CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST - UPDATED 2014 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE PENCIL WILL NOT BE ACCEPTED



PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to <u>all parts of your proposal</u>, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the <u>SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D)</u>. Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements —that do not contribute meaningfully to the analysis of the proposal.

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A. background	
1. Name of proposed project, if applicable: Madrona School at Lowery Farm	
2. Name of applicant: Sundberg Kennedy Ly-Au Young Architects, PLLC	
3. Address and phone number of applicant and contact person:	
240 2 nd Ave South, Suite 450 Seattle, WA 98104 ATTN: John Kennedy	
4. Date checklist prepared: June 17 th , 2016	
5. Agency requesting checklist: City of Bainbridge Island	
6. Proposed timing or schedule (including phasing, if applicable):	
Phase One: Classroom/Admin. Building (incl. parking, septic, storm systems) Start Construction summer 2017 Phase Two: Early Childhood Wing Start Construction summer 2018	
Phase Three: School Gym/Auditorium and Caretaker Apartment (incl.demolition of exist house) Start Construction summer 2020	
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.	
No. Full build out of site is anticipated in three phases noted above.	,
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.	
5/12/16 Arborist Report, by Consulting Arborist Katy Bigelow 4/11/16 Geotechnical Engineering Report, Aspect Consulting 4/14/2016 Traffic Impact Analysis, TSI	

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

explain.

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None known.

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

City of Bainbridge Island Planning and Building Permits Kitsap County Health District on-site Septic System Approval

11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.)

Phase One:

Construction of a two story, 11,400 sf Classroom and Administration Building serving grades 1-8. Site improvements include parking for 39 vehicles, fencing, a stormwater detention area, a fire department access drive, and a new septic system with reserve drain field.

Phase Two:

Construction of a two story 4,800 sf Early Childhood Building containing 4 classrooms.

Phase Three:

Construction of a two story 8,600 sf School Gym/Auditorium with three Classrooms and a two-bedroom Caretaker Apartment. The existing house on the site will be demolished at this point.

12. 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.

11478 N. Madison Ave NE, Bainbridge Island, WA 98110

Section 11, Township 25 North, Range 2 East

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B. ENVIRONMENTAL ELEMENTS	
1. Earth	
a. General description of the site (circle one): Flat rolling, hilly, steep slopes, mountainous,	
other	
b. What is the steepest slope on the site (approximate percent slope)?	
Site typically averages approximately 9% slope, with an area of steeper slope, approximately 18% maximum, at the east quarter of the site.	
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.	
Modified land over Vashon till glacial till. The modified land consists of reworked topsoil and weathered Vashon till that was created, placed, and amended through the historic farm uses of the site. Proposal removes soil only to the extent necessary to construct new buildings and site improvements. Madrona School currently maintains a large food growing garden on site, which will remain.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.	./
None known.	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.	
Approximately 2,400 Cubic Yards of cut and fill for foundations of new buildings, and associated sitework, including rain gardens, detention area, and parking areas. Minor regrading proposed around building entries.	

LEFT COLUMN TO BE COMPLETED BY APPLICANT. FOR STAFF USE ONLY f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Project's TESC plan will limit/minimize potential for erosion. Upon completion, permanent soil stabilization and landscaping will be in place on all disturbed soils. g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 24% h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: The TESC plan will be implemented during site construction to minimize impact. Parking has been located as close to site entry as possible to avoid site disturbance. 2. Air a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. General construction activity will produce some exhaust emissions. Standard bathroom and kitchen exhaust fans will operate once the project is completed. 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: Construction equipment to be maintained in good working condition, with dust control measures implemented if necessary.

3. Water

a. Surface Water:

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 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. 	
No. Site is located in Murden Cove Watershed.	
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.	
Not Applicable	
3) Estimate the amount of fill and dredge material 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.	
None	
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.	
No	
b. Ground Water:	·
 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 	

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to groundwater? Give general description, purpose, and approximate

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quantities if known.

Water will be discharged to the top soil layer through the proposed rain gardens. The detention pond in the NE corner of the site will be lined to prevent water from entering the underlying soil.

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.

Domestic sewage into an on-site septic system sized at approximately 1,400 GPD for 240 students, teachers, and administrators. One residence will also be served by the system.

Water infiltrating into the underlying soil from the rain gardens will be filtered through the engineered soil to remove pollutants.

