

To: LEGAL NOTICES

Publication Date: March 29, 2013

Issuance Date: March 29, 2013

NOTICE OF DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Bainbridge Island has received the following land use application:

Date: March 29, 2013
Applicant: Darrell McNabb
Owner: Darrell McNabb
Project Name: Bainbridge Island Marina and Boatyard Comprehensive Plan Amendment and Rezone Application
File Numbers: CPA 13220B & REZ 13220
Permit Request: Comprehensive Plan Amendment application requesting an amendment to the Land Use Map of the Comprehensive Plan & a concurrent Rezone application requesting an amendment to the City's Official Zoning Map.

Description of Proposal: The applicant requests a Comprehensive Plan Map Amendment and Rezoning of two adjacent properties, changing the Land Use Map designation from Open Space Residential, Two Units per Acre (OSR-2) to Water Dependent Industrial (WD-I) and changing the City's Official Zoning Map for the same two parcels from Two Units per Acre (R-2) to Water Dependent Industrial (WD-I). The two properties total approximately 1.59 acres in size.

Location of Proposal: City of Bainbridge Island, Tax Parcel Nos. 352502-2-004-2006 & approximately the southern half of 352502-2-086-2007; 4250 and 4200 NE Eagle Harbor Drive, respectively. The two parcels are located on the south side of Eagle Harbor

SEPA Decision: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment. This DNS is issued under WAC 197-11-340 (2). This determination was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) c.

Comments must be submitted by no later than 4:00 p.m. on April 19, 2013.
The lead agency will not act on this proposal for 21 days.

Responsible Official: Katharine Cook, Planning Director
Department of Planning & Community Development
Address: City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110, (206) 842 - 2552

Signature: Katharine Cook

Date: 03-25-13

APPEAL: You may appeal this determination by filing a written appeal and paying the appropriate fee to the City Clerk, at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 16.04.170 **no later than 4:00 p.m. on April 19, 2013.** You should be prepared to make specific factual objections. If you have any questions concerning this application, contact:

Jennifer Sutton, AICP, Special Project Planner
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 780-3772 Fax: (206) 780-0955
Email: pcd@bainbridgewa.gov

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

A. Background

1. Name of proposed project, if applicable:
BAINBRIDGE ISLAND MARINA AND BOATYARD PROJECT
2. Name of applicant:
DARRELL MCNABB
3. Address and phone number of applicant and contact person:
Applicant: **P.O. BOX 10325
BAINBRIDGE IS. WA 98110**
Contact:
DARRELL MCNABB
4. Date checklist prepared: **FEBRUARY 16, 2013**
5. Agency requesting checklist: **City of Bainbridge Island**
6. Proposed timing or scheduling (including phasing, if applicable):
N/A
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **AN EXISTING BUILDING APPLICATION HAS BEEN FILED WITH COBID ON EXISTING SITE PLAN.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
THIS SEPA CHECKLIST IS RELATED TO NON PROJECT RE ZONE APPLICATION FOR THE SITE PLAN, AND A NON PROJECT COMP PLAN APPLICATION FOR THE SITE PLAN,

✓
CITY OF BAINBRIDGE ISLAND
FEB 13 2013
DEPT OF PLANNING & COMMUNITY DEVELOPMENT

✓

✓

✓

✓

The City Council will review the 2013 Comprehensive Plan Amendments in August - Sept 2013.

A clearing permit has also been issued for the subject property

An Environmental Impact Statement was prepared in 1981, in association with development permits issued by Kitsap County, including an Unclassified Use Permit/ Site Plan Approval (Nov 16 1981) and Conditional Use Permit (Oct. 23 1981)

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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. **YES, AN APPLICATION FOR NON PROJECT ACTION TO CHANGE MAP DESIGNATION FOR SITE PLAN TO WD-I**

See answer to #10 below

10. List any governmental approvals or permits that will be needed for your proposal, if known. **CHANGE COMPLAN AND ZONING MAP DESIGNATIONS - BOTH ARE NON-PROJECT ACTIONS**

Applicant is seeking change in shoreline designation for tax parcel (-004-) from Natural to Urban. Must be approved by DOE, as part of City Shoreline Master Program Update.

