City of Bainbridge Island

FEB 15 2017

Planning and Community Development

CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST - *UPDATED 2014*
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE
PENCIL WILL NOT BE ACCEPTED

PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [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.

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY

A. background [help]

1. Name of proposed project, if applicable: [help]

Fortney Driveway

✓ Broward GAF

2. Name of applicant: [help]

Carl Fortney

✓

3. Address and phone number of applicant and contact person: [help]

701 NE 38th Street
Oakland, Park, FL 33334

Carl Fortney
415-269-2957

✓

4. Date checklist prepared: [help]

2/13/17

✓

5. Agency requesting checklist: [help]

City of Bainbridge Island

✓

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

Spring 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]

The property will be platted. A single family residence and barn will be built on the property in the future under a separate permit.

✓

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

None

✓

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY
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]	
No	✓
10. List any government approvals or permits that will be needed for your proposal, if known. [help]	
Grading 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]	248 ft. driveway
Clear approximately 7335 sf for and the construction of a driveway.	
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]	
SE Quarter Section 28, Township 25, Range 2E	✓
Located on Fletcher Bay Road north of Bucklin Hill Road NE and south of Island Center Road	
B. ENVIRONMENTAL ELEMENTS [help]	
1. Earth	
a. General description of the site [help] (circle one): Flat, rolling, hilly, steep slopes, mountainous,	✓
moderate slopes	
b. What is the steepest slope on the site (approximate percent slope)? [help]	

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY
50% in the far northeast corner of the property. This area will not be cleared. No critical slopes are mapped on the City of Bainbridge Island GIS.	✓
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]	
Harstine gravelly ashy sandy loam	✓
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]	
None known	✓
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]	
Limited grading, approximately 240 cubic yards of fill and 80 cubic yards of cut, will be done to create a driveway. Fill material will be from local sources.	✓
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]	
Erosion could happen as the result of the clearing and soil disturbance necessary to build the road. We have developed an erosion control plan to reduce the chance of that occurring.	✓
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]	
Approximately 1%	✓
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]	
An engineered Temporary Erosion and Sediment Control Plans has been developed for the Grading Permit.	✓

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY

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 will result from construction equipment during clearing and construction. ✓

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

No ✓

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

Construction will occur over a very limited time span and produce insignificant emissions in the area. Federal, state, and local regulations impose limits on automobile emissions. ✓

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]

Not in the immediate vicinity. Eventually water from this site would drain into Cooper Creek. ✓

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 ✓

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	
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	✓
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]	
NO	✓
c. Water runoff (including stormwater):	

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY

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 stormwater runoff from the driveway and cleared areas will sheet flow disperse into the adjacent native vegetation. ✓

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

Water from pollution generating surfaces will be treated by dispersion to remove pollutants. ✓

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

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

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

A dispersion system will be used to control the water on the site. ✓

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
____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
__x__other types of vegetation

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY
Approximately 7335 sf of trees, shrubs and ferns will be cleared for the construction of the driveway.	✓
c. List threatened and endangered species known to be on or near the site. [help]	
None known	✓
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]	
The proposed development will keep as much native vegetation as practical. Disturbed areas will be replanted with native.	✓
e. List all noxious weeds and invasive species known to be on or near the site.	
None observed	✓
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]	
None known	✓
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]	
None known	✓
d. Proposed measures to preserve or enhance wildlife, if any: [help]	
Over 98% of the property will remain undisturbed in native vegetation.	✓
e. List any invasive animal species known to be on or near the site.	
None known	✓

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY

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]

None at this time ✓

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]

None ✓

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

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. ✓

None known

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.

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY
None	✓
4) Describe special emergency services that might be required. None	✓
5) Proposed measures to reduce or control environmental health hazards, if any: None needed	✓
b. Noise	
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]	
The project is in an area surrounded by single family residences, with typical household noise.	✓
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]	
During construction, construction equipment noise will be produced during allowed operating hours and below City required limits.	✓
3) Proposed measures to reduce or control noise impacts, if any: [help]	
Noise generated on the site will be below requirements within the City's noise ordinance.	✓
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]	
Adjacent properties are single family residences. The future use will be the same residential use.	✓
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	

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY
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]	
Not in the recent past.	✓
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	✓
b. Describe any structures on the site. [help] None	✓
c. Will any structures be demolished? If so, what? [help] None	✓
e. What is the current zoning classification of the site? [help]	
R-0.4	✓
f. What is the current comprehensive plan designation of the site? [help]	
OSR – 0.4	✓
g. If applicable, what is the current shoreline master program designation of the site? [help]	
The subject property is not within the shoreline zone	✓
h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]	
None known	✓
i. Approximately how many people would reside or work in the completed project? [help]	
None at this time	✓
j. Approximately how many people would the completed project displace? [help]	

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY
0	✓
k. Proposed measures to avoid or reduce displacement impacts, if any: [help]	
None necessary	✓
L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]	
The future residence is the same use as neighboring properties.	✓
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]	
0	✓
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]	
Not applicable	✓
b. What views in the immediate vicinity would be altered or obstructed? [help]	
Views will not be affected.	✓

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY
c. Proposed measures to reduce or control aesthetic impacts, if any: [help]	
Trees and native vegetation will remain around the perimeter of the property.	✓
11. **Light and glare**	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]	
None at this time	✓
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]	
Neighboring homes may be seen in a limited amount.	✓
d. Proposed measures to reduce or control light and glare impacts, if any: [help]	
None	✓
12. **Recreation**	
a. What designated and informal recreational opportunities are in the immediate vicinity? [help]	
Gazzam Lake Park is located to the west	✓
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]	
None	✓

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY

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]

None known ✓

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. No studies have been performed. ✓

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]

None ✓

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.

During construction if historical or cultural artifacts are discovered, construction will stop and the City of Bainbridge Island Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation will be contacted. ✓

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 property will be accessed from Fletcher Bay Road.

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]	
No. A Kitsap Transit Park and Ride is located at the American Legion Hall, approximately a half mile away.	✓
c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]	✓
None at this time	
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]	
No	✓
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]	
None at this time	✓
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]	✓
None	

LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY

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 impact on public services will be insignificant ✓

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

none ✓

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]

None at this time ✓

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: Nicole D. Wheeler

Name of signee Nicole D. Wheeler

Position and Agency/Organization Browne Wheeler Engineers, Inc.

Date Submitted: 2·15·2017

CHECKLIST REVIEWED BY:

Olivia Sontag

Project Manager, Department of Planning and Community Development