EXHIBIT 6.d: Aspect Response to City of Poulsbo's Geotechnical Third-Party Review Comments (11/24/25)

Aspect
A Geosyntec Company

November 24, 2025

Montebanc Management, LLC
Attn: Chip McBroom and Paul DeVenzio
400 NW Gilman Boulevard, #2781
Issaquah, Washington 98027

Re: Response to City of Poulsbo's Geotechnical Third-Party Review Comments
Pinnacle at Liberty Bay Subdivision
Kitsap County Parcel Numbers: 232601-4-001-2009, 242601-3-003-2008, 252601-2-047-2007, 242601-3-018-2001, 242601-3-005-2006, and 242601-3-019-2000
Poulsbo, Washington
Project No. AS240561-04

Dear Mr. McBroom and Mr. DeVenzio:

Aspect Consulting (Aspect) prepared a Geotechnical Engineering Report dated February 13, 2025 (Aspect, 2025a), presenting results of our geotechnical engineering investigation and geologically hazardous critical areas assessment for a planned residential development (Project) at Kitsap County parcel numbers 232601-4-001-2009, 242601-3-003-2008, 252601-2-047-2007, 242601-3-018-2001, 242601-3-005-2006, and 242601-3-019-2000, collectively referred to as the Site. The Project subsequently acquired additional adjacent properties, and we prepared a Geotechnical Engineering Report Addendum dated May 19, 2025, for the additional area of development (Aspect, 2025b).

The City of Poulsbo (City) requested HWA GeoSciences, Inc. (HWA) complete a third-party review of the Geotechnical Engineering Report, the Geotechnical Engineering Report Addendum, and the civil plans prepared by a civil engineer (ESM, 2025).

This letter documents the comments provided by HWA (2025), followed by our responses. This letter should be used in conjunction with our Geotechnical Engineering Report and Geotechnical Engineering Report Addendum, for this Site and current Project. The recommendations and conclusions presented in these previous documents remain applicable unless specifically addressed herein.

Response to Comments

HWA Comment: Application Submittal Requirements

Section 15.40.080 of the PMC states that the plans shall include "Designation of all critical areas and buffers, tree retention areas, natural vegetation protection areas, or other areas that are not subject to the grading activity." Some of this information is not included in the civil plans prepared by ESM. HWA recommends that the civil plans be updated to include the required information.

Response 1: Application Submittal Requirements
Limits of grading are depicted on Sheets PP-10 thru PP-12 along with critical areas and their respective buffers. Areas outside of these limits will be left in their natural vegetated state.

HWA Comment: Wet Weather Earthwork Limitations
Section 16.20.420E of the PMC states: "For new or redevelopment, clearing and grading may be limited by the city engineer to the period between May 1st and October 1st, unless the applicant provides an erosion and sedimentation control plan prepared by a professional engineer licensed in the state of Washington." HWA recommends that Aspect inform the applicant of the requirement for an erosion and sedimentation control plan if earthwork is conducted outside the May 1 to October 1 timeframe.

Response: *Wet Weather Earthwork Limitations*
We have prepared this comment response letter addressed to our client and they are now aware of this requirement. A *Temporary Erosion and Sedimentation Control Plan* along with *Stormwater Pollution Prevention Plan* will be submitted with the future grading permit application following approval of the Preliminary PUD by the City.

HWA Comment: Qualifications of Professionals
Section 16.20.720 of the PMC requires that critical area special reports include the resumes or a list of qualifications of the authors, to assist the Director in evaluating their expertise. While HWA acknowledges that the authors of Aspect's reports are qualified professionals, the geotechnical reports should still be updated to include either the authors' resumes or a summary of their qualifications, in accordance with code requirements.

Response: Qualifications of Professionals
We are one of the qualified on-call geotechnical consultants for the City of Poulsbo. We prepared a list of relevant projects and team bios with our qualifications for this submittal and copies of these are included in Attachment 1 of this letter.

HWA Comment: Geotechnical Report Requirements
Section 16.20.760A of the PMC states that geotechnical reports must include a description of the location and characteristics of springs within 1,000 ft of the site. Aspect's February 13, 2025 geotechnical report indicates that springs were observed somewhere within the three western parcels, but the locations of the springs were not noted. Also, the locations of springs within 1,000 ft of the site were not noted in either of Aspect's reports. HWA recommends that Aspect revise its reports to include the required information.