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.)

THIS PROPOSAL IS A NON PROJECT ACTION TO CHANGE THE DESIGNATION OF 2 PARCELS OF THE SITE PLAN FROM R-2 TO WD-I, FOR MARINA BOATYARD

✓ Total parcel acreage = 1.59 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.

4200 EAGLE HARBOR DRIVE N.E

SEE ATTACHMENTS

**LEGAL DESCRIPTION
SITE PLAN - VICINITY MAP**

✓

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B. Environmental Elements

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous
Other: SLOPING FROM SOUTH TO NORTH
- b. What is the steepest slope on the site (approximate percentage of slope)? N/A
- 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. N/A
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. N/A
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. N/A
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

2.71 ACRES N/A
15,000^{sq} ROOFS

BUILDING
ROOFS ONLY
80x160 = 12,800^{sq} P
20x20 = 400^{sq} EX
30x60 = 1,800^{sq} P
15,000^{sq}

*NON PROJECT CHANGE
IN MAP DESIGNATIONS
TO WDI FOR
SITE PLAN*

Eastern property - Harstine
Western property - Dystrick
XeroThents
(USDA Soils Survey, Kitzap County)
A review of City records and maps indicate there may be a landslide hazard area (as defined by BIMC 16.20) on a portion of tax parcel # 352502-2-004-2006.

Non-project action involving no construction

Lot coverage limit in the WBI zone is 50%.

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

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

SEE 1.a...h ABOVE
IMPACTS WILL BE ADDRESSED
WHEN THERE IS A PROJECT
ACTION PROPOSED.

✓ This is a non-project action that does include a construction project.

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.

N/A

✓ This is a non-project action that does not include a project or construction.

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

N/A

✓ See above

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

N/A SEE 2.a...c ABOVE
IMPACTS WILL BE ADDRESSED
WHEN THERE IS A PROJECT ACTION
PROPOSED.

✓ See above

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.

EAGLE HARBOR + SEASONAL
DRAINAGE/STREAM/STORMWATER
LABELED "WHISKEY CREEK" ON
NORTH WEST CORNER OF MARINA.

✓ Small wetland at Pritchard Park to the east; would not be impacted by development at this 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.

N/A NON PROJECT PROPOSAL "NPP"

✓ This is a non-project action

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 NON PROJECT PROPOSAL

✓ " " "

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

N/A NON PROJECT PROPOSAL

✓ " " "

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

YES, SEE SITE PLAN NPP

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/NON PROJECT MAP DESIGNATION

✓ " " "

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, NON PROJECT PROPOSAL

✓ " " "

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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.

NPP - N/A

✓ This is a non-project action.

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.

NPP - N/A

✓ " " "

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

NPP / N/A

✓ " " "

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

NPP / N/A

✓ " " "

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

NPP / N/A

✓

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

NPP/NA NOMINAL

✓ Non-project action

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

NPP/NA NONE

Puget Sound Chinook & Coho, Orca Whales

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

NPP/NA PRESERVATION OF SITE VEGETATION

✓ Non-project action

5. Animals

NPP/NA

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.

UNKNOWN (see 5a)

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

UNKNOWN

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

MEASURES WILL BE ADDRESSED WHEN THERE IS A PROJECT ACTION

✓

Salmon, trout, shellfish

Puget Sound Chinook & Coho, Orca Whales

Bainbridge Island is part of the Pacific Flyway bird migration route.

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.

NPP/NA EXISTING SITE PLAN MARINE FACILITIES

✓

✓

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

NO

✓ Non-project action

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:

NPP/N/A

✓ Non-project action

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.

NPP NO

✓ Non-project action

1) Describe special emergency services that might be required.

