

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

A. Background

City of Bainbridge Island

AUG 15 2018

Planning and
Community Development

Agree



1. Name of proposed project, if applicable:
Lapinski Dock and Bulkhead

2. Name of applicant:
John and Anjali Lapinski

3. Address and phone number of applicant and contact person:
6150 NE Eagle Harbor Drive
Bainbridge Island, WA 98110

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

4. Date checklist prepared:
August 9, 2018

5. Agency requesting checklist:
City of Bainbridge Island, Washington

6. Proposed timing or schedule (including phasing, if applicable):
Summer 2019

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.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A Nationwide Permit 10 was issued by 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.

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

• City of Bainbridge Island

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SEPA Determination, Bainbridge Island
Shoreline Substantial Development Permit & Variance
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

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 is a dock including a pier, ramp, float, electric boat lift and mooring buoy.

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.

6150 NE Eagle Harbor Drive, Bainbridge Island, Kitsap County, Washington. The legal description of the proposed project is:

Section 34, 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)?

The steepest slope is approximately 50% to the south of the house.

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

Agree



Approx. 154' overwater
length. (Variance
required)

Note:

15-40% slopes
mapped @ shoreline
(moderate)

Agree

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inclusions. Tidelands and underwater substrate consists of medium rock, cobble, and sand.

Agree

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

No unstable soils or surface indications. The shoreline is protected with concrete bulkhead.

Possible area of unstable (>40%) slopes upland of SFR (not on shoreline)

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.

Disagree - can occur if soil disturbance at shoreline edge.

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.

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.

No emissions during construction or after.

(construction equipment excepted)

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

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

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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.

Project located in Eagle Harbor

- 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. The project involves the construction of a new single-family recreational 150 foot long pier/ramp/float/boat lift and mooring buoy. The pier is 4' x 102' leading to a 3' x 40' ramp, a 6' x 10' landing float, and a 8' x 30' moorage float. The float is supported by 4 10" galv. steel piling. Attached to the float is a 4-pile electric boat lift.

The applicant is also proposing the removal of the concrete bulkhead, replacing the west half with a soldier piling bulkhead, and restoring the east half of the shoreline to a natural pocket beach.

- 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.

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

No.

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

Yes.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

- 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

Agree

Lower yard area adjacent to shoreline.

Disagree - dredge material for float support, piling are potential discharge.

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

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

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. The proposed project will not increase runoff.

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

No.

- 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:

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

Agree

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NA
~~water plants: water lily, eelgrass, milfoil, other~~
~~other types of vegetation~~

Agree (see
habitat survey)

b. What kind and amount of vegetation will be removed or altered?
There will be no vegetation removed.

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.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
The pocket beach will be enhanced with native vegetation, root wads, and logs.

e. List all noxious weeds and invasive species known to be on or near the site.
None.

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 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.

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

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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.

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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.

Agree

None.

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.

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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.

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.

Agree

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.

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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 on the skiff. No measures to reduce or control hazards are assumed needed or proposed.

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- 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.

- 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.

- 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.

- 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.

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.

— Single Family Residence

- 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.

- 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:

Agree

Agree

Agree

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No.

c. Describe any structures on the site.

House, garage, concrete bulkhead, decks and a patio.

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

Yes, the existing concrete bulkhead will be removed. The west half will be replaced with a soldier pile bulkhead, and the east half will be restored with a pocket beach.

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

~~Rural residential~~

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

111 - Single family residential

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

~~Rural Residential~~

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

None known.

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

No persons would reside or work in the completed project.

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

The completed project would not displace any people.

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

No measures to avoid or reduce displacement impacts are necessary or proposed.

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.

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

Not applicable.

Residential -
2 units per acre
(R-2)

Shoreline Residential
~~Conservation~~

Yes - 
a) steep slopes (upland)
b) Flood hazard (shoreline)

Agree

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9. Housing

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

Does not apply.

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

Does not apply.

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

Does not apply.

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 pier will be constructed 1-foot above the extreme high tide, and railing will extend approx. 4 feet high.

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 city views.

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

N/A

11. Light and glare

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

No light or glare.

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

No light or glare.

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

No offsite sources of light or glare affect this proposal.

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

None. No light or glare.

Agree

Agree

Views will be altered, but not obstructed

Agree

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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.

- 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.

- 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.

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.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No landmarks or evidence of historic, archaeological, scientific, or cultural importance are known to be on or next to the site.

- 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.

- 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.

Agree

Agree

City staff reviewed Squamish Tribe cultural resources sensitivity map. Nearest mapped sensitivity is approx. 600' to North/northwest.

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No changes to resources.

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.

The site is currently accessed from Eagle Harbor Drive. This will remain.

- 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.

- 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.

- 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.

- 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.

- 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 non-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.

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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.

- 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 LLC

Date Submitted: August 15, 2018

CHECKLIST REVIEWED BY:

David L. Moorham

Project Manager, Department of Planning and Community Development

Agree

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