

City of Bainbridge Island

JUN 7 2016

**Planning and
Community Development**



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 all parts of your proposal, 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 supplemental sheet for nonproject actions (part D). 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.

A. background

1. Name of proposed project, if applicable:
Three New Single Family Residences for Parcel 2, 3 and 4 of Lot 2,
✓ Block 4 Fort Ward Estates Division, No. 1, according to the plat thereof,
recorded in Volume 9 of plats, page 51, records of Kitsap County,
Washington
2. Name of applicant:
✓ Rural American Properties
3. Address and phone number of applicant and contact person:
Steve Parkes, Rural American Properties
21241 Ventura Blvd. #276
✓ Woodland Hills CA 91364
steveparkes2@yahoo.com
310.562.7650

Amy Duerr Day, Contact Person
14329 Komedal Road NE
Bainbridge Island WA 98110
✓ ald@amyduerrday.com
206.498.7010
- ✓ 4. Date checklist prepared: 12 May 2016
5. Agency requesting checklist:
✓ COBI Department of Planning & Community Development
6. Proposed timing or schedule (including phasing, if applicable):
✓ Each of the three lots started and completed separately, starting with
Lot 2

✓ 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No

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

Wetlands Report 1992

Wetlands Report 2006

✓ Wetlands Report 2016

Drainage Plan 2016

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.

✓ RUE for each lot

Front Yard Setback Variance for each lot

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

✓ RUE for each lot and Front Yard Setback Variance for each lot

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.)

✓ Construct a new 1,193 sf footprint single family residence each on three lots, three total lots

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.

Soundview Drive NE (From Fort Ward Hill Road, left on Belfair, right on Soundview).

✓ Parcel 2: 2075 Soundview Drive NE (4146-004-002-0007)

Parcel 3: 2100 Soundview Drive NE (4146-004-003-0006)

Parcel 4: 2105 Soundview Drive NE (4145-004-004-0005)

B. Environmental Elements

• Earth

a. General description of the site

- ✓ (circle one): Flat, rolling, hilly, steep slopes, mountainous,
other: gentle slope to the east

b. What is the steepest slope on the site (approximate percent slope)?

21%

- ✓ There is a drop of 6 feet over 28 feet in one area. The entire site drops 8 feet from the west to east. The site generally feels very flat.

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.

- ✓ Based on the NRCS Soil Survey the soils on the site are Cathcart silt loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

- ✓ No

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.

- ✓ Grading will be limited to that necessary to build three small single family residences and short driveways.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

- ✓ A temporary erosion control system will be installed to prevent transport of sediment from the site. This plan will be submitted to the City of Bainbridge Island for review and approval.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

- ✓ 20% for all three lots

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

✓ As noted above a temporary erosion control system will be constructed and maintained throughout construction activities.

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.
There will be limited exhaust emissions from the construction equipment during construction. After the project is constructed and homes have been built emissions will be generated by homeowner uses, such as car exhaust and lawn equipment exhaust.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe
✓ No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Construction will occur over a very limited time span and produce
✓ insignificant emissions in the area. Federal, state and local regulations impose limits on automobile and lawn equipment emissions.

3. Water

a. Surface Water:

- 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.
There are approximately 3650 sf of wetlands along the eastern portions of lots 3 and 4.
✓
- 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.
✓ Yes, the project will be outside the wetland but within the 80' buffer.

- 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:

- 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. Water will be provided by KPUD.

- 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.

✓ No. The proposed residences will be served by Sewer District 7.

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.

Runoff will be generated on the site from driveways, roofs and

- ✓ landscape areas. Driveways will be sheet flow dispersed into the adjacent vegetation. The roofs will be dispersed with splash blocks to the east.

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

- ✓ The surface subject to vehicular traffic is less than 200 sf on each lot.

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

No. The project will continue to discharge stormwater flows in a manner and rate that mimics the current condition.

*to be verified
by City
Engineer*

*to be verified
by City
Engineer*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

- ✓ Impervious surfaces have been limited as much as possible to limit impacts to the environment.

