traffic mitigation fees shall be confirmed with the building permit application and paid before building permit issuance

Historic and Cultural Preservation

- S4. While there are no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the Washington State Department of Archaeology and Historic Preservation Office and Tribes will be contacted.

From: NoReply@ecy.wa.gov
To: [Tiffany Simmons](#)
Subject: SEPA record published
Date: Monday, June 15, 2026 3:46:58 PM

The SEPA admin reviewed and published [SEPA record number 202602527, "Dauntless Townhomes Conditional Use Permit"](#).
It will now be available to the public.

From: Sarah Malcomson
Email: separegister@ecy.wa.gov
Phone number: (360) 407-6620