

CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST

REVISED

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

MAY 26 2017

A. background [\[help\]](#)

Community Development

1. Name of proposed project, if applicable: [\[help\]](#)
WALLACE COTTAGES

2. Name of applicant: [\[help\]](#)
CENTRAL HIGHLANDS, INC.

3. Address and phone number of applicant and contact person: [\[help\]](#)
PO BOX 2879 POULSBO WA. 98370
CONTACT: DAVID SMITH 360-779-7157

4. Date checklist prepared: [\[help\]](#)
APRIL 16, 2016

5. Agency requesting checklist: [\[help\]](#)

COBI PLANNING DEPT.

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
PRELIMINARY PLAT APPLICATION SUBMISSION 4-20-2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
WE PLAN TO DEVELOP 19 LOTS AND CONSTRUCT 19 SFR HOMES UNDER THE COBI HDDP LONG SUBDIVISION PROCESSp

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
GEO-TECH REPORT AND TREE SURVEY (TIM GOSS, LANDSCAPE ARCHITECT)

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. [\[help\]](#) THIS PROJECT STANDS ALONE

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

PRELIMINARY PLAT APPROVAL, SITE DEVELOPMENT
CONSTRUCTION PLAN APPROVAL, HOME BUILDING PERMITS AND
FINAL PLAT 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.) [\[help\]](#)

THE PROJECT CONSISTS OF 17 OPEN MARKET SFR DETACHED HOMES THAT MEET THE REQUIREMENTS OF THE HDDP PLAT PROCESS. THERE ARE ALSO 2 COBI REGULATED AFFORDABLE DUPLEX TOWNHOMES AS PER THE REQUIREMENTS OF HDDP.

*19 lot single-family
residential subdivision*

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. [\[help\]](#) THE WEST ENTRANCE OF THE PROJECT IS AT NAKATA AND THE UNIMPROVED WALLACE WAY RW WHICH EAST END IS AT THE PROJECT PROPERTIES. THERE ARE 4 PARCELS COMPRISING THE ENTIRE PROJECT

SPE TITLE REPORT ATTACHED

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1.

Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other LINEAR 4% SLOPE

agree

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
4%

agree

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. [\[help\]](#)

agree

TYPICAL NW GLACIAL TILL

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

NO

none observed

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. [\[help\]](#)

THE SITE IS A FLAT 4% SLOPE AND THE GRADING PLAN WILL ATTEMPT TO BALANCE, THUS THERE SHOULD BE NEITHER IMPORT OR EXPORT OF DIRT.

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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. [\[help\]](#) SHOULD NOT OCCUR WITH EROSION CONTROLS MEASURES IN PLACE

agree

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

HOMES 19x1300 = 24,700

STREETS 23X595=13,685

DRIVEWAYS 20X35=13M300

TOTAL 51,685/107,593=48%

agree

h. ^roposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) REQUIRED EROSION CONTROL MEASURES

agree

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. [\[help\]](#)

TYPICAL SITE CONSTRUCTION AND HOME CONSTRUCTION
EQUIPMENT EXHAUST EMISSIONS

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
NONE KNOWN

agree

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

ALL EQUIPMENT AND WORKFORCE VEHICLES MEET WA STATE
EXHAUST EMISSION STANDARDS

agree

3. Water

a. Surface Water: [\[help\]](#)

1) s 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. [\[help\]](#)
NONE

I

agree

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. [\[help\]](#)
NA

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

- 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. [\[help\]](#)

NONE

agree

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
NO

agree

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
NO

agree

- 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. [\[help\]](#)
NO

agree

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

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
NO

agree

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. [\[help\]](#)
NONE EXPECTED

agree -
Public Sewer

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. [\[help\]](#) THE PROJECT WILL COLLECT ITS OWN STORM WATERS AS WELL AS STORM RUNOFF FROM THE LARGE RESIDENTIAL LOTS ON THE NORTH AND WEST SIDE OF THE PROJECT. THE STORM WATERS WILL BE CONVEYED BY STORM PIPE TO THE MADISON STORM AND THENCE TO DIRECT DISCHARGE TO EAGLE HARBOR.

agree

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
NONE EXPECTED

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

NONE OTHER THAN IMPROVED STORM DRAINAGE ISSUES ON NEIGHBORING PROPERTIES

agree

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

SEE SITE ENGINEERING PLANS FOR STORM

under review

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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

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

☒ X shrubs

☒ X grass

☒ pasture

☒ crop or grain

☒ Orchards, vineyards or other permanent crops.

