



# ENVIRONMENTAL (SEPA) CHECKLIST

---

(Revised 2/2/2008)

## Purpose of Checklist

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from your proposal, if it can be done) and to help the agency decide whether an EIS is required.

## Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

## Use of Checklist for Nonproject Proposals

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

**A. BACKGROUND**

1. Name of proposed project, if applicable:

WINTERGREEN TOWNHOMES - LOCATED ON 2 REMAINING LOTS IN THE  
WINTERGREEN CENTER

2. Name of applicant:

CENTRAL HIGHLANDS, INC

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

DAVID SMITH 360-779-7157 OR CELL 360-440-0814

4. Date checklist prepared:

JANUARY 30, 2021

5. Agency requesting checklist:

PLANNING DEPT. CITY OF BAINBRIDGE IS.

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

PHASE 1

PLAT UTILITY/SITE WORK JULY 2021 - EAST LOT  
31 TOWNHOME CONST 10-2021 - 4-2022

PHASE 2

WEST LOT PLAT UTILITIE/SITE WORK 10-2021  
43 TOWNHOME CONST. 2-2022 10-2022

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

NO

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

2013 SEPA FOR THE VISCONSI MASTER PLAN  
PREPARED BY CHARLES WENZLAU, AIA

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

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

SPR, PRELIMINARY AND FINAL PLAT APPROVAL, BUILDING PERMITS

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. 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.)

THE WINTERGREEN TOWNHOMES WILL BE BUILT ON THE 2 REMAINING WITH 31 ON THE EAST LOT AND 74 ON THE WEST LOT - TOTAL 74 THs. 38 3 STORY THs WITH GAR. ON 1ST FLOOR AND 36 2 STORY THs WITH 53 OPEN PARKING SPACES. 91 COMBINED GARAGES AND PARKING SPACES.

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.

THE PROJECT IS LOCATED ON THE 2 REMAINING LOTS ON WINTERGREEN LANE IN THE WINTERGREEN CENTER ON THE NE CORNER OF HIGH SCHOOL RD. AND HWY 305

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, **FLAT**

other: \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? 1%

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 prime farmland.

TYPICAL NW GLACIAL TILL

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

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

NO

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

THE LOTS HAVE BEEN GRADED AND DO NOT REQUIRE ANY ADDITIONAL GRADING OR FILL

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

EROSION CONTROLS WILL BE IMPLEMENTED TO CONTROL FOUNDATION EXCAVATIONS

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

60% IMPERVIOUS ROOFS AND ASPHALT

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

A COBI APPROVED EROSION CONTROL PLAN WILL BE INCLUDED IN A PLAT UTILITY PLAN PREPARED BY CIVIL ENGINEER, ADAM WHEELER.

**2. Air**

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. EMISSIONS FROM CONSTRUCTION EQUIPMENT IN UNKNOWN QUANTITIES AND MINOR DUST.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NO

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: CONSTRUCTION EQUIPMENT TO BE WELL MAINTAINED AND DUST CONTROL MEASURES WILL BE USED.

**3. Water**

a. Surface:

- 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.  
NO SURFACE WATER ON SITE. A WETLAND IS LOCATED OFF SITE TO THE EAST WITH COBI APPROVED BUFFERS THAT DO NOT AFFECT THE TOWNHOME PROJECT'S BUILDABLE AREA ON EITHER LOT
- 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.  
WETLAND BUFFERS ESTABLISHED AND COBI APPROVED
- 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.  
N.A.
- 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.  
NO

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

- 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:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? 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.

N.A.

c. Water Runoff (including storm water):

- 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.

THE WEST LOT COBI APPROVED DRAINAGE FLOWS TO THE WSDOT DRAINAGE SYSTEM ALONG HWY 305. THE EAST LOT COBI COBI APPROVED DRAINAGE FLOWS TO THE WETLAND ON THE EAST.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. NO

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

THE APPROVED STORM WATER BIOFILTRATION AND DETENTION WILL BE INSTALLED IN ACCORDANCE WITH THE COBI APPROVED PLAN.

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

**4. Plants**

- a. Check or circle 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
  - wet soil plants: cattail, buttercup, bullrush, 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?
- EAST LOT: THERE IS NO VEGETATION ON THE BUILDABLE AREA
- WEST LOT: THE PRIOR BUFFER OF 50' REDUCED TO 25' WILL REQUIRE REPLACING 10 SMALL/YOUNG BROADLEAF TREES AND 10 SHRUBS.
- c. List threatened or endangered species known to be on or near the site.
- NONE KNOWN
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- BOTH THE EAST AND WEST LOT WILL HAVE COMMON/COMMUNITY AREAS WITH DROUGHT RESISTANT PLANTING AND GRASS AREAS.

**5. Animals**

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:
- birds: hawk, heron, eagle, songbirds, **SONGBIRDS**  
other: \_\_\_\_\_
- mammals: deer, bear, elk, beaver, **DEER**  
other: \_\_\_\_\_
- fish: bass, salmon, trout, herring, shellfish, **NONE**  
other: \_\_\_\_\_

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

- b. List any threatened or endangered species known to be on or near the site.      NONE

- c. Is the site part of a migration route? If so, explain.  
NO

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

ESTABLISHED BUFFERS FOR EASTERN WETLAND AND USE OF NATIVE VEGETATION

**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.

THE TOWNHOMES WILL BE ALL ELECTRIC WITHOUT SOLAR.

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

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:

ALL TOWNHOMES WITH BE BUILT TO BUILT GREEN LEVEL 4 AND WILL HAVE BICYCLE PARKING.

