

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: [\[help\]](#)

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: [\[help\]](#)

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 [\[help\]](#)

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

Messenger House Phase 2

2. Name of applicant: [\[help\]](#)

Charles Wenzlau – Wenzlau Architects

3. Address and phone number of applicant and contact person: [\[help\]](#)

490 Madison Ave. North Suite 105, Bainbridge Island, WA 98110

206-780-6882

Contact: Charles Wenzlau

4. Date checklist prepared: [\[help\]](#)

November 24, 2020

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

City of Bainbridge Island

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction completion around Spring/Summer of 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geotech Report, Traffic Impact Analysis

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. [\[help\]](#)

None known

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

Site Plan Review, Conditional Use Permit, Boundary Line Adjustment, Building Permit, Clearing and Grading Permit, Ecology Construction Stormwater Permit

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

Project consists of a new 46 bed health care facility which contains assisted and independent living units. Proposed new addition will replace existing skilled nursing facility to be demolished. Exiting parking spaces will remain unchanged. Project site is approx. 7 acres. Current use was approved under prior CUP. New addition is floor area 52,460sf. Total area for existing area plus proposed addition is 93,255sf.

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. [\[help\]](#)

MANITOU PARK #4156-002-005-0203

RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9511130231; >>THAT PORTION OF BLOCKS 2, 3 AND 5 OF THE PLAT OF MANITOU PARK, RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF KITSAP COUNTY, WASHINGTON, LYING WITHIN SECTION 14, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 2; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF MOUNTAIN VIEW ROAD NE, S65°33'10 E 1033.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY, N65°33'10 W 436.93 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, S0°30'24 W 137.00 FEET; THENCE S46°23'02 W 97.51 FEET; THENCE S0°30'24 W 300.00 FEET TO A POINT ON THE N

MANITOU PARK #4156-002-007-003

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9511130231; A PORTION OF BLOCKS 3 & 5 PLAT OF MANITOU PARK, RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF KITSAP COUNTY, LYING WITHIN SECTION 14, TOWNSHP 25 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:>> BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID MANITOU PARK; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF MOUNTAIN VIEW BOULEVARD, S65°33'10 E 596.57 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, S00°30'24 W 440.00 FEET; THENCE S75°04'47 E 301.14 FEET; THENCE S75°04'47 E 29.37

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S53°11'54 W 63.66 FEET; THENCE S26°18'12 W 65.30 FEET; THENCE S43°05'10 E 172 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY

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

1. Earth

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

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

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

Site is generally flat with 10% slope on easterly portion. Small areas exceed 15% slope.

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

See Aspect geotechnical report dated June 20,2020.

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

See Aspect geotechnical report dated June 20,2020.

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

Excavation is limited to foundation installation.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, erosion could occur as a result of clearing and construction, but not use, as the site will be stabilized prior to use. Best Management Practices will be designed and implemented during construction to minimize the risk of turbid water and sediments leaving the site.

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

Total impervious area = 33%.

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- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

A detailed erosion control plan will be developed during design and implemented during construction. The plan will include best management practices to provide a stabilized construction access, stabilization of disturbed soils, prevent offsite movement of sediment by trapping and perimeter fencing, and schedule construction to minimize erosion potential.

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. [\[help\]](#)

Emissions from construction equipment in unknown quantities.
Some additional dust prior to stabilization of soil on site.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

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

Construction equipment will be well maintained, and dust control measures will be taken to reduce dust.

3. Water

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

Project will continue to utilize existing stormwater conveyance facilities which discharge directly to Puget Sound is approximately 400 feet to the east of the new Assisted Living building.

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

No work is proposed within 200 feet of the shoreline

- 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

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

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

No

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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. [\[help\]](#)

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. [\[help\]](#)

None. All waste will be discharged into private on-site 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. [\[help\]](#)

Runoff from the proposed building rooftop, the modified fire lane, and the revised service entrance will be collected and conveyed to the existing stormwater system which serves the site and discharges directly to Puget Sound.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

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

No

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

The project will be required to demonstrate compliance with Minimum Requirements #1-#9 of the 2012 Ecology SMMWW, as amended in 2014, and comply with BIMC 15.20. The final construction plans will specify BMP's where determined feasible for the new and replaced hard surface areas as well as the site disturbed areas, and be reviewed and approved by the City of Bainbridge Island prior to any site disturbance.

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

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

☒ **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, skunk cabbage, other

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

☐ other types of vegetation

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

Vegetation will be removed where in direct proximity to proposed new building.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

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- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

New plantings will include native species and regionally adapted ornamental species. The former will be planted to supplement more natural areas and provide screening as required by City code. The latter will be planted near the new building and within main open space. Specifically, the landscape for this site has been defined by various planting categories and contains prescriptions for planting in each as found in BIMC Section 18.15.010. These categories include the Perimeter Full Screen Planting, Parking Lot Landscaping and Street Frontage Landscaping. In each of these categories native vegetation, drought resistant plant material, and adapted ornamentals will be specified to promote plant establishment, increase the likelihood of long-term planting success, reduce water consumption, and promote habitat.