- c. Water runoff (including stormwater):
 - 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Parking area runoff will be managed via rain gardens located adjacent to the lot. Roof and impervious surface runoff will be managed by a detention pond with a control structure and dispersion tee, located in the NE corner of the site. Runoff that leaves the west portion of the site drains to the head of Murden Cove.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Parking area and driveway runoff will be conveyed through water quality treatment devices to prevent waste materials from entering surface and ground waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

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No.	
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:	
Rain gardens and a detention pond will be used to reduce and control stormwater runoff from impervious surfaces. Partial green roofs are also proposed to reduce runoff.	
4. Plants	
a. Check the types of vegetation found on the site:	
Xdeciduous tree: alder, maple, aspen, otherXevergreen tree: fir, cedar, pine, otherXshrubsXgrasspasturecrop or grainOrchards, vineyards or other permanent cropswet soil plants: cattail, buttercup, skunk cabbage, otherwater plants: water lily, eelgrass, milfoil, otherXother types of vegetation (existing food garden to remain)	
b. What kind and amount of vegetation will be removed or altered?	
Approximately 30 existing trees, mostly evergreen firs and cedars, are proposed to be removed. Care has been taken to generally locate buildings and drives on previously developed or previously cleared grass areas in order to preserve forested areas in the NW, NE, and SE corners of the site. Some removal of native understory plants (huckleberry, salal, and sword ferns) is proposed at NW exit drive. Sword ferns will be relocated to retained forested areas on site.	
c. List threatened and endangered species known to be on or near the site.	
None known	

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d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The landscape will be left as much as possible in its current state, with forested areas retained at NW, NE, and SE corners of the site. Central areas of the site, currently cleared as grassy meadows, will remain as such, with the existing central food growing garden to remain. Wooded landscape buffers ring the site, and will be maintained, with the exception of the west half of the south edge of the property, which is not currently landscaped, and will be planted with native trees and understory plants in order to meet City of Bainbridge Island landscape buffer requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

Small patches of English Ivy in the existing woods will be removed and controlled. Scotch Broom and Himalayan Blackberry in the meadow will be removed and controlled.

5. Animals

a. <u>List</u> any birds and other animals which have been observed, or are known to be on or near the site. Examples include:

birds: Crows, bald eagles, pileated woodpeckers, and songbirds (none observed nesting)

mammals: Deer and coyotes, (raccoons assumed)

fish: None

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Unknown

d. Proposed measures to preserve or enhance wildlife, if any:

Preservation of existing forested areas. Madrona School intends to install bat houses and keep bee hives eventually.

e. List any invasive animal species known to be on or near the site.

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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 used to meet project's energy needs (power, heating and domestic hot water). Rooftops of Administration Wing and Assembly Hall are planned to be PV/solar ready for future installation of these systems.

 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:

Roofs of Administration Wing and Assembly Hall are planned to be "PV/solar-ready".

High efficiency heat pumps will be used for space heating. Classroom building is oriented with long axis running east/west, with windows facing north and south, for optimal solar performance.

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.

No.

 Describe any known or possible contamination at the site from present or past uses.

LEFT COLUMN TO BE COMPLETED BY APPLICANT. FOR STAFF USE ONLY None known. 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. None. 4) Describe special emergency services that might be required. None. 5) Proposed measures to reduce or control environmental health hazards, if any: b. Noise 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Standard traffic noise on Madison Ave NE. 2) What types and 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. Standard construction noises during construction. Children playing outside during school hours 7:30 AM to 4PM. Occasional outdoor events on weekend days and

3) Proposed measures to reduce or control noise impacts, if any:

Vegetated landscape buffers surrounding the site.

evenings.

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.

Current land use is single family residence with maintenance sheds and food producing garden. Proposal will not affect surrounding land uses.

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 as a result 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?

The site is known as Lowery Farm, but is not currently being used for agriculture of long term commercial significance, or working forest land. An existing food producing garden will remain. In the 1960's and 1970's the property housed a riding club and the owner gave horseback lessons. It is unknown if the land was ever under cultivation as a working farm.

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.

There is currently a two-story single family residence, with a large maintenance shed and two smaller sheds located on the site.

d. Will any structures be demolished? If so, what?

The three shed structures will be demolished during Phase 1. The single family residence will be demolished during Phase 3.