Response: Geotechnical Report Requirements
Both our Geotechnical Engineering Report and our Geotechnical Engineering Report Addendum state that no springs were observed on the Site. We do not have the expertise to determine if areas of standing water are wetlands. It is our understanding that a biologist has been hired to make these determinations for the Site. Nothing we observed would prevent or limit development from a geotechnical standpoint.

HWA Comment
Although the PMC does not explicitly require that geotechnical reports include a map showing geologic hazard areas, buffers, and proposed improvements, it does require that the report evaluate

the spatial relationships between hazard areas and the proposed development (e.g., proximity of structures to hazards, adequacy of buffers, etc.). Without a map, it is difficult for the reviewer and Director to assess the credibility of Aspect's spatial analyses. Additionally, because buffer and setback modifications may be allowed or required based on site-specific conditions, the report must clearly demonstrate compliance with or justification for the proposed configurations. To assist both HWA and the Director in understanding these spatial relationships, HWA recommends that Aspect update its reports to include maps showing geologic hazard areas, recommended buffers/setbacks, and the location of proposed improvements.

Response

We did not find evidence of landslide deposits in the area of the mapped high landslide hazard area surrounded by moderate landslide hazard areas in the northwest portion of the Site (Figure 3 of Aspect, 2025a). Instead, glacially consolidated glaciolacustrine deposits were encountered. Therefore, we do not recommend any setbacks or buffers from the mapped hazards because evidence was not observed of the mapped high landslide hazard. Attached Figure 1 shows the planned development overlaid on the mapped geologic hazards and our test pits.

HWA Comment: General Comment

Both of Aspect's geotechnical reports state "At the time of this report, design plans and construction methods have not been finalized, and the recommendations presented herein are based on preliminary project information. If project developments result in changes from the preliminary project information, Aspect should be contacted to determine if our recommendations contained in this report should be revised and/or expanded upon." It is not clear to HWA if Aspect has been contacted to determine if the recommendations contained in their reports should be revised and/or expanded upon. If the preliminary project information has changed since Aspect prepared their reports, HWA recommends that Aspect be given the opportunity to determine if they need to revise or expand upon their initial recommendations.

Response: General Comment

We have reviewed the current development plans prepared by ESM and have concluded that our recommendations do not need to be updated, revised, expanded, or changed at this time.

References

Aspect Consulting (Aspect), 2025a, Geotechnical Engineering Report – Johnson Residential Development – Parcel Numbers: 232601-4-001-2009, 242601-3-003-2008, and 252601-2-047-2007 – Poulsbo, Washington, Prepared for: Montebanc Management, LLC, Project No. AS240561-02, February 13, 2025.

Aspect Consulting (Aspect), 2025b, Geotechnical Engineering Report - Addendum – Johnson Residential Development – Kitsap County Parcel Numbers: 242601-3-018-2001, 242601-3-005-2006, and 242601-3-019-2000 – Poulsbo, Washington, Prepared for: Montebanc Management, LLC, Project No. AS240561-03, May 19, 2025.

ESM Consulting Engineers, LLC (ESM), 2025, Civil Plans: Pinnacle at Liberty Bay Subdivision, City of Poulsbo, Washington, June 20, 2025.

HWA GeoSciences, Inc. (HWA), 2025, Geotechnical Peer Review – Pinnacle at Liberty Bay Subdivision – Poulsbo, Washington, To: City of Poulsbo, Attention: Donald Washburn, Engineering Technician, HWA Project No. 2024-043-21 Task Order 1, October 3, 2025.

Limitations

Work for this project was performed for Montebanc Management, LLC (Client), and this report was prepared consistent with recognized standards of professionals in the same locality and involving similar conditions, at the time the work was performed. No other warranty, expressed or implied, is made by Aspect Consulting (Aspect).

Recommendations presented herein are based on our interpretation of site conditions, geotechnical engineering calculations, and judgment in accordance with our mutually agreed-upon scope of work. Our recommendations are unique and specific to the project, site, and Client. Application of this report for any purpose other than the project should be done only after consultation with Aspect.

