

MAR 29 2018

Planning and
Community Development



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.

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A. Background

1. Name of proposed project, if applicable:

Parent/Wiggins Dock Improvement, deck replacement,
SFR remodel, outfall replacement

2. Name of applicant:

Parent, Matthew & Wiggins, Lisa

3. Address and phone number of applicant and contact person:

5842 NE Fletcher Landing, Bainbridge Island, WA 98110
425-766-4774, 206-795-4265

mparent@ventureseattle.com

Leann Ebe McDonald: 9784 NE Lafayette Avenue, Bainbridge Island, WA
98110 206-300-2678

4. Date checklist prepared:

March 29, 2018

5. Agency requesting checklist:

City of Bainbridge Island, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Spring through Summer 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No plans for future additions, expansion, or further activity related or connected with this proposal.

*Project will be
phased. SFR work
is underway.*

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

An application was sent for a Nationwide Permit 10 to the US Army Corps of Engineers. The JARPA application has been sent to the WA St Dept Fish & Wildlife to review the impacts of the proposed project to any threatened or endangered species.

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 applications are pending for governmental approvals.

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

- City of Bainbridge Island
SEPA Determination, Bainbridge Island
Shoreline Substantial Development Exemption Permit,
Building Permit, Bainbridge Island
- WA ST Dept of Fish & Wildlife- Hydraulic Project
Approval
- U. S. Army Corps of Engineers Section 10 and Section
404 permits, Endangered Species Act, Section 7
consultation concurrence, NOAA Fisheries Service &
U.S. Fish and Wildlife Service

FEMA
Biological
Assessment

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.)

This project involves remodeling the SFR, improving the storm drainage (diffuser/outfall), improving the dock , replacing the partially overwater deck, and adding drop down stairs. The stairs are down when in use and lifted up out of the water when not in use.

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.
5482 NE Fletcher Landing, Bainbridge Island, Kitsap County, Washington. The legal description of the proposed project is:

Section 20, Township 25N, Range 2E

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other Beach has gentle slope

b. What is the steepest slope on the site (approximate percent slope)?
Gentle slope from street to shoreline.

Landslide hazard
on upland

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- 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.

Upland soils are glacial till, a sandy-loam with gravel inclusions. Tidelands and underwater substrate consists of medium rock, cobble, and sand.

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

No unstable soils or surface indications. Shoreline protected with rock bulkhead.

- 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.

N/A

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

No.

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

N/A

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

It is not anticipated that construction will result in any erosion.

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.

No emissions during construction or after.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions or odor that may will affect this proposal.

agree

Disagree - geotech report included with building permit for SFR and to be included in deck replacement

Disagree

same as existing

Mitigate

Agree

Agree

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c. Proposed measures to reduce or control emissions or other impacts to air, if any
The equipment used at the project site will pass all
emission standards required by the state agencies.

agree

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.

agree

Project located on the shore of Fletcher Bay.

- 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.

1. Removing and installing new piling. This will impact Fletcher Bay for 80 minutes. Material to be removed is 2 piling, 10 inches per piling. 1.75 sf are directly affected.
2. Remove ramp. Fletcher Bay will be impacted for 30 minutes with 143.5 sf of material removed.
3. Repair float. Fletcher Bay will be impacted for 5 hours and 407.5 sf of material will be removed.
4. The house remodel is on-going.
5. The drainage repair will be upland of the bulkhead
6. The deck replacement is partially overwater. Four feet of decking overwater will be replaced with grating.

agree

- 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.

No fill material in the waterbody other than the float support piling.

agree - same as existing

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

agree

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes.

agree

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- 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.

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 to groundwater? Give general description, purpose, and approximate quantities if known.

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.

None.

agree

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. [

Existing storm water surface run-off will continue to follow the slight slope to the beach using a repaired outfall or diffuser to disperse water along the bulkhead. The water will filter through the rock bulkhead. The proposed project will not increase runoff, and will eliminate the pooling of water on one corner of the foundation.

agree

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

No.

agree

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

No.

agree

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

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None proposed.

4. Plants

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
☐ other types of vegetation

agree

b. What kind and amount of vegetation will be removed or altered?

There will be no vegetation removed.

agree

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

No threatened or endangered plants are known to occur on the site.

agree

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

No change to the existing bank is proposed.

agree

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

None.

agree

5. Animals

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, songbird
mammals: deer, bear, elk, beaver
fish: bass, salmon, trout, herring, shellfish

agree

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

Bald eagles have been observed in the area. A variety of waterfowl, including America coot, mallard and bufflehead have been observed in the project vicinity. Other birds that may occur and use the area include crows, kingfishers, gulls, great blue heron, and a

agree

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variety of songbirds. A variety of resident and anadromous fish species may utilize the nearshore areas of the project, including chinook salmon, flounders, sculpins and gunnels.

