

CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

PURPOSE OF THE 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 possible 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 the 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 PROPOSAL:

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.

C.O.B.I.

MAR 06 2013

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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A. Background

1. Name of proposed project, if applicable:

Fox Estates

2. Name of applicant:

PVT Estates, LLC

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

Applicant:

PVT Estates, LLC

10209 Bridgeport Way SW, Suite C-1

Lakewood, WA 98499

Contact:

Sterling Griffin

253.292.3322

4. Date checklist prepared:

2/26/2013

5. Agency requesting checklist: City of Bainbridge Island

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

Construction Summer 2013

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.

Wetland Report, Geotechnical Report

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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.

None

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

Preliminary and Final Plat Approval, along with Civil Permit Drawings

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.)

Proposed 18 lot single family subdivision on 7.11 acres.

12. Location of 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.

From SR 305 turn east on High School Road NE, turn south on Ferncliff Avenue NE, turn east on Wing Point NE, travel 0.2 miles to site on the left.

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B. Environmental Elements

1. Earth

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

b. What is the steepest slope on the site (approximate percentage of slope)? **Approximately 40%**

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.

Kapowsin Gravelly Loam

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.

Final road and building pad grading, quantities are unknown at this time.

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

Some erosion may occur during infrastructure construction. Standard temporary erosion and sedimentation controls will be implemented per City of Bainbridge Island regulations.

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

Approximately 40% - 50% of the site will be covered with impervious surfaces.

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

Erosion will be kept to a minimum using standard erosion control measures as necessary and as required by the City of Bainbridge Island.

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.

Only those auto emissions typical from a residential development.

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

Auto emissions from traffic on Wing Point Avenue NE.

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

None are needed.

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.

There is a seasonal stream located on the eastern portion of the site.

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- 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.

Residential home construction will occur within 200' of the seasonal stream, however the regulatory buffers will be utilized.

- 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.

None

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

No surface water withdrawals or diversions will take place.

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

No, the project is not within the 100 year floodplain.

- 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.

No waste materials will be discharged to surface waters.

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 ground water will be withdrawn, on-site storage and treatment will be provided for storm waters prior to any discharge in accordance with City of Bainbridge Island Standards.

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- 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.

No waste material will be discharged into the groundwater.

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.

All surface water will be collected and disposed of in an approved system meeting the City of Bainbridge Island Standards.

- 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 storm water will be collected and treated prior to discharge in accordance with the City of Bainbridge Island Standards.

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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 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?

Vegetation within the clearing limits (approx. 3 acres) will be removed to facilitate project construction. Vegetation in the designated open space tract will remain in a native state.

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

There are no known endangered species on the site.

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

Landscaping will be installed as required by the City of Bainbridge Island code.

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**,
Other: _____
Mammals: deer, bear, elk, beaver,
Other: _____
Fish: bass, salmon, trout, herring, shellfish,
Other: _____

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

There are no known endangered species on the site.

- c. Is the site part of a migration route? If so, explain.

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- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:
None are necessary.

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.

Electricity and propane for heating and other domestic energy needs.

- 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:

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The project will not introduce any environmental health hazards.

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

None are needed.

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

None are needed.

b. Noise

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

Normal traffic on Wing Point Way NE.

- 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.

Short term noise during construction, which is normal for construction of a residential development. Standard residential traffic noise long term.

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

None are needed.

8. Land and Shoreline Use

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

The site currently has a vacant single family home. Single family residences are located to the west, south, and east, a golf course is located to the north.

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

No.

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- c. Describe any structures on the site.

There is a vacant single family home on the site which is inhabitable.

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

The existing home will be demolished.

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

R-2.9 (Single family residential)

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

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

Not applicable.

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

There is a seasonal stream located on the site, along with steep slopes.

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

Approximately 45 people will live in the project.

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

None.

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

None proposed.

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

The project will conform to all City of Bainbridge Island Code requirements.

9. Housing

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

18 Single family homes, Middle income housing.

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

One inhabitable low-income unit.

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

None are needed.

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?

25 feet per the City of Bainbridge Island zoning code.

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

None.

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

None are needed.

11. Light and Glare

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

Typical light from a residential project.

- 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?

None.

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

None are proposed.

12. Recreation

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

The Wing Point Golf & Country Club is located north of the project site

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

No.

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

None.

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.

None are known.

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

None are known.

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

None are 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.

Wing Point Way NE serves the site and will be accessed by way of a new public street.

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

Kitsap County bus route 96 runs down Wing Point Way adjacent to the site.

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

Two spaces will be provide for each lot

- 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).

A new public roadway will be provided into the site.

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

No.

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

Approximately 27 new weekday PM peak hour trips would occur.

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

None.

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.

Yes, as is typical for residential projects.

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

None.

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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.

All utilities except for natural gas are available at or near the site.

- 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.

Puget Sound Energy (Electricity), City of Bainbridge Island (Water and Sewer)

C. Signature

I swear under penalty of perjury that 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:



Date submitted: 2-26-2013

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:

Planner, Department of Planning and Community Development