Variations may exist between the soil and groundwater conditions reported and those actually underlying the site. The nature and extent of such soil variations may change over time and may not be evident before construction begins. If any soil conditions are encountered at the site that are different from those described in this report, Aspect should be notified immediately to review the applicability of our recommendations.

Risks are inherent with any site involving slopes and no recommendations, geologic analysis, or engineering design can assure slope stability. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the Client.

It is the Client's responsibility to see that all parties to this project, including the designer, contractor, subcontractors, and agents, are made aware of this report in its entirety. If project developments result in changes from the preliminary project information, Aspect should be contacted to determine if our recommendations contained in this report should be revised and/or expanded upon.

The scope of work does not include services related to construction safety precautions. Site safety is typically the responsibility of the contractor, and our recommendations are not intended to direct the contractor’s site safety methods, techniques, sequences, or procedures. The scope of our work also does not include the assessment of environmental characteristics, particularly those involving potentially hazardous substances in soil or groundwater.

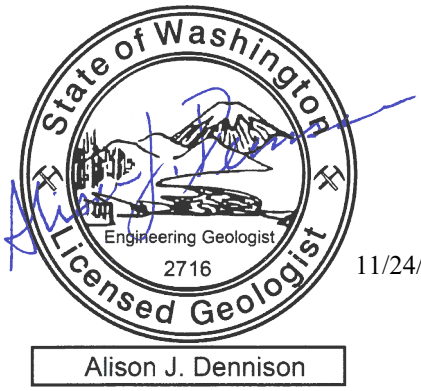
All reports prepared by Aspect for the Client apply only to the services described in the Agreement(s) with the Client. Any use or reuse by any party other than the Client is at the sole risk of that party, and without liability to Aspect. Aspect’s original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

Please refer to Attachment 2 titled “Report Limitations and Guidelines for Use” for additional information governing the use of this report.

We appreciate the opportunity to perform these services.

