

CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

A. Background

1. Name of proposed project, if applicable:

Lhamon Wellbrock Joint-Use Pier/Ramp/Float

2. Name of applicant:

Ruskin & Haley Lhamon, Gregory & Kathleen Wellbrock

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

Applicant: Ruskin & Haley Lhamon
467 NE Eagle Harbor Drive
Bainbridge Island, WA 98110
206-799-9276 cell

Applicant: Gregory & Kathleen Wellbrock
4650 NE Eagle Harbor Drive
Bainbridge Island, WA 98110
206-799-3201 cell

Contact: Leann Ebe McDonald/Shoreline Solutions
9784 NE Lafayette Avenue
Bainbridge Island, WA 98110
206-300-2678 cell

4. Date checklist prepared:

May 1, 2017 *Revised 7/27/17*

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

6. Proposed timing or scheduling (including phasing, if applicable)
Fall 2017

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.

MacroAlgae/Eelgrass survey.

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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 governmental approvals or permits that will be needed for your proposal, if known.

- City of Bainbridge Island
SEPA Determination, Bainbridge Island
Shoreline Substantial Development Permit extension), BI
Building Permit, Bainbridge Island
- WA ST Dept of Fish & Wildlife- Hydraulic Project
(Ammendment)
- WA ST Dept of Ecology- Clean Water Act, Section
401 Certification
- 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 a 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.)

Proposal is to construct a new joint-use pier/ramp/float structure extending 275 feet into Eagle Harbor in order to moor their sailboat and power boat, and have access to water related activities, including swimming, boating, and fishing. Other boaters may moor at the dock while visiting the applicants.

-Install ^{twelve} 12" galvanized steel pier support piling

-Install pre-fabricated aluminum pier (6' x ^{20'5"} 21')

-Install ^{eight} 12" galvanized steel float support piling

-Install 6-foot by 10-foot landing float, and 8-foot by 60-foot pre-fabricated moorage

-Install 4-foot by-48 foot ramp to pier, resting on float, spanning 40 feet

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project,

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including a street address, and section, township, and range. 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 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.

4676 NE Eagle Harbor Drive, Bainbridge Island, Kitsap County, Washington. The legal description of the proposed project is: Section 35, Township 25N North, Range 2E

B. Environmental Elements

1. Earth

- a. General description of the site (circle one):
flat, rolling, hilly, steep slopes, mountainous
Other: _____

Gradual decline from top of property to house. Flat area where house is situated, then steep slope from top of bluff to shoreline.

- b. What is the steepest slope on the site (approximate percentage of slope)?
34' drop from top of slope to beach.

- 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.

Upland soils are glacial till, a sandy-loam with gravel inclusions. Tidelands and underwater substrate consists of medium rock, cobble, and 20 feet from the shoreline, the tideland changes to mud.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None noticed. The shoreline is armored with a rock bulkhead.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
There is no filling or grading proposed as a part of this project.

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

No.

A

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

There will be minimal change in impervious surface coverage from existing conditions once the project is completed as the pier and ramp will be fully grated.

A

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

It is not anticipated that construction will result in any erosion.

A

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, the running of equipment will contribute some emissions in the area. Once construction is complete, the final project will not increase emissions above current use level.

A

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.

A

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.

A

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.

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The project is located in Kitsap Co. on the southeaster shore of Eagle Harbor, Puget Sound.

- 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 proposed construction of a new dock is over the tidelands abutting the subject property. See the project plans for details.

- 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.

There will be no fill or dredge material placed in or removed from the surface waters other than 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.

No.

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

Existing surface run-off will continue to follow the upland slope to the beach. The proposed project will not increase runoff.

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

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to serve.

None

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.

Existing storm water surface run-off will continue to follow the slope to the beach. The proposed project will not increase runoff.

A

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

No.

A

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

None proposed.

A

4. Plants

- a. Check or circle types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

X grass

X pasture

_____ crop of grain

_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage

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

_____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed or altered as part of this project.

A

- c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plants are known to occur on the site.

A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

A

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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,

Mammals: deer, bear, elk, beaver,

Fish: bass, salmon, trout, herring, shellfish,

Bald eagles have been observed in Port Orchard Bay. A variety of waterfowl, including American 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.