4. **Plants**

- Check the types of vegetation found on the site: (see wetlands report)

☒ X deciduous tree: alder, maple, aspen, other one maple

Hawthorne, Cherry, Apple, Plum, Hazelnut,

Cascara

☒ X evergreen tree: fir, cedar, pine, other one Madrone

☒ X shrubs Wild Rose, Spiraea tomentosa, crab apple, and other

- ✓ natives

☒ X grass

☐ pasture

☐ crop or grain

☒ X Orchards, vineyards or other permanent crops (old apple & plum)

☐ wet soil plants: cattail, buttercup, skunk cabbage, other

buttercup & slough sedge

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation Sword Fern, Bracken Fern

- b. What kind and amount of vegetation will be removed or altered?
 ✓ Upland plants (grass and madrone) to be removed for construction
- c. List threatened and endangered species known to be on or near the site.
 ✓ None
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
 ✓ Avoidance, minimal disturbance, enhancements as possible
- e. List all noxious weeds and invasive species known to be on or near the site.
 ✓ Himalayan Blackberry, Scotch Broom

5. Animals

- a. List any birds and other animals which have been observed, or are known to be on or near the site. Examples include:
 birds: hawk, heron, eagle, songbirds, other: nothing endangered
 ✓ mammals: deer, bear, elk, beaver, other: deer
 fish: bass, salmon, trout, herring, shellfish, other :
- b. List any threatened and endangered species known to be on or near the site.
 ✓ None
- ✓ c. Is the site part of a migration route? If so, explain. No
- ✓ d. Proposed measures to preserve or enhance wildlife, if any:
 Avoidance to existing vegetation as possible
- ✓ e. List any invasive animal species known to be on or near the site.
 Rats and cats

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.
 ✓ Electric for heating, food storage and preparation
 Propane Fireplace (for ambiance)
- b. Would your project affect the potential use of solar energy by adjacent properties? No
 ✓

If so, generally describe.

- c. What kinds of energy conservation features are included in the plans of this proposal? High Efficiency Heat Pump and Water Heater

List other proposed measures to reduce or control energy impacts, if any:

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.
- 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.
- 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.
- Describe special emergency services that might be required.
- 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)? None
- 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.
- Typical construction activities
- Mondays - Fridays 7 am to 7 pm
- Saturdays 9 am to 6 pm
- Sundays 10 am to 4 pm
- 3) Proposed measures to reduce or control noise impacts, if any:

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. Residential, no impact on existing.
- ✓ 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? There are old apple trees present, but land has not been used as orchard or agricultural land for a significant time.
 - ✓ 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, all residential now.
- ✓ c. Describe any structures on the site. None
- ✓ d. Will any structures be demolished? If so, what? No
- ✓ e. What is the current zoning classification of the site? R-2
- ✓ f. What is the current comprehensive plan designation of the site? OSR-2
- ✓ 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. Yes, wetland and/or wetland buffer
- ✓ i. Approximately how many people would reside or work in the completed project? Three single family residences.
- ✓ j. Approximately how many people would the completed project displace? None
- ✓ k. Proposed measures to avoid or reduce displacement impacts, if any: N/A
- ✓ l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Existing is residential, new is residential

- ✓ m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: N/A

9. Housing

- ✓ a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Three houses on three separate lots, middle income.
- ✓ 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: 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? Tallest Height approximately 25 feet. Principal Building Material: Painted lapped fiber cement siding
- ✓ b. What views in the immediate vicinity would be altered or obstructed? View of wetland and buffer obscured
- ✓ c. Proposed measures to reduce or control aesthetic impacts, if any: Follow Ft. Ward Design Guidelines

11. Light and glare

- ✓ a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Minimal residential exterior lighting per COBI Municipal Code
- ✓ b. Could light or glare from the finished project be a safety hazard or interfere with views? Required vegetation screen to obscure light
- ✓ 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: N/A

12. Recreation

- ✓ a. What designated and informal recreational opportunities are in the immediate vicinity? Ft. Ward Park
- ✓ 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: N/A

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. Yes, in the area, at Ft. Ward parade grounds
- ✓ 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. None known.
- ✓ 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. N/A
- ✓ 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. N/A

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. Proposed driveways from residences to Soundview Drive NE.
- ✓ 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? Stops at Fort Ward Hill Road, approximately 400 feet away.

- ✓ c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Each residence to have two parking spaces, one in a garage and one on the proposed driveway.
- ✓ 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
- ✓ 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? Typical residential usage for three new residences
- ✓ 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. N/A
- ✓ h. Proposed measures to reduce or control transportation impacts, if any:
N/A

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. Minimal required for three new single family residences on existing services
- ✓ b. Proposed measures to reduce or control direct impacts on public services, if any. N/A

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. All existing at site.
Connection to residences needed.

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: Amy L Duerr Day

Name of signee Amy L Duerr Day

Position and Agency/Organization Owner's representative

Date Submitted: 27 May 2016

Checklist reviewed by: Christy Carr, AICP 11/17/2016

Project Manager, Department of Planning and Community Development