NPP N/A

✓ Non-project action

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

NPP N/A

✓ Non project action.
Environmental hazards will be reviewed during project specific SEPA review.

b. Noise

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

NPP N/A EXISTING USES CREATE SOME NOISE.

✓ Future WDI development could have increased noise compared compared to residential developments which may require mitigation

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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.

NPP/NA

✓

Future WDI development may have increased noise levels compared to residential development; which may require mitigation.

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

NPP/NA

8. Land and Shoreline Use

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

MARINA + BOATYARD + MARINE SALES, CARETAKERS QUARTERS, ON SITE PLAN - ADJ SOUTH R-1, R-2

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

NO WEST, R-2

c. Describe any structures on the site. WELL HOUSE, CARETAKERS QTRS/OFFICE BLDG, LAUNDRY, RESTROOMS, UTILITY BUILDING, SHOP, CLUBHOUSE

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

NO

NPP/NA

✓ East-zoned WDI. Site of the Japanese-American Memorial park
 ✓ West, zoned Residential but with non-residential uses along shoreline, including 3 marinas. North - Eagle Harbor South - residential uses

✓ Not as part of this non-project action.

EXISTING What is the current zoning classification of the site?

SITE PLAN WD-1, R-2 (001,002) (003,004)

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

WD-1, R-2 (001,002) (003,004)

This request applies only to parcels currently designated Residential.

OSR-2

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

SITE PLAN - URBAN, RURAL

Urban, Natural
Applicant is seeking redesignation of Natural portion to Urban; must be approved by DOE

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

NO

A review of the City's records & maps indicates there may be a landslide hazard area on a portion of tax parcel 352502-2-004-2006

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

NPP / NA

✓

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

NPP NONE

✓ Non-project action

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

NPP / IMPACTS WILL BE ADDRESSED WHEN THERE IS A PROJECT ACTION

✓ Non-project action

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

NPP / NA

✓

9. Housing

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

NPP / NA

✓ Non-project action

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FOR STAFF USE ONLY

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

NPP/NA

✓ Non-project action

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

NPP/NA

✓ Non-project action

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?

NPP/NA

Height limit in the R-2 zone is 30 ft. Height limit in WDI zone is 35 ft.

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

NPP/NA

(30 feet in shoreline jurisdiction) May go to 45 feet with a Conditional Use Permit if views are not substantially reduced.

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

NPP/NA

Non-project action does not impact aesthetics. Design Review will be required with any development application.

11. Light and Glare

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

NPP/NA

✓ This non-project action does not create any light or glare. Sight-specific analysis and design review would be part of any development application.

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

NPP/NA

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

NPP/NA

✓ Non project action

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

NPP/NA

✓ Non project action

12. Recreation

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

BAINBRIDGE PARKS & REC.
PRICHARD PARK

4 existing marinas to the north along shoreline Japanese American Memorial (Passive) to the East Prichard Park to the east of the memorial.

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

NPP/NA NO

✓

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

NPP/NA IMPACTS WILL BE ADDRESSED WHEN THERE IS A PROJECT ACTION

✓

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.

BAINBRIDGE PARKS & RECREATION
PRICHARD PARK & MEMORIAL SITE

✓

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FOR STAFF USE ONLY

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

BAINBRIDGE PARKS
PRICHARD PARK & MEMORIAL

✓

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

NPP/NA

✓

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.

NPP/NA SEE SITE PLAN
EAGLE HARBOR DR. N.E.

✓

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

NPP/NA TWO BLOCKS

✓

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

NPP/NA

✓ Non-project action
Parking requirements
will be calculated
with the submittal of
any development
application

- 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).

NPP/NA

✓ Non-project action

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

NPP/NA

✓ Non-project action

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

NPP/NA

✓ Non-project action

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

NPP/NA

This non-project action does not impact transportation. Transportation will be evaluated during site-specific SEPA review for a development proposal.

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.

NPP/NA

✓ Non-project action

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

NPP/NA

✓ Non-project action

16. Utilities

- a. Circle utilities currently available at the site: electricity, PROpane, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

FULLY DEVELOPED UTILITIES EXIST

✓

- 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.