Eagle Harbor

A

- b. List any threatened or endangered species known to be on or near the site.

Federally listed threatened or endangered species that may be near the site include chinook, bald eagles, and marbled murrelets. Several species of juvenile salmon may use the nearshore waters of the project area. There are no known spawning streams for chinook in the vicinity of the project.

A

- 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.

A

- d. Proposed measures to preserve or enhance wildlife, if any: Project timing and conservation measures will be used to mitigate and minimize impacts to the listed species and their habitat.

A

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.

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The existing electrical utility supplying the upland structures may provide power to the proposed pier for lighting.

A

- 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.

A

- 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.

A

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.

None anticipated

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

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.

A

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

A hazardous spill management plan will be present on the construction barge. Spill cleanup and containment materials will also be on board. Included in the cleanup packets will be containment booms, materials designed to absorb petroleum products, and plastic bags to be used for material transport. No measures to reduce or control hazards are assumed needed or proposed.

A

- 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

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the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from this site.

Noise impacts from operation of the construction equipment would be limited to weekday hours. This equipment will include a tugboat; barge mounted crane; and hand held power tools. All equipment will operate from a barge with the exception of hand held power tools .

A

- 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 workweek. However to accommodate work below water, some work may have to be done in the evening to take advantage of lower tidal levels. Construction would occur during the time of year when salmonids are least likely to be present.

A + M

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
The site includes a single-family residence.

A

b. Has the site been used for agriculture? If so, describe.
The site has not been used for agriculture.

A

c. Describe any structures on the site.
A home, stairway to the bulkhead, rock bulkhead.

A

d. Will any structures be demolished? If so, what?
No structures will be demolished.

A

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

R-2

f. What is the current comprehensive plan designation of the site?
111- Single family residential

OSR-2

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

Residential Conservancy

Shoreline
Residential

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

None known.

A

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

No persons would reside or work in the completed project.

A

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

The completed project would not displace any people.

A

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

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

A

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

The proposal is consistent with existing and projected land uses and plans.

A

9. Housing

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

Does not apply.

A

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

Does not apply.

A

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

Does not apply.

A

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?

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The tallest proposed structure is the float mooring piles with a height that varies from approximately 20'-22' above the tidelands, approximately 6' above MHHW.

A

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

The views from adjacent properties will not be altered or obstructed. The end of the structure may be visible from the residential dwellings but will not impact the water or City views.

A

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

Architectural plans have been designed to provide maximum aesthetic value to the project.

A

11. Light and Glare

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

The proposed project may have pier deck lighting that would be low wattage during evening hours only. The float will have reflectors for safety.

A

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

No light or glare from the finished project would be a safety hazard or interfere with views.

A

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

No offsite sources of light or glare affect this proposal.

A

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

The proposed deck lights are low wattage and they have a cut prism designed to direct lighting downward to dock surface and would not create glare on adjacent properties.

A

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.

A

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- 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 both residents to access recreational boating and other water related activities.

A

- 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.

allow passage
under dock
Ensure it doesn't
impact navigation

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.

No such places or objects are on or next to the site.

A

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

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

A

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

No measures to reduce or control impacts are assumed necessary or proposed.

M-DAHP-1
found

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

A

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

Kitsap Transit transportation serves the vicinity. The nearest transit stop is approx. 1/4 miles away.

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

Does not apply.

A

- 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).

No new roads or streets, or improvements to existing roads or streets, would be needed or required.

A

- e. Will the project 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 Eagle Harbor where water transportation is constant, but could still pass by. The proposed project will not use rail or air transportation.

A

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

No vehicular trips per day would be generated by the completed project.

A

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

No measures to reduce or control transportation impacts are necessary or proposed.

A

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 would not result in an increased need for public services.

A

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

No measures to reduce or control direct impacts on public services are necessary or proposed.

A

16. Utilities

- a. Circle utilities currently available at the site: Puget Power electrical, propane, water, Comcast

A

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telephone, septic system,

- 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 for the completed project. Existing utility providers will supply pier with electricity and water. No other utility services are needed.

A

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 Sbe McDonald

Date submitted: 5-3-17 Revised 7.27.17

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

This checklist was reviewed by:

Deather Wright, August 18, 17
Planner, Dept. of Planning and Community Development