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

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

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

SIGNIFICANT TREES: 12 OF THE 22 DOUGLAS FIRS WILL BE REMOVED

1 OF THE 2 MADRONAS WILL BE REMOVED

19 OF THE 22 COTTONWOODS WILL BE REMOVED

THE UNDERSTORY PLANTS ARE PRIMARILY HIMALAYN BLACKBERRY (INVASIVE) AND ENGLISH IVY 90% TO BE REMOVED

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
NONE KNOWN

agree

agree

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] 19 ENTRY GARDENS FOR EACH HOME (1 FRUIT TREE OR VINE MAPLE AND SHRUBS: 12 GAULTHERIA SHALLON 10 MAHONIEA REPENS 8 PTENTILLA FRUITICOSA 3 VACCINIUM CORYMBOSUM 4 VACCINIUM OVATUM 10 HERBS AND PERENNIALS- STREET TREES: 34 (8-10') SERVICEBERRY. ABOUT 30% OF THE EXISTING SIGNIFICANT TREES ARE TO BE RETAINED.

agree

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

SOME BLACKBERRY

agree

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: [help]

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other :

Birds

NONE KNOWN

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

[help]

NONE KNOWN

agree

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

NONE KNOWN

Pacific flyway

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

NONE NEEDED

agree

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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Page 10 of 23

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

NONE KNOWN

agree

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. [\[help\]](#)

ELECTRIC ONLY

agree

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

NO

agree

- 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: [\[help\]](#)

THE HOMES CONSTRUCTED WILL BE CONSTRUCTED TO BUILT
GREEN LEVEL 5 ENERGY CONSERVATION STANDARDSp

agree

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. [\[help\]](#)

NONE KNOWN

agree

- 1) Describe any known or possible contamination at the site from present or past uses. NONE KNOWN

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

- 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

agree

- 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 KNOWN

D

agree

- 4) Describe special emergency services that might be required.

NONE NEEDED

D

agree

- 5) Proposed measures to reduce or control environmental health hazards, if any: NONE NEEDED

P

agree

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

TYPICAL SITE AND HOME CONSTRUCTION ACTIVITY NOISE
GENERATION

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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. [\[help\]](#)
CONSTRUCTION ACTIVITIES 6 DAYS A WEEK FROM 7 TO 5 OR DARK

agree

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
NONE NEEDED

COBI/WAC
Noise regs

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. [\[help\]](#)
THE SITE IS VACANT WITH RESIDENTIAL HOMES ON THE NORTH, SOUTH AND WEST SIDE. THE EASTERN SIDE HAS COMMERCIAL AND THE MADISON COURTYARD CONDOS.

agree

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? [\[help\]](#)

agree

NOT KNOWN

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

agree

c. Describe any structures on the site. [\[help\]](#)
NONE

agree

d. Will any structures be demolished? If so, what? [\[help\]](#)
NO

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

e. What is the current zoning classification of the site? [\[help\]](#)

agree

R4.3

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

SUR

LOW DENSITY RESIDENTIAL

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

agree

NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

agree

NO

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

agree

3 X 19 = 50 TO 70

j. Approximately how many people would the completed project displace? [\[help\]](#)

agree

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

agree

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) THE HDDP PROCESS HELPS ACHIEVE AFFORDABLE HOUSING AND GROWTH MGMT GOALS. THE PROJECTS RESIDENTIAL CHARACTER IS COMPATIBLE WITH THE EXISTING RESIDENTIAL NEIGHBORHOOD. THE PROPOSED WALLACE WAY OPTION EAST TO MADISON WILL IMPROVE ACCESS FOR OUR PROJECT AND THE ADJACENT RETIRMENT CENTER.

agree

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

agree

NA

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) THE PROJECT WILL INCLUDE 2 COBI STANDARDS AFFORDABLE HOMES AND 17 HOMES LESS THAN 1600SF THAT WILL BE AT ENTRY LEVEL NEW HOME PRICES FOR BAINBRIDGE \$500,000 TO \$600,000, AFFORDABLE FOR YOUNG PROFESSIONALS. TOTAL = 19 HOMES

agree

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) NONE

agree

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) THE HDDP REQUIRED SMALLER HOMES WITH ENTRY LEVEL HOME PRICING IS VERY MUCH NEEDED TO AUGMENT THE SHORT SUPPLY OF HOMES IN THE \$500,000 TO \$600,000 PRICE RANGE. THE HOMES WILL BE BUILT TO BUILT GREEN LEVEL 5 STANDARDS AND LID SITE DEVELOPMENT MEASURES WILL BE INCLUDED. TRAFFIC WILL BE MITIGATED BY WALKING COMMUTERS UTILIZING THE FERRY TO SEATTLE WORK CENTERS.

agree

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? [\[help\]](#)

35'

agree

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

NONE

agree

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

NONE NEEDED

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

TYPICAL NEIGHBORHOOD LIGHTING

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

NO

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

NONE KNOWN

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

NONE NEEDED

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

PEA PATCH AND PARK/PLAYGROUND

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

THE PROJECT WILL DISPLACE THE EXISTING RECREATIONAL TRAIL
CONNECTING NAKATA WITH MADISON

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

THE PROJECT WILL REPLACE THE EXISTING TRAIL WITH A 5'
SIDEWALK FROM NAKATA TO MADISON

agree

agree

agree

CABI lighting
regs

+ trail (informal)

agree

+ Proposed trail
connection

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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.