Sincerely,

Aspect consulting



11/24/2025



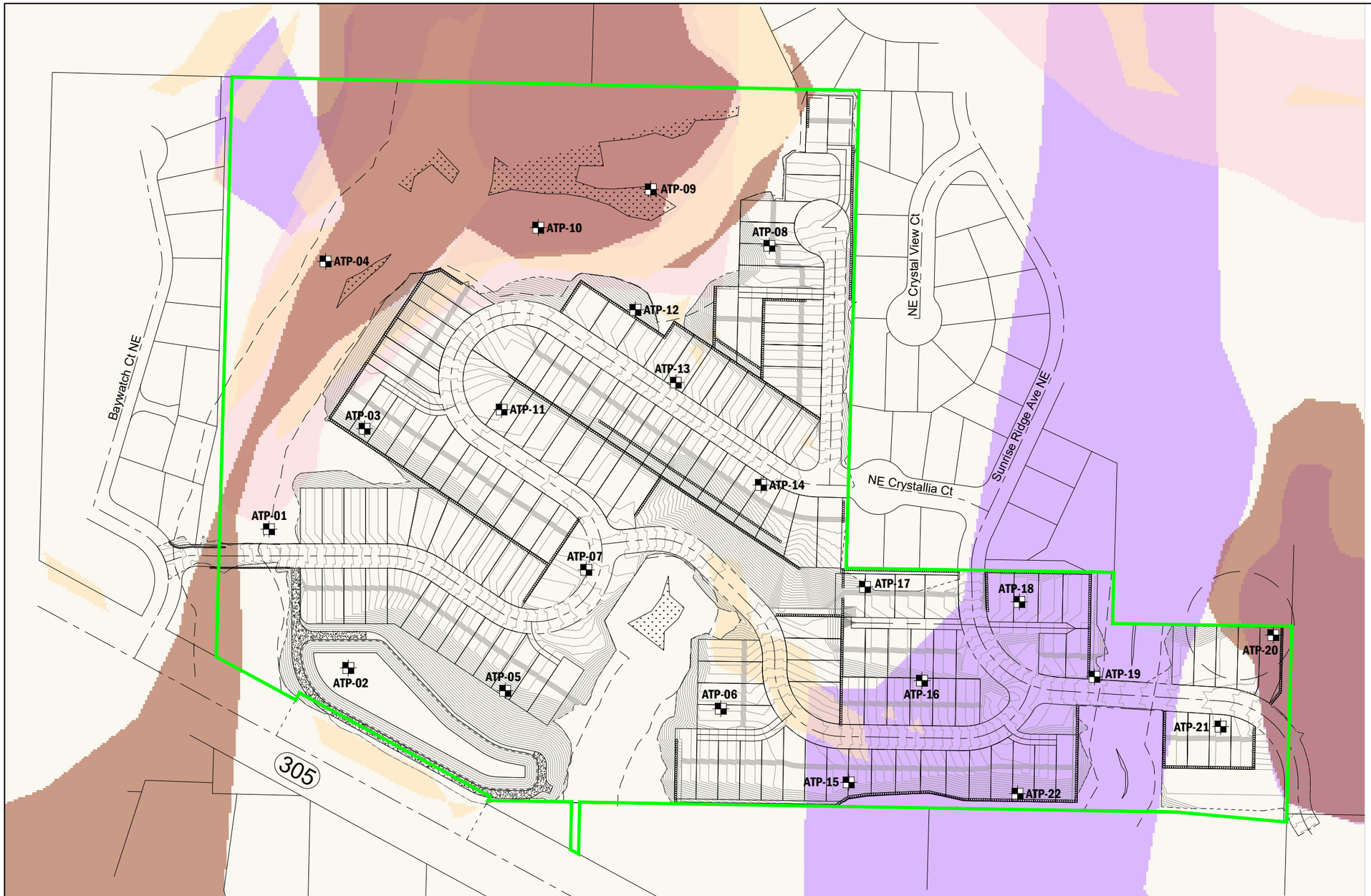
11/24/2025

Alison J. Dennison, LEG
Senior Engineering Geologist
Alison.Dennison@aspectconsulting.com

Erik O. Andersen, PE
Sr. Principal Geotechnical Engineer
Erik.Andersen@aspectconsulting.com

Attachments: Figure 1 – Geologic Hazard and Project Layout
Attachment 1 – Resumes for Erik Andersen and Alison Dennison
Attachment 2 – Report Limitations and Guidelines for Use

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Geologic Critical Areas Legend

- High Seismic Hazard
- Moderate Seismic Hazard
- High Landslide Hazard
- Moderate Landslide Hazard
- High Erosion Hazard
- Moderate Erosion Hazard

Legend

- Property Boundary
- Wetland
- Wetland Buffer
- Rock Wall
- ATP-XX Test Pit

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SCALE IN FEET

Pinnacle at Liberty Bay Subdivision
Geologic Hazard and Project Layout
Poulsbo, Washington

Geosyntec consultants

PROJECT NO: 240561 | NOVEMBER 2025 | FIGURE 1

Q:\JOHNSON PROPERTY - MONTEBANC - POULSBO\JOHNSON PROPERTY SITE PLAN - Last Saved by: nathan.althauser on 11/20/25

ATTACHMENT 1

Resumes

QUESTION 3: Provide a matrix of team individual experience.