NPP/NA

✓ Non-project action

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:

Danell A. McNeil

Date submitted: *2/19/2013*

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:

Jennifer C. Sutton 3/22/13
Planner, Department of Planning and Community Development

CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST

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A. Supplemental Sheet for Nonproject Actions
(Do not use this sheet for project actions.)

see attached staff's
Supplemental Responses

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 like 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?

THIS NONPROJECT ACTION WILL ASSIST IN ENSURING THAT FUTURE PROJECT DEVELOPMENT WILL BE UTILIZING THE EXISTING SITE PLAN AND USES TO MANAGE TO ACHIEVE "NO DISCHARGE" RESULTS BY USES PROPOSED.
Proposed measures to avoid or reduce such increases are:
MINIMIZE THE CHANGES TO THE EXISTING VEGETATION ON THE SITE PLAN.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? ANY FUTURE PROJECT ACTIONS OR IMPACTS WILL BE ADDRESSED PROSPECTIVELY, AND ADDRESSED WHEN THERE IS A PROPOSED PROJECT ACTION.

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

MINIMIZE THE CHANGES TO THE EXISTING VEGETATION ON THE SITE.

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

ANY FUTURE PROJECT ACTIONS WILL BE DESIGNED TO NOT DEplete ENERGY OR NATURAL RESOURCES.

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

MINIMIZE THE CHANGES TO THE EXISTING SITE, CONTINUE CONSERVATION OF NATURAL RESOURCES.

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?

THE NONPROJECT PROPOSAL DOES NOT CHANGE THE CURRENT OR LIKELY FUTURE USES OF THE SITE.

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

AS FUTURE ISSUES BECOME APPARENT, THEY + THEIR IMPACTS WILL BE ADDRESSED IN ANY PROJECT ACTION

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

NO CHANGES ARE EXPECTED TO OCCUR THAT ALTER THE EXISTING + PROPOSED WDI USES

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

ALL IMPACTS ASSOCIATED WITH ANY FUTURE PROJECT ACTIONS WILL BE ADDRESSED.

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

*NO ADDITIONAL DEMANDS
ARE EXPECTED.*

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

NPP/NA

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

NPP/NA

P:\Current Planning- Applications\Environmental_Checklist_July_2010.doc

DATE 3/22/13

**For Comprehensive Plan Amendment and Rezone Request CPA 13220B, Bainbridge Marina)
Requesting to change from OSR-0.4(Residential) to Water Dependent Industrial on the
Comprehensive Plan Land Use Map & Official Zoning Map**

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?

This proposal requests that the Land Use Map of the Comprehensive Plan and the City's zoning map be amended to change the designation of two parcels, totaling approximately 1.59 acres, from OSR-2, a residential designation, to Water Dependent Industrial (WDI) district. The WDI district is intended to preserve elements of the working waterfront by providing commercial, public and recreational uses that require direct contact with the water. The application does not propose any new development. Eventual development proposals allowed under the WDI designation could increase the level or noise, pollution, or discharge compared to a residential development. As a non-project action, this Comprehensive Plan Amendment and rezone request will not have any direct impact on discharge to water; emissions to air; production, storage, release of toxic/hazardous substances, or production of noise. Specific impacts on discharge to water; emissions to air; production, storage, release of toxic or hazardous substances, or production of noise will be reviewed as part of site-specific development review and SEPA analysis.

Proposed measures to avoid or reduce such increases are:

This is a non-project action that does not require any mitigation measures. Specific measures to reduce or control the impact of environmental emissions will be evaluated as part of future site-specific development review and SEPA analysis.

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

This Comprehensive Plan Amendment and rezone request would make changes to the Land Use Map of the Comprehensive Plan and the City's Official Zoning Map, and will have no effect on plants, animals, fish or marine life.

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

This is a non-project action that does not require any mitigation measures. Impacts to plants, animals, fish or marine life will be reviewed as part of site-specific development review and SEPA analysis and/or future building permits.