[help]

THE HOMES ADJACENT ON THE NORTH, SOUTH AND WEST SIDE OF THE PROJECT VARY IN AGE FROM 5 YEARS TO 50+ YEARS AND NONE KNOWN TO BE OR ELIGIBLE FOR PRESERVATION LOCAL, STATE OR NATIONAL. THE COMMERCIAL AND MADISON COURTYARD CONDO BUILDINGS ON THE EAST SIDE ARE FROM 10 TO 50+ YEARS OLD AND NONE KNOWN TO BE OR ELIGIBLE FOR PRESERVATION LOCAL, STATE OR NATIONAL.

Disagree -
at least two
homes
45-50yo.

- 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. [help]NO

agree

- 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. [help]HISTORIC MAPS AND ARCHAEOLOGICAL SURVEYS WERE REVIEWED BY OUT GEOTECH CONSULTANT. WE CONSULTED WITH ALL THE SURROUNDING HOMEOWNERS AND COMMERCIAL OWNERS REGARDING ANY POSSIBLE IMPACTS AND POSSIBLE MITIGATION TO ANY CULTURAL OR HISTORIC RESOURCES NEAR OUR PROJECT.

noted

- 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. THE PROJECT SHOULD ELIMINATE DRAINAGE PROBLEMS AFFECTING THE RETIREMENT CENTER AND MADISON COURTYARDS. THE PROJECT WILL UTILIZE ADDITIONAL LID MEASURES TO REDUCE IMPACT ON THE ENVIRONMENT.

agree

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. [help]THE PROJECT WILL BE SERVED BY EITHER WALLACE WAY WEST TO NAKATA VIA THE UNIMPROVED WALLACE WAY RW OR BY AN EASTERN OPTIONAL EXTENSION OF THE WALLACE WAY RW EAST TO MADISON. HWY 305 IS THE SOUTHERLY ACCESS OF THE ISLAND.

agree

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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? [help] THE SITE WILL BE CONNECTED TO MADISON VIA A 300' PEDESTRIAN PATH TO MADISON THAT IS SERVED BY BUS, KITSAP TRANSIT. THE WA STATE FERRY TO SEATTLE WORK CENTERS IS WITHIN WALKING DISTANCE (ABOUT 1 MILE)

agree

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

[help]

2 PARKING SPACES PER HOME AND 4 GUEST PARKING SPACES

agree

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).

[help] THE PROJECT WILL EITHER IMPROVE THE EXISTING WALLACE WAY RW WEST TO NAKATA OR OPTIONALLY EXTEND THE WALLACE WAY RW EAST TO MADISON. EITHER WALLACE WAY OPTION WILL INCLUDE A 5' SIDEWALK FOR PEDESTRIAN OR BICYCLE TRAVEL.

agree

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

THE PROJECT IS WITHIN WALKING DISTANCE TO WA. STATE FERRY

agree

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? [help]

THE 19 HOMES WILL AVERAGE BETWEEN 5 AND 10 ADTs PER DAY EACH, THUS A MAXIMUM OF 190/DAY
RUSH HOUR 7 TO 9 IN THE MORNING AND 4:30 TO 6 IN THE EVENING
THE ONLY COMMERCIAL TRAFFIC WOULD BE TRASH COLLECTION AND OCCASIONAL MOVING VANS.

10 ADT
1 pm peak

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

- 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

agree

NO

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
THE PROPOSED OPTIONAL EAST EXTENSION OF WALLACE WAY RW TO MADISON COULD REDUCE THE PROJECT'S TRAFFIC IMPACT ON THE NAKATA, TOURNIC AND GROW NEIGHBORHOODS IF COBI WILL ALLOW THE WESTERN WALLACE WAY RW TO BE FOR EMERGENCY VEHICLES ONLY.

agree

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. [\[help\]](#)

THE SCHOOL SYSTEM DESPARATELY NEEDS ANY NEW STUDENTS FROM THIS PROJECT TO HELP ALLEVIATE THE DECLINING SCHOOL POPULATION. ALL OTHER SERVICES LISTED HAVE PLENTY OF CAPACITY TO SERVE THIS NEW COMMUNITY.

*Typical for
19 additional
SFR*

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

NONE NEEDED

agree

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ALL UTILITES WILL BE AVAILABLE EXCEPT NATURAL GAS

*agree
(no septic)*

- 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. [\[help\]](#)

ELECTRIC - PSE - WATER AND SEWER - COBI TELEPHONE -
CENTURY LINK AND TRASH WILL BE BAINBRIDGE DISPOSAL

*agree
(no Cobi phone)*

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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 DAVID SMITH, PRES

Position and Agency/Organization CENTRAK HIGHLANDS INC

Date Submitted: 4-20-2017

CHECKLIST REVIEWED BY:


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)

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Page 20 of 23