Team Member Info	Relevant Projects	Client
Alison Dennison, LEG **Title:** Senior Engineering Geologist **Role:** Project Manager and Lead Engineering Geologist **Experience:** 22 years **Areas of service:** • Project + client management • Geohazard assessment and mitigation • Stormwater infiltration • Geotechnical subsurface investigation • Slope stability evaluation • Landslide mitigation • Shoreline stabilization + restoration	3rd Avenue NE Improvements	City of Poulsbo
	NW Seclusion Cove Way Landslide Response and Roadway Stabilization	Seclusion Cove Way Community and private residents
	Central Kitsap School District On-Call - Fairview Middle School Redevelopment	Central Kitsap School District
	Suzuki Residential Development Geotechnical + Environmental Support	City of Bainbridge Island
	Intermodal Rail Facility Development	Snohomish County Public Works
	Ruth Haines Park & Ride Roadway Design	Kitsap Transit
	Norwegian Point Park Finn Creek Habitat Restoration	Wild Fish Conservancy
	Rose Point Shoreline Restoration	Mid Sound Fisheries Enhancement Group
	Kitsap County Residential Bulkhead Replacements	Residential clients
Jane Gregg, PE **Title:** Project Geotechnical Engineer **Role:** Lead Geotechnical Engineer **Experience:** 9 years **Areas of service:** • Geologic hazards evaluations • Geotechnical subsurface investigations • Infiltration testing • Geotechnical reporting • Groundwater monitoring • Seismic evaluations • Slope stability analysis • Retaining wall design • Foundation design • Bulkhead replacements	Noll Road Corridor Roadway Improvements and Stormwater Retrofit	City of Poulsbo
	Geotechnical Peer Reviews	City of Poulsbo
	North Kitsap Service Center	Kitsap County Public Works
	Steep Slope and Bulkhead Replacement Projects in Kitsap County	Residential clients
	Fairgrounds Roadway Improvement Project	Kitsap County
	On-Call AC Water Main Improvements	City of Bellevue
	Ruth Haines Roadway Design	Kitsap Transit
	Hall Creek Mechanical Stabilized Earth Wall Replacement	City of Mountlake Terrace
	167th Ave SE and 60th Ave West Culvert Replacement Projects for Fish Passage	Snohomish County
	SR16 Park & Ride Design Project	Kitsap Transit
Erik Andersen, PE **Title:** Principal Geotechnical Engineer **Role:** Principal-in-Charge **Experience:** 28 years **Areas of service:** • Project management • Geohazard assessment and mitigation • Stormwater infiltration • Geotechnical subsurface investigation • Slope stability	Ruth Haines Roadway Design	Kitsap Transit
	SR16 Park & Ride Design Project	Kitsap Transit
	Silverdale Recycling and Garbage Facility (RAGF) Improvements	Kitsap County
	South Lagoon View Drive Shoulder Stabilization	Island County
	Strawberry Lane Water Main Replacement	City of Monroe
	Municipal Campus Improvements + Stormwater Infiltration	City of Monroe
	On-Call Culvert Replacements	Snohomish County
	South 200th Street Shared Pedestrian + Bicycle Pathway	City of SeaTac
	Fairgrounds Road/Central Valley Road Intersection Improvements	Kitsap County

Bios



Project Manager and Lead Engineering Geologist

Alison Dennison, LEG

Senior Engineering Geologist

BS, Natural Science (Geology Emphasis)
University of Puget Sound

Licensed Engineering Geologist, WA

Ali is a project and client manager with 22 years of experience leading multidisciplinary geotechnical and environmental projects from initial planning through construction. She leads Aspect's geotechnical practice out of our Bainbridge Island office. For the last seven years, she has acted as project, client, and field staff manager for multiple projects in Kitsap County that involve geologic slope reconnaissance, subsurface investigations, geologic cross section preparation, slope stability analyses, liquefaction analyses, fault hazard studies, coastal geologic assessments, and preparation of geotechnical documents to address the local jurisdiction's Critical Area Ordinance and Shoreline Master Program. She has managed several of Aspect's on-call geotechnical contracts, including current contracts for Central Kitsap School District and the City of Poulsbo.

Over her career, Ali has worked on small- to large-scale residential, commercial, transportation, utility, and public projects to address geotechnical and environmental contamination concerns. She has worked with clients on several on-call and emergency-based contracts that required an immediate response to protect public safety, including projects related to landslide activity and protecting utilities. She has managed complex sites that required special considerations, such as public awareness campaigns, close coordination with private stakeholders, project sensitivity and confidentiality, extensive permitting, and site-specific health and safety planning.

During construction, Ali has provided geotechnical evaluations for landslide stabilization, mechanically stabilized earth walls, temporary and permanent shoring systems, structural fill compaction, foundation subgrades, roadway subgrades, and permanent drainage installation. Ali's ability to thoroughly assess and address a project's needs and proactively communicate with clients and team members results in work that is completed on time and on budget.



