

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

SEPA Checklist with Staff Response
Rehder PLN50583A RUE

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

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

Rehder Pine Way

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

Vance Rehder

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

Box 10880 Bainbridge Is 98110

206-384-8837

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

July 31 2020

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

City of Bainbridge

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

1.Complete any dirt work including foundation and septic during dry months

2.construct residence

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. [\[help\]](#)

-Wetland Delineation

-Geotech Report

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.

Agree

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

Reasonable Use
Exception and Building
Permit

Reasonable Use Exemption

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

Construct single family residence and associated drain field across south edge of property. 4.75 acre property is mostly covered by wetland and buffer.

Agree

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. [\[help\]](#)

Travel to Eagle harbor drive and continue to Taylor Ave.
Turn right on Taylor and travel south to Pine Way.
Turn Left and drive 200ft, parcel is to the right (south)

T.P.N. 02240210052007

NW1/4 of the NW1/4 of the NE1/4 of Sec 2 township 24n range 2e

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

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other Flat

Agree

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

No significant slopes on property.

Agree

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Kapowsin gravelly ashy loam

& McKenna gravelly loam

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

No unstable soils.

Agree

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. [\[help\]](#)

Less than 50 cubic yards sloping away from residence to maintain natural drainage.

Agree

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

No. Property is flat.

Agree

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

1.4%

Agree

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

Preserving natural vegetation, installation of silt fence, cover or mulch any exposed soil.

Agree

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

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. [\[help\]](#)

General construction noise for six months, subsequent noise associated with single family occupancy.

Agree

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

None known.

Agree

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

None proposed.

Agree

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. [\[help\]](#)

Wetland.

Agree

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

Yes, within 200 feet.

Agree

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

No fill will be placed in wetland.

Agree

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

<p>3) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]</p> <p>No.</p>	<div>Agree</div>
<p>4) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]</p> <p>No.</p>	<div>Agree</div>
<p>5) 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]</p> <p>No.</p>	<div>Agree</div>
<p>b. Water runoff (including stormwater):</p>	
<p>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]</p> <p>1200sq ft roof- downspout dispersion trench Driveway- run off can be sheet flowed onto adjacent vegetated areas to disperse naturally</p>	<div>Under review</div>
<p>2) Could waste materials enter ground or surface waters? If so, generally describe. [help]</p> <p>No.</p>	<div>Agree</div>
<p>3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No.</p>	<div>Under review</div>
<p>a. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>Minimal grading will be done. Straw bales will be used if a high runoff event occurs</p>	<div>Under review / mitigate in accordance with BMP/Stormwater code</div>

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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? [\[help\]](#)

Removal of several alders, one non-landmark cedar and one non-landmark fir

Agree

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: [\[help\]](#)

Minimal excavation. Use of native plants, rain-garden, minimal lawn

Agree

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

Agree

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

4. Animals

a. List any birds and other animals which have been observed, or are known to be on or near the site. Examples include: [\[help\]](#)

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

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

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

Songbirds, deer.

Agree

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. [\[help\]](#)

Pacific Flyway

No.

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

None proposed

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

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

Agree – Applicant clarified that both are used for heat 8/25/20 email

Propane, wood for heating.

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

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

Agree

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: [\[help\]](#)

Agree

Efficient building envelope, high efficiency hvac equipment, efficient water heating

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

Agree

No.

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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.

4) Describe special emergency services that might be required.

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

b. Noise

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

Agree

None known.

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. [\[help\]](#)

Agree

Short term construction noise during business hours.

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

Agree

None proposed.

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

Property is currently undeveloped land. Proposal will not affect adjacent properties.

Property has a shed on it / adjacent properties contain single-family residential development

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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.

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. [\[help\]](#)

Shed.

Agree

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

No.

Agree

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

R-1

Agree

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

Unincorporated

Disagree – The property is within incorporated City of Bainbridge Island and within the Residential-2 Comprehensive Plan designation

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

NA

Agree

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

Agree

Yes. Property includes wetland and buffer.

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

Agree

3 bedroom SFR

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

Agree

0

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

Agree

None.

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

Agree

Obtain reasonable use exception

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

Agree

None.

8. Housing

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

Agree – no particular income level identified

One SFR.

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

Agree

0

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

Agree

None.

9. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Agree

30ft. Lap siding.

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

none.

Agree

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

Native plant landscaping. Natural toned siding.

10. **Light and glare**

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

Agree

None.

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

No.

Agree

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

Agree

None.

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

None.

Agree

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

11. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
none.

Agree

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No.

Agree

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.

Agree

12. 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. [\[help\]](#)
No.

Disagree – homes on two adjacent properties are over 45 years old

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
no.

Agree

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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. [\[help\]](#)

Agree

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.

Agree

Obtain reasonable use exception.

Adhere to BMP's.

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

Agree

Will use existing driveway off Pine Way.

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? [\[help\]](#)

Agree

Public transit available where Pine Way meets Taylor Ave.

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

Agree

Proposing two stalls to serve the SFR.

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.

Under review

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

Agree

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? [\[help\]](#)

Agree

Two trips per day approximately

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.

Agree

No.

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

Agree

None.

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

Agree

No.

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

Agree

None.

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

15. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer,
septic system, other electricity, water
- 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. [\[help\]](#)

Agree

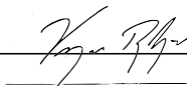
electricity-PSE
Water- KPUD
Septic system

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I
understand that the lead agency is relying on them to make its decision.

Signature:

Name of signee Vance Rehder



Position and Agency/Organization Owner

Submitted: Aug 12 2020

CHECKLIST REVIEWED BY:

Kelly Tayara

Project Manager, Department of Planning and Community Development

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT