SEPA ENVIRONMENTAL 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 [HELP]

1. Name of proposed project, if applicable:
Grow Phase 3

2. Name of applicant:
Jonathan Davis for Bainbridge 14, LLC

3. Address and phone number of applicant and contact person:
Jonathan Davis 310 Madison Ave S, Suite A, Bainbridge Island WA 98110

4. Date checklist prepared:
May 20, 2021

5. Agency requesting checklist:
COBI Planning Department

6. Proposed timing or schedule (including phasing, if applicable):
Construction 2021-22

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.
None

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.
NO

10. List any government approvals or permits that will be needed for your proposal, if known.
Plat Amendment and Plat Utility and Building Permits

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.)

The project is the final phase of the Grow Community. The proposal is to create fourteen (14) single family lots and one (1) open space tract from the existing five (5) lots. The proposed homes would be six (6) two-story 1,560 net square foot homes and eight (8) two-story 993 net square foot homes. The parking lot to the west would be modified to accommodate ten (10) additional parking spaces. Six (6) new parking spaces would be added adjacent to the right of way on Shepard Way.

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.

The project is located at the south end of the existing Grow Community in Bainbridge Island, Washington. The site fronts Shepard Way NE east of Grow Avenue and south of Wyatt Avenue.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other flat with graded sloped banks at east, north and west sides

b. What is the steepest slope on the site (approximate percent slope)? Approx. 33%, this is a temporary constructed slope ready for construction, not a natural feature

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. –
Soil mapping indicates that Kapowsin gravelly loam is the predominant soil type on the site (Soil Survey of Kitsap County Area, Washington; U.S. Department of Agriculture, Soil Conservation Service, 1977).

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.
Extent of grading, approx. 1.3 acres. Quantity of cut and fill, approx. 5,500 cuyds. The Park section of the site will be graded down to level it out, footings will be excavated and the cut dirt will be used to fill around the footings. Source of fill, if needed, TBD

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, but we will develop and erosion and sedimentation control plan that meets the City's regulations to minimize the movement of soil on the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approx. 72%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
landscape ground cover and retaining walls, where needed

As mentioned above, an erosion and sedimentation control plan will be implemented that meets the City's regulations to minimize the movement of soil on the site. In addition, a Certified Erosion Control Lead will be observing the site during construction to monitor the site and proactively adjust the erosion control system to adjust for conditions in the field.

2. Air [help]

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.
Emissions associated with construction equipment needed for construction

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:
Dust control measures will be implemented as necessary during construction.

3. Water [help]

a. Surface Water: [help]

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.
No

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.
No

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: [help]

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

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.
None. All waste will be discharged into the sewer system

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.
Storm water will come from roofs and imperious parking areas and paths. Roof water will be discharged into storm water drains. Parking and road areas will be filtered and discharged into storm water drains.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Runoff from areas subject to vehicular access have been shown to contain pollutants. To address this City regulations require this runoff be treated through approved best management practices with 91% of the runoff volume receiving treatment. We are proposing to increase the treatment level to 95% of the runoff from these areas. The approved best management practice that we propose to use are a small rain garden or cartridge filter for the new section of the west parking lot and increasing the number of cartridge filters in the City's existing filter system at the east end of Shepard Way.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No. The project will discharge in the same location as the predeveloped condition.

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

4. Plants [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
__x__other types of vegetation - weeds and grasses

b. What kind and amount of vegetation will be removed or altered?
Weeds and grass will be removed to facilitate the construction of the project. Soil areas that will not be converted to impervious surfaces will have their soil amended to meet City regulations and new landscaping planted to stabilize the soil.

c. List threatened and endangered species known to be on or near the site.
Unknown

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

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

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Unknown

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

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

d. Proposed measures to preserve or enhance wildlife, if any:
Natives, edibles and flowering plants will encourage pollinators

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

6. Energy and Natural Resources [help]

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.
All electric houses will be built to be net zero ready. Added photovoltaic panels can offset 100% of homes energy requirements

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:
Efficient envelop and windows, LED lights and induction cooktops as well as compliance with WA State energy code will all reduce energy impacts

7. Environmental Health [help]

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.
None

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

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:

NA

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Light traffic

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.
Construction traffic and site grading during allowed hours only

2) Proposed measures to reduce or control noise impacts, if any:
Noises generated by the project will be within the regulation limits of the City

8. Land and Shoreline Use [help]

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.
Vacant
Single and multifamily homes
No

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?
Not in recent history
None

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.
None

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning classification of the site?
R-14

f. What is the current comprehensive plan designation of the site?
Urban Multifamily R-14

g. If applicable, what is the current shoreline master program designation of the site?
NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No

i. Approximately how many people would reside or work in the completed project?
approx. 25 - 45

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
NA

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Last phase of an existing residential community

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
NS

9. Housing [help]

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

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
0

c. Proposed measures to reduce or control housing impacts, if any:
NA

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
27' to 32' above grade. 40' max. permitted. Wood, painted cement panel, painted corrugated metal.

b. What views in the immediate vicinity would be altered or obstructed?
Homes would be visible from neighboring existing homes when looking south

f. Proposed measures to reduce or control aesthetic impacts, if any:
Quality design of the homes and landscaping along street

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Little to none.

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?
Lights from existing homes and car headlights

d. Proposed measures to reduce or control light and glare impacts, if any:
All exterior lighting will comply with Dark Sky measures

12. Recreation [help]

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

Moritani Perserve, Waterfront Park, Water Front Trail, Island Fitness Gym

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:

There are publically accessible trails throughout the initial phases of the community. New trails in this phase will tie to these.

13. Historic and cultural preservation [help]

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 ? If so, specifically describe.

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.

NA

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.

NA

14. Transportation [help]

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.

Shepard Way NE, Grow Avenue, Wyatt Way. Driveway access from parking areas, parking spaces parallel with ROW

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?

Yes, buses run along Wyatt Way. There is an existing stop approx. 500 feet from project.

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

16. None.

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).

Installing sidewalk along existing road. We are proposing to narrow the east end of Shepard Way, but the City will need to review this proposal to determine if it meets City regulations and is approved.

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?

132. Neither AM or PM peak would have any trucks. ITE 10th Edition

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.

No

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

None

15. Public Services [help]

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.

The homes will be sprinklered

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

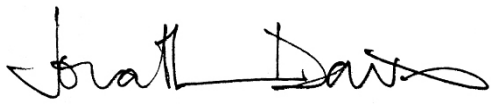
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity – PSE
Water and Sewer – COBI

Data – Comcast and Century Link
Trash – Bainbridge Disposal

C. Signature [HELP]

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 Jonathan Davis

Position and Agency/Organization Architect – Davis Studio Architecture + Design

Date Submitted: June 2, 2021 / REV November 4, 2021

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:

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?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.