

**NOTICE OF DETERMINATION OF NONSIGNIFICANCE (DNS)**  
**The City of Bainbridge Island has received the following land use application:**

**Date:** March 29, 2013  
**Applicant:** Johnson Squared, Inc.  
**Owner:** William Moore  
**Project Name:** Lynwood Center Triangle Comprehensive Plan Amendment and Rezone Application  
**File Numbers:** CPA 16146 & REZ 16146  
**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, one unit per two and one-half acres (OSR-0.4), to Business/ Industrial (B/I) and; changing the City's Official Zoning Map for the same two parcels from One Unit per 2.5 acres (R-0.4) to Business/ Industrial (B/I). The two properties are 5.97 and 1.95 acres in size.

**Location of Proposal:** City of Bainbridge Island, Tax Parcel Nos. 332-502-1-006-2008 & 332502-1-007-2007; the two parcels make a triangle bounded by roads on all sides- Lynwood Center Road, Fletcher Bay Road, and Bucklin Hill Road..

**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: 

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](mailto:pcd@bainbridgewa.gov)

CITY OF  
BAINBRIDGE ISLAND

FEB 27 2013

DEPT OF PLANNING &  
COMMUNITY DEVELOPMENT



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.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)

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:  
Lynwood Center Triangle Rezone & Comprehensive Plan Amendment
2. Name of applicant:  
William B. Moore
3. Address and phone number of applicant and contact person:  
*Applicant:*  
William B. Moore  
6630 Wing Point Rd NE  
Bainbridge island, WA 98110  
206-842-6630  
bainbridgewill@yahoo.com
4. Date checklist prepared: February 4, 2013
5. Agency requesting checklist: City of Bainbridge Island
6. Proposed timing or scheduling (including phasing, if applicable)  
Approval by the City Council in 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.
8. No.
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
  - Notice of mitigated determination of non significance. Dated 4/10/08 by City of Bainbridge Island.
  - Additional hydrological information requirements specified in SM-8A. Dated 09/14/08 by Aspect Consulting.

✓  
✓  
✓  
✓  
✓  
The City Council will review the 2013 Comprehensive Plan Amendments in August + September 2013.  
SEPA review for grade/fill bldg. permit file # BLD149306AF

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.**

**FOR STAFF USE ONLY**

- Lynwood Center Road borrow area evaluation. Dated 09/12/07 by Aspect Consulting.
- Blossom Hill traffic impact analysis. Dated August 2006 by Heath & Associates.

✓  
✓

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

✓

Comprehensive Plan Amendment Application  
Rezone Application

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

*City Council and  
Washington State  
Department of Commerce  
approval.*

Comprehensive Plan Amendment Application  
Rezone Application

12. 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.)

The proposal is to change the comprehensive plan designation from OS R-0.4 to Business/Industrial and the zoning designation from R-0.4 to Light Manufacturing for 2 properties (one property is 5.97 acres and the other is 1.95 acres) at the intersection of Lynwood Center Road, Bucklin Hill Rd and Fletcher Rd.

✓

13. 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

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.**

**FOR STAFF USE ONLY**

this checklist.

The 2 subject properties are located at the intersection of Lynwood Center Road, Bucklin Hill Rd and Fletcher Bay Rd.

✓

Legal description: See Attached

See attached Site Plan/Vicinity Map.

Directions to the Site from the City of Bainbridge Island:

North on Madison Ave N

Left on Wyatt Way NW

Left on Eagle Harbor Dr

Right on Bucklin Hill Rd

Right again on Bucklin Hill Rd

Destination will be on the left at the triangle between NE Bucklin Hill Rd, Lynwood Center Rd and Fletcher Bay Rd.

✓

**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)?

Site conditions vary from 0% slope to 100% slope.

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.

Sandy

*The subject properties have an ongoing sand mine in operation on them.*

✓

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

No, there are not any surface indications or a history of unstable soils in the immediate vicinity of the subject property.