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

This Comprehensive Plan Amendment and rezone request would make changes to the Land Use Map of the Comprehensive Plan and the City's Official Zoning Map, and will have no effect on energy or natural resources. Eventual development proposals allowed under the WDI designation would likely increase the energy use or impacts to natural resources, compared to a residential development.

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

This non-project action does not require any mitigation measures. Impacts to energy and natural resources will be reviewed as part of site-specific development review and SEPA analysis.

4. How would the proposal be likely to use or affect environmentally sensitive 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?

This non-project action does not affect environmentally sensitive areas. These areas are protected through City regulations, such as the Shoreline Master Program (BIMC 16.12) and the Critical Areas Ordinance (BIMC 16.20). A review of the City's records and maps indicate that there may be a landslide hazard area (as defined by BIMC 16.20) on a portion of tax parcel number 352502-2-004-2006, and therefore a landslide hazard buffer area may apply

should the property be developed.

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

No adverse impact to environmentally sensitive areas is anticipated from this non-project action, nor from any eventual development proposal. Any impacts to environmentally sensitive areas will be reviewed as part of site-specific development review and SEPA analysis.

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?

A portion of the westerly property (352502-2-004-2006) is located within Shoreline Management Act jurisdiction, and any development would be required to comply with the provisions of the City's Shoreline Management Program.

This Comprehensive Plan Amendment and rezone request review will evaluate whether or not the proposal to change the designation from OSR-2 to Water Dependent Industrial will be compatible with the existing land use plan. Two parcels immediately to the north of one of the subject properties, and in common ownership, are designated WDI and developed with a marina, boatyard and related uses. The property to the east is designated WDI, and is the site of the Japanese American Memorial. Pritchard Park lies further to the east. Although the property to the west is generally zoned residential (OSR-2), there a number of non-residential uses along the shoreline in this area, including the Tyee Yacht Club, Eagledale Moorings and the Eagle Harbor Marina. These existing, non-residential uses are all permitted under WDI zoning regulations. Therefore, the proposed WDI designation, which would allow some expansion of the existing Bainbridge Marina, is appropriate.

This proposal is a non-project action. Environmental review of impacts associated with land use will also be performed on a development project specific basis, as required. Project-specific development must comply with the City's *Shoreline Master Program* (BIMC 16.12), *Critical Areas Ordinance* (BIMC Chapter 16.20), *Title 18 Zoning*, and the State Environmental Policy Act.

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

This non-project action does not propose any mitigation for shoreline or land use impacts. Any development project would have to go through a building permit, Site Plan Review and/or Conditional Use Permit process and impacts would be mitigated through this site-specific analysis. Project-specific development must comply with BIMC Title 18 *Zoning*, the City's *Shoreline Management Program* (BIMC 16.12) the City's *Critical Areas Ordinance* (BIMC Chapter 16.20, if applicable), and the State Environmental Policy Act.

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

The current applications do not propose any new development. This non-project action will have no impact on transportation, public services, or utilities. However, increasing the amount of land designated WDI by approximately 1.59 acres would eventually lead to an increase in commercial development, and consequently, increase demands on transportation facilities, public services, and utilities.

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

This non-project action does not increase in demand on transportation, public services, or utilities. If the rezone/comprehensive plan amendment is approved, and a commercial development permit is eventually submitted, a traffic impact analysis may be required, and the impact to public services and utilities would be analyzed at that time.

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

The applicant is concurrently seeking approval from the City and Department of Ecology to have the shoreline designation for tax parcel 352502-2-004-2006 changed from Natural to Urban. The Comprehensive Plan amendment request to change the land use designation to WDI for this parcel is dependent on approval of the change in the shoreline designation.

Any development project proposed on either of the two subject properties must comply with the City's *Shoreline Master Program* (BIMC 16.12), *Critical Areas Ordinance*, BIMC Chapter 16.20 (if applicable), BIMC Title 18 *Zoning* and complete project specific SEPA review, if necessary.