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

**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.

NO

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

NONE

- 2) 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)?

TRAFFIC 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 site.

CONSTRUCTION NOISE WILL OCCUR WHILE BUILDING AND  
ADDITIONAL TRAFFIC NOISE WILL OCCUR ON FULL  
OCCUPANCY OF THE 74 TOWNHOMES.

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

THE CHANGE OF USE TO 74 TOWNHOMES FROM THE PRIOR  
COMMERCIAL USE WILL REDUCE PEAK HOUR TRAFFIC BY 50%.

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

**8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?

THE 2 LOTS ARE SURROUNDED BY COMMERCIAL USE ON THE NORTH AND SOUTH. THE STONECRESS RESIDENTIAL PROJECT IS ON THE EAST.

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site.

THE 2 LOTS ARE VACANT

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

NO

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

HS I AND II: COMMERCIAL AND RESIDENTIAL USES ARE ALLOWED.

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

HS I AND II

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

NA

h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

THE EAST LOT HAS AN APPROVED BUFFER TO PROTECT THE EASTERN WETLAND.

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

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

180 RESIDENTS ARE ESTIMATED FOR THE 74 TOWNHOMES

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

NONE

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

NA

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

COMPLY WITH EXISTING LAND USE REGULATIONS, WINTERGREEN CC+RS AND DESIGN GUIDELINES.

**9. Housing**

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

THE PROJECT WILL MEET THE BIMC AFFORDABLE HOUSING REQUIREMENTS ABOUT 16 LOW INCOME UNITS AND 16 MIDDLE INCOME UNITS.

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

NONE

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

CHANGING TO RESIDENTIAL USE FROM COMMERCIAL WILL REDUCE TRAFFIC VOLUMES AND NOISE. THE PROJECT WILL PROVIDE MUCH NEEDED AFFORDABLE HOUSING.

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

**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 3 STORY THs WILL BE ABOUT 36' HIGH AND THE 2 STORY UNITS WILL BE ABOUT 26' HIGH ALL UNITS WILL HAVE HARDI PLANK LAP SIDING.

- b. What views in the immediate vicinity would be altered or obstructed?

NONE

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

THE ROWS OF 2 STORY HOMES WILL FRONT ON WINTERGEEN LN. WITH PATIO/FRONT PORCH ENTRANCES TO PROVIDE A FRIENDLY HUMAN AESTHETIC.

**11. Light and Glare**

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

EXISTING PARKING LOT NIGHT LIGHTING AND FRONT PORCH LIGHTING WILL OCCUR IN THE EVENING THAT SHOULD AFFECT ONLY THE TH RESIDENTS AS THE COMMERCIAL BUSINESS WILL BE CLOSED.

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

NO

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

NO

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

NONE NEEDED

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

**12. Recreation**

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

EACH OF THE 2 LOTS WILL HAVE COMMUNITY/Common AREAS FOR PASSIVE RECREATION. PEDESTRIAN AND CYCLING PATHWAYS IN THE PROJECT CONNECT TO EXTENSIVE OFFSITE PATHWAYS.

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

NO

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

SEE ITEM B. ABOVE

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NA

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NA

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

NONE NEEDED

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

THE PROJECT IS SERVED BY WINTERGREEN LN AND POLLY'S LANE, WHICH ARE CONNECTED BY VARIOUS ACCESS WAYS ON THE 2 LOTS TO HIGH SCHOOL RD. AND HWY 305.

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

THE PROJECT IS SERVED BY KITSAP TRANSIT WITH A BUS STOP AT THE CORNER OF HIGHSCHOOL RD. AND HWY 305. 1 MILE TO FERRY.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

53 COMBINED GARAGES AND OPEN PARKING SPACES. NO PARKING WILL BE ELIMINATED.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). THE WEST LOT WILL INCLUDE AN ACCESSWAY TO SERVE THE 2 WEST ROWS OF TOWNHOMES GARAGES.

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

THE PROJECT IS LESS THAN 1 MILE TO WA. FERRY.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

AM AND PM PEAK HOUR TRAFFIC IS ESTIMATED TO BE .5 TRIPS PER TH, WITH A TOTAL TRAFFIC VOLUME OF 37 TRIPS PER PEAK HOURS.

- g. Proposed measures to reduce or control transportation impacts, if any.

THE THs PEAK HOUR TRAFFIC COUNT OF 37 IS SUBSTANTIALLY LESS THAN THE PRIOR COMMERCIAL USE OF 115 PEAK HOUR TRIPS.

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

THE PROJECT SHOULD NOT REQUIRE ADDITIONAL FIRE OR POLICE PROTECTION AS THE WINTERGREEN CENTER IS ALREADY SERVED. ADDITIONAL CHILDREN/STUDENTS WILL HELP FILL AREA SCHOOLS.

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. UTILITIES AVAILABLE INCLUDE ELECTRIC POWER, TELEPHONE, CABLE, SANITARY SEWER, PUBLIC WATER AND REFUSE SERVICE.
- 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 immediate vicinity which might be needed.

ALL SERVICES NOTED IN a. ABOVE WILL SERVE THE PROJECT.

**C. SIGNATURE**

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

Signature:      DAVID SMITH, PRES. CENTRAL HIGHLANDS, INC.

Date submitted: FEBRUARY 1, 2021

This checklist was reviewed by:

\_\_\_\_\_

Land Use Planner, Department of Planning and Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

\_\_\_\_\_

**D. SUPPLEMENTAL SHEET FOR NONPROJECT  
ACTIONS**

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

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

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.  
RIGHT COLUMN FOR DPD USE ONLY.**

---

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

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