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

Juvenile salmonids migrate along the marine nearshore areas. Although the site could be used by migratory waterfowl, no particular habitat characteristics make the site any more attractive to waterfowl than other Puget Sound nearshore locations.

agree

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

Project timing and conservation measures will be used to mitigate and minimize impacts to the listed species and their habitat.

agree

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

None.

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.

None.

agree

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project would not affect the potential use of solar energy by adjacent properties.

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:

No measures to conserve energy are included in this proposal.

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.

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

If a spill occurs the US Coast Guard, Washington Department of Ecology, WA Dept of Fish & Wildlife, and Foss Environmental Emergency Response Cleanup Team will be contacted.

agree

- 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.

A hazardous spill management plan will be present at the site. No measures to reduce or control hazards are assumed needed or proposed.

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.

No toxic or hazardous chemicals will be used, stored or produced.

agree

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

No special emergency services will be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. Noise

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

There are no noise sources in the area that would affect the project.

agree

- 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)? Indi-cate what hours noise would come from the site.

General construction noise and 2 piling will be driven.

agree

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

To minimize impacts to local residents, most construction will be limited to between 7am and 6pm during the work week. Construction would occur during the time of year when salmonids are least likely to be present.

agree

8. Land and shoreline use

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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.

- Single Family Residence

agree
No impact on
adjacent properties

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 has not been used for agriculture.

agree

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.

House, garage, rock bulkhead, decks, dock. The house is under repair.

agree

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

Yes. Parts of the interior of the house, the creosote piling, solid surface decking on the float and decks, and the gangway (ramp) leading to the float.

agree

e. What is the current zoning classification of the site?

Rural residential

R-2

f. What is the current comprehensive plan designation of the site?

111 - Single family residential

OSR-2

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

Rural Residential

Shoreline
Residential

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None known.

geohazard-
steep slope

i. Approximately how many people would reside or work in the completed project?

Three people will reside or work in the SFR.

agree

j. Approximately how many people would the completed project displace?

The completed project would not displace any people.

agree

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k. Proposed measures to avoid or reduce displacement impacts, if any:
No measures to avoid or reduce displacement impacts are necessary or proposed.

agree

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is compatible with existing and projected land uses and plans.

agree

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

agree

9. Housing

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

agree

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.

agree

c. Proposed measures to reduce or control housing impacts, if any:
Not applicable

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?
The roof peak of the house is approximately 20 feet. The exterior is wood siding.

agree

b. What views in the immediate vicinity would be altered or obstructed?
The views from adjacent properties will not be altered or obstructed. The dock is visible from the residential dwellings but will not impact the water or mountain views.

agree

c. Proposed measures to reduce or control aesthetic impacts, if any:
N/A

11. Light and glare

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

No light or glare.

agree

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No light or glare.

agree

c. What existing off-site sources of light or glare may affect your proposal?

No offsite sources of light or glare affect this proposal.

agree

d. Proposed measures to reduce or control light and glare impacts, if any:

No light or glare.

agree

12. Recreation

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

Waterfront recreation opportunities at the site include boating, swimming, fishing and beach combing.

agree

b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced. The proposed project would enhance the opportunities for the residents to access recreational boating, fishing and other water related activities with their boat.

agree

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures to reduce or control impacts on recreation are needed.

agree

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.

None known.

agree

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.

agree

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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.

No measures to reduce or control impacts are assumed necessary or proposed.

agree

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.

No changes to resources.

Mitigate if found

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.

The site is currently accessed from NE Fletcher Landing. This will remain.

agree

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 transportation serves the vicinity. The nearest transit stop is approx. 1/2 mile away.

agree

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

No additional parking spaces are needed.

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).

No new roads or streets, or improvements to existing roads or streets, would be needed or required.

agree

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

The project would occur on the shores of Puget Sound where water transportation is constant, but could still pass by. The proposed project will not use rail or air transportation.

agree

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passenger vehicles). What data or transportation models were used to make these estimates?

No vehicular trips per day would be generated by the completed project.

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 measures to reduce or control transportation impacts are necessary or proposed.

h. Proposed measures to reduce or control transportation impacts, if any:
No transportation impacts.

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, however a security system will be installed.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Puget Power electrical, water, septic, propane, septic system, telephone, cable

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.

No new utilities will be required. Existing utility provider will supply power.

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: Leann Ebe McDonald

Name of signee Leann Ebe McDonald

Position and Agency/Organization Shoreline Solutions, Owner

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agree -
no change

agree

agree

agree

agree

agree

agree

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Name of signee Leann Ebe McDonald

Position and Agency/Organization Shoreline Solutions, Owner

Date Submitted: March 29, 2018

CHECKLIST REVIEWED BY:

Annie Hillier

Project Manager, Department of Planning and Community Development

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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:

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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?

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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.