



MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Project Name:	Bridgestone Tires at College Marketplace
File No.:	P-08-27-19-01
Description of Proposal:	Construction of a new 5,700 square foot Bridgestone/Firestone Tires, with 8 service bays, 24 parking stalls, and landscaping.
Applicant/Owner:	Todd Hamula 14600 Detroit Ave Suite 1500 Lakewood, OH 44107
Tax Parcel:	102601-2-043-2008
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 197-11-355. There is no further comment period on the MDNS.

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

Date: 10/7/19


Karla Boughton, Planning and Economic Dev. Director

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 notice. Contact the responsible official to read or ask about the procedure for SEPA appeals.



EXHIBIT A:
BRIDGESTONE TIRES AT COLLEGE MARKETPLACE SITE PLAN REVIEW
PLANNING FILE NO. 08-27-19-01
SEPA MITIGATIONS

1. 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.

Animals

2. 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

3. 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.