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

Grading and fill activity has taken place at the sand mine per the Department of Natural Resources Surface Mining Permit #07000013120 and the City of Bainbridge Island's Grade & Fill Permit #BLD14930GAF.

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

No, there will be no erosion on this property due to this proposal.

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

N/A. This proposal will not include a project/construction.

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

N/A. This proposal will not include a project/construction, so there will be no need to reduce erosion or impacts to the earth.

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 proposal will not include a project/construction, so there will be no emissions during construction.

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

?

Eventually, the mining will cease & reclamation would be required - which would likely involve bringing in fill.

Any future development must have a City approved erosion-control plan, required by BIMC 15.20 + 15.21. Future development will also likely require a NPDES permit from WA Dept. of Ecology. Lot coverage limit in the ~~21~~

see above

Business/Industrial district is 35%

✓

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

There will not be any off-site emissions or odor:

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

None

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 not any surface water body on or in the site.

- 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. This proposal will not include a project/construction.

- 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. This proposal will not include a project/construction, so no fill and dredge

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

N/A. This proposal will not include a project/construction, so there were not by any surface water withdrawals.

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

The subject property does not lie within a 100-year floodplain.

this non-project action  
does not impact  
air quality.

Edenharter Creek,  
a seasonal stream, is  
located on the  
✓ other side of  
Fletcher Bay Road  
from the subject  
property, approx.  
✓ 100 ft. away from  
the subject property.

✓

✓

No

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

- 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.

N/A. This proposal will not include a project/construction, so there will not be any discharges of waster materials into 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.

N/A. This proposal will not include a project/construction.

- 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.

N/A. This proposal will not include a project/construction, so there will not be any runoff.

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

No, this proposal will not include a project/construction, so there will not be any waster materials entering the ground or surface waters.

✓  
✓  
This non-project action ~~not development~~ does not propose any development at this time.

CITY OF BAINBRIDGE ISLAND  
 ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

None.

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?

None, at this time.

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

There are no threatened or endangered species known to be on or near the site.

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

N/A. This proposal will not include a project/construction, so there is no proposed landscaping.

this non-project action does not impact water resources specifically. Changing the property from R-0.4 to <sup>residential</sup> commercial development will likely increase future water use and runoff. Those impacts would be evaluated as part of a site specific development proposal

Should this amendment <sup>rezone +</sup> be approved, and the subject properties be changed to be zoned Business/Industrial future development would have both roadside vegetative buffers and required landscaping.

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

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

The subject property is not part of a migration route.

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

None

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.

N/A. This proposal will not include a project/construction.

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

No, this project will not affect the potential use of solar energy by adjacent properties.

- 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:

N/A

✓

Bainbridge Island is part of the Pacific Flyway, bird migration route. This is a non-project action, that does not impact wildlife or habitat.

✓

non-project-action

✓

non-project-action future development would have to meet all Building +

WA St. Energy Codes in effect at that time.

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF 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.

N/A. This proposal will not include a project/construction, so there will not be any environmental health hazards.

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

N/A

- 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)?

N/A. This proposal will not include a project/construction, so there will not be noise.

- 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.

N/A

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

N/A



non-project action

no impact from non-project action, therefore no mitigation measures proposed. Environmental Health Hazards will be reviewed during site specific SEPA review. Also, the subject properties have an active sand mine upon them, and must go through reclamation prior to any new development. Future B/I commercial development would likely have increased noise compared to a residential development, which may require mitigation.

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.**

**FOR STAFF USE ONLY**

**8. Land and Shoreline Use**

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

The current use is an Active Sand Mine.

See attached zoning map for the adjacent property uses.

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

No, this site has not been used for agriculture.

c. Describe any structures on the site.

There are no existing structures on the site.

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

There are no existing structures on the site.

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

R-0.4

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

OSR-0.4

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

There is not a shoreline master program designation for this site.

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

No part of the site has been classified as an "environmentally critical" area.

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

✓

✓

✓

✓

~~R-0.4~~

Open Space Residential  
0.4

✓

✓

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.**

**FOR STAFF USE ONLY**

N/A. This proposal will not include a project/construction, so there will not be any people working on residing in the project.