Lead Geotechnical Engineer

Jane Gregg, PE

Project Geotechnical Engineer

BSE, Civil and Environmental Engineering, University of Michigan

Professional Engineer, WA

Jane's nine years of experience includes project management and technical support spanning civil, environmental, and geotechnical engineering services. She has managed projects and led design for subsurface investigations, feasibility analyses, geotechnical engineering evaluations, contract document development, bid evaluation, and construction oversight. Her geotechnical focus is on geologic hazards evaluations, seepage and infiltration analyses, foundation design, roadway design, slope stability evaluations, earth retention system design, and recommendations for earthwork. Jane has supported several projects under Aspect's current on-call with the City. She was the lead geotechnical engineer on the Noll Road Corridor Roadway Connector and Stormwater Retrofit, conducted third-party reviews of plans for residential developments to ensure adherence to the City's Critical Areas Ordinance, and led geotechnical design of the Ruth Haines Roadway improvements.



Principal-in-Charge

Erik Andersen, PE

Principal Geotechnical Engineer

MSCE, Geotechnical Engineering, University of Washington

BSCE, Civil Engineering, California Polytechnic State University

Licensed Civil Engineer, WA

Erik has 28 years of geotechnical engineering experience in western Washington, with a focus on geotechnical project management, subsurface investigations, design, and construction support for public agency infrastructure improvements, including roadways, bridges and culverts, utilities, and public facilities. Project elements have spanned building foundation design, pole foundations, stormwater infiltration, flexible and rigid pavement design, and retaining walls. He also has extensive experience assessing slopes and landslides and developing cost-effective options for stabilization.

Over his career, Erik has led on-call contracts for Island and Snohomish Counties as well as the Cities of Mukilteo, Redmond, Monroe, Kenmore, Edmonds, Bothell, Mountlake Terrace, Lynnwood, and Sammamish. He currently serves as principal-in-charge overseeing task orders for Aspect's on-call with the City of Poulsbo.

As a principal at Aspect, Erik frequently conducts senior technical reviews of geotechnical analyses and reports for a diverse set of projects ranging from large-scale infrastructure work to residential site reconnaissance. Erik's commitment to conveying results accurately, clearly, and concisely gives Aspect's clients the confidence to proceed with projects without delay.

ATTACHMENT 2

Report Limitations and Guidelines for Use

REPORT LIMITATIONS AND GUIDELINES FOR USE

Geoscience is Not Exact

The geoscience practices (geotechnical engineering, geology, and environmental science) are far less exact than other engineering and natural science disciplines. It is important to recognize this limitation in evaluating the content of the report. If you are unclear how these "Report Limitations and Guidelines for Use" apply to your project or property, you should contact Aspect Consulting (Aspect).

This Report and Project-Specific Factors

Aspect's services are designed to meet the specific needs of our clients. Aspect has performed the services in general accordance with our agreement (the Agreement) with the Client (defined under the Limitations section of this project's work product). This report has been prepared for the exclusive use of the Client. This report should not be applied for any purpose or project except the purpose described in the Agreement.

Aspect considered many unique, project-specific factors when establishing the Scope of Work for this project and report. You should not rely on this report if it was:

- Not prepared for you;
- Not prepared for the specific purpose identified in the Agreement;
- Not prepared for the specific subject property assessed; or
- Completed before important changes occurred concerning the subject property, project, or governmental regulatory actions.

If changes are made to the project or subject property after the date of this report, Aspect should be retained to assess the impact of the changes with respect to the conclusions contained in the report.

Reliance Conditions for Third Parties

This report was prepared for the exclusive use of the Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against liability claims by third parties with whom there would otherwise be no contractual limitations. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with our Agreement with the Client and recognized geoscience practices in the same locality and involving similar conditions at the time this report was prepared.

Property Conditions Change Over Time

This report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope instability, or groundwater fluctuations. If any of the described events may have occurred following the issuance of the report, you should contact Aspect so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Geotechnical, Geologic, and Environmental Reports Are Not Interchangeable

The equipment, techniques, and personnel used to perform a geotechnical or geologic study differ significantly from those used to perform an environmental study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually address any environmental findings, conclusions, or recommendations (e.g., about the likelihood of encountering underground storage tanks or regulated contaminants). Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding the subject property.

We appreciate the opportunity to perform these services. If you have any questions, please contact the Aspect Project Manager for this project.