MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
WAC 197-11-970
Crystal View Preliminary Plat
File No: 06-22-09-1

Description of proposal: The proposal is for a 46-lot preliminary plat for single-family residential homes, on a site of approximately 9 acres. Access will be from Sunrise Ridge Ave NE.

Proponent: Crystal View Poulsbo, 105 S. Main St., Suite 230, Seattle, WA 98104


Lead Agency: City of Poulsbo

The lead agency for this proposal has determined that it 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.

This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days calendar days from the date below. Public comments must be submitted by May 15, 2015.

Responsible official: Barry Berezowsky
Position/Title: Planning Director
Address: City of Poulsbo
200 NE Moe St
Poulsbo, WA 98370
Phone: 394-9748

Date: May 1, 2015 Signature: [Signature]

You may appeal this determination in writing to the responsible official listed above no later than 10 working days from the date of this notice.

You should be prepared to make specific factual objections. Contact the responsible official to read or ask about the procedure for SEPA appeals.
Plants and Animals – Habitat

1. 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 Planning Department 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.

Schools

2. Impact fees for mitigation of school impacts are required for all residential development. The North Kitsap School District must be contacted directly by the applicant for the amount, and a letter provided to the City indicating payment received prior to final plat approval.