- e. What is the current zoning classification of the site?
- R-1 Residential, City of Bainbridge Island
- f. What is the current comprehensive plan designation of the site? [help]

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LEFT COLUMN TO BE COMPLETED BY APPLICANT. FOR STAFF USE ONLY OSR-1, 1 Unit per Acre Zone, Open Space Residential 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. A portion of the east quarter of the site is listed on City of Bainbridge Island map as "landslide hazard". This corresponds with the 18% slope area noted above. Test pits were dug at this location as part of the geotechnical report noted above, and evidence of landslide hazard was not found by the geotechnical engineer. i. Approximately how many people would reside or work in the completed project? 200 students and 27 teachers/staff. Two people currently reside on the site and this would not change. j. Approximately how many people would the completed project displace? None. k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable. L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Project will acquire a Conditional Use Permit from City of Bainbridge Island, and will meet requirements for school facilities in residential zones, including limiting building footprint to 7.5% of site area, and perimeter landscape buffers.

Not applicable.

m. Proposed measures to ensure the proposal is compatible with nearby

agricultural and forest lands of long-term commercial significance, if any:

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9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Existing single family residence occupied by caretaker to remain during Phase 1 and Phase 2. Two bedroom apartment to be constructed in its place during Phase 3, for no net change in housing units.

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:

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?

Tallest height is thirty feet to top of sloped roofs. Structures are two stories. Principal material is wood and/or cement board siding, with clear glass windows with Low-E coating.

- b. What views in the immediate vicinity would be altered or obstructed? None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:

Forested landscape buffers on all sides. Use of neutral, natural, tones.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Shielded pathway lighting adjacent to parking area and building entries will be installed, and would operate in the evenings and early mornings in winter. A lit

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monument type school sign will denote the entrance on Madison Ave NE. Interior lighting will be visible through windows in the evenings, but will be shielded by perimeter landscape buffer zones. Shielded wall sconces will be installed near entry points.

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: [help]

Full cut-off light exterior light fixtures.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Ted Olson nature preserve and trails are located approximately 1,000 feet to the north, off of N. Madison Ave. NE. Miegs Park is located approximately 2,000 feet WSW of the site.

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:

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 located on or near the site? If so, specifically describe.

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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.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site is served by N. Madison Ave NE, classified as a secondary arterial.

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 #94 "Agate Point" operates on N. Madison Ave NE and stops at the site by request. Kitsap Tranist #96 "Sunrise" stops by request 600 ft. away at Madison and Valley. Both routes connect to Winslow/Bainbridge Island Ferry., and also serve northern portions of the Island.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

1.

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Phase 1 proposes parking for 39 vehicles, with 5 additional part time parking spaces located at the curbside drop off area (no parking allowed in these 5 spaces during morning drop off and evening pick-up). Two required spaces associated with the existing single family residence will be relocated to the new parking lot, and are included within the 39 spaces proposed.

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).

None required or proposed.

e. Will the project or proposal 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?

720 total daily trips are estimated, split 360 in and 360 out at maximum enrollment, anticipated in 2030. At present enrollment levels, 86 car loads of students and 20 teachers generate 424 total daily trips.

The estimated 720 trips breaks down as follows:

- 313 AM peak hour trips (8AM to 9AM), split 167 in and 146 out.
- 143 Midday peak hour trips (12:30 PM to 1:30PM), split 62 in and 81 out.
- 218 Early Afternoon peak hour trips (3 PM to 4 PM), split 101 in and 117 out.

This information was provided by TSI's April 14th, 2016 Madrona School Traffic Impact Analysis, prepared for the City of Bainbridge Island, using the City's traffic impact analysis guidelines. Only occasional deliveries by truck are anticipated and thus trucks are not a significant percentage of the traffic volume.

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.

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No.

h. Proposed measures to reduce or control transportation impacts, if any:

Staggered class times, staff monitored pick up and drop offs, and a clear circulation plan distributed to parents. Parking area is designed to allow on-site queuing. Afternoon pick up occurs before PM peak traffic times.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

- a. Circle utilities currently available at the site: electricity 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.

Electricity: Standard electrical service, Puget Sound Energy

Water: Domestic and fire service: Kitsap PUD 1, North Bainbridge Water

Septic System: On-site septic system proposed

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:

Name of signee

JOHN KENNEDY

Position and Agency/Organization PRINCIPAL, MEMBER, SUMBERG-KENNEOU- LY-AN YOUNG ARCHITECTS PULC

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Date Submitted:	
CHECKLIST REVIEWED BY:	
Douhua machen 10/10/10	
Project Manager, Department of Planning and Community Development	
/	

D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to use this sheet for 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 the proposal, or the types of activities likely to result from the proposal, 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 substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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2.	How would the proposal be likely to affect plants, animals, fish, or marine life?	
	Proposed measures to protect or conserve plants, animals, fish, or marine life are:	
3.	How would the proposal be likely to deplete energy or natural resources?	
	Proposed measures to protect or conserve energy and natural resources are:	
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?	