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

None known

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: bear, elk, beaver, other:

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

Songbirds and raptors are likely to use the site. Small urban-adapted mammals such as racoon, opossum, coyote and rodents are also likely to use the site.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not known

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Use of native planting and enhancements to proposed infiltration swale.

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

None known

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6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric, propane

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

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

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: [\[help\]](#)

Building envelope will be built to code combined with other energy conservation strategies, including LED lighting, low use water fixtures and energy efficient appliances. Site will include an electric vehicle charging station and bicycle parking.

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

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

None

- 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

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vicinity.

None

- 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:

None

b. Noise

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

Traffic, neighboring business operations

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

Traffic, Equipment operation, construction

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction noise (operation hours to be limited) would occur as a short-term noise issue. Long-term noise types would include auto traffic & landscape maintenance.

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. [\[help\]](#)

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Project site has been continuously developed since early 1900s. The site has 2 existing buildings; the health care facility and a caretaker's house. Site is surrounded by single family residences and wooded areas (to the west). Project intensity will remain unchanged from prior use as health care facility. Potential visual impacts impacts may be due to added building height.

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

No.

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

There are 2 existing buildings; health care facility and caretakers house.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Caretakers house may be removed since it is in poor condition.

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

R-2

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

R-2

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

N/A

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

A portion of the project site has slopes exceeding 15%.

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

95 residents plus 12 staff

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

None

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

None

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

Comply with existing land use regulations and design guidelines.

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

None

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

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None

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

None

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? [\[help\]](#)

35ft.

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

No views would be obstructed.

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

Project is designed to comply with COBI design guidelines. A variety of building forms and materials will help add variety and break up project scale.

11. Light and glare

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

Illumination from project site will occur at night due to interior lighting, site signage and outdoor 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

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

All exterior lighting will comply with city's dark sky guidelines to minimize light spill off-site and upward to sky.

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12. Recreation

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

Water access at Murden Cove

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

No

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

Project site will have outdoor sitting areas, ADA compliant pathways, and outdoor recreation such as miniature golf, etc.

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. [\[help\]](#)

Yes. The Moran School (1917) and caretakers house (1936?). Applicant is currently pursuing local listing for Moran School building.

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

None known. A historic preservation report is in progress at this time.

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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. [\[help\]](#)

A historic preservation report is in progress at this time.

- 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.

Applicant proposes to restore portions of the 1917 building and have it placed on local register.

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. [\[help\]](#)

Site is served by three roads; Ocean Drive (west), Mountain View Road (north) and Manitou Park Blvd (east).

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

Yes. Closest transit is along Manitou Beach Drive

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

71 spaces. No spaces will be eliminated

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

Yes. Proposal includes new public pedestrian path between Ocean Drive and Manitou Park Blvd.

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

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? [\[help\]](#)

Refer to traffic study prepared by Heath Associates.

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

On site residents will have limited use of automobiles. Site will be served by local Access bus service.

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. [\[help\]](#)

No. There is no change in land use or intensity of use.

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

None

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16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
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. [\[help\]](#)

Electric, Water, Telephone, internet, Sewer Connection

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: Charles P. Wenzlau

Name of signee CHARLES P. WENZLAU

Position and Agency/Organization ARCHITECT/AGENT

Date Submitted: 1.4.21

CHECKLIST REVIEWED BY:

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?

This project will not discharge toxic or hazardous substances. Production of noise will increase due to construction of buildings and noise associated with normal uses.

Proposed measures to avoid or reduce such increases are:

Water quality treatment, storm water facilities and buffers.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No affect known

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Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Project will meet all required buffer protection and water quality requirements. Landscape planting will rely primarily on drought tolerant native plantings.

3. How would the proposal be likely to deplete energy or natural resources?

Buildings will use a variety of energy sources, including propane, electricity and water.

Proposed measures to protect or conserve energy and natural resources are:

Proposed measures to protect or conserve energy and natural resources are:
Energy consumption will be reduced due to compliance with state energy codes. Water consumption will be reduced due to use of drought tolerant plants and water conserving fixtures.

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?

No use proposed. No affect known.

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

No measures proposed.

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?

No use proposed. No affect known.

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

No measures proposed.

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

Yes, due to commuting, health services, services associated with residential living.

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

Proposed measures to reduce or respond to such demand(s) are:
Site is served by Kitsap Transit and will have bicycle parking facilities.

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

No conflicts known.