✓

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

✓

N/A

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

None

✓

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

N/A. This proposal will not include a project/construction.

**9. Housing**

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

N/A. This proposal will not include a project/construction, so there aren't any housing units.

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

N/A

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

N/A

This Comprehensive Plan Amendment & Rezone process will review the request for compatibility with the goals of the Comprehensive Plan.

Should this proposal be approved, the potential to construct 3 SFR's would be eliminated. The subject properties do not

At this time there are no residences on the <sup>subject</sup> properties at the current time.

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF 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?

Height limit in the R-0.4 District is 30ft. In the Business/Industrial District it's 35ft.

N/A. This proposal will not include a project/construction, so there will not be any proposed structure.

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

✓

N/A

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

This non-project action does not impact aesthetics. Should this proposal be approved, site specific analysis and Design Review would be a part of any development application.

N/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?

N/A. This proposal will not include a project/construction, so there will not be any issues with glare.

- 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?

✓

N/A.

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

This non-project action does not create any light or glare. Site specific analysis and Design Review would be part of any development application.

N/A.

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

12. Recreation

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

There are no designated and informal recreational opportunities in the immediate vicinity of the subject property.

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

N/A. This proposal will not include a project/construction, so there will not be any displacement of existing recreational uses.

- 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.

No, there are not any places or objects known to be on the local preservation, national or state preservation registers.

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

N/A

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

None

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.

✓  
✓  
This non-project action does not impact recreation in any way.

It appears that Hyla Middle School, near the subject properties, is on the State Historic Register

This non-project action does not impact historical or cultural resources in any way

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.**

**FOR STAFF USE ONLY**

The following public streets serve the site: Lynwood Center Rd NE, Bucklin Hill Rd and Fletcher Bay Rd NE.

✓

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

Kitsap Transit does currently have a route on Lynwood Center Rd. and Fletcher Bay Road.

✓

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

N/A. This proposal will not include a project/construction, so there will not be any issues with parking spaces.

✓

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, the proposal will not require any road or street improvements.

✓

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

No, the project will not use any water, rail or air transportation.

✓

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

N/A. This proposal will not include a project/construction, so there will not be any vehicular trips per day.

✓

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

None.

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

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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.

N/A. This proposal will not include a project/construction, so there will not be an increased need for public services.

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

None.

16. Utilities

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

Propane is also available on 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.

There will not be any changes to the utilities required for the project.

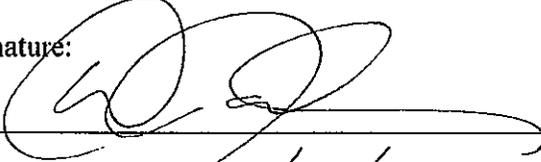
—  
This non-project action does not impact public services. Future development would be required to undergo SEPA review at that time.

This is a non-project action, there is no impact to utilities proposed at this time.

**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:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, written over a horizontal line.

Date submitted:

A handwritten date "2/25/13" in black ink, written over a horizontal line.

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:

A handwritten name "Jennifer E. Sutton" and date "3/22/13" in black ink, written over a horizontal line.

Planner, Department of Planning and Community Development

Please see attached Staff Non-Project Action Supplement

CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

**A. 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 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?

The proposal will not be increasing 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:

None.

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

The proposal will not affect plants, animals, fish or marine life.

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

None.

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

The proposal will not likely deplete energy or natural resources.

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.**

**FOR STAFF USE ONLY**

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

N/A. This proposal will not include a project/construction.

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 proposal will not likely use or affect environmental critical areas or areas designated for governmental protection.

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

None.

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?

The proposal will not affect land and shoreline uses.

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

None.

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

The proposal will not increase demands on transportation or public services and utilities.

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

None.

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

**LEFT COLUMN TO BE COMPLETED BY APPLICANT.**

**FOR STAFF USE ONLY**

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

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.

P:\Current Planning- Applications\Environmental\_Checklist\_July\_2010.doc

**For Comprehensive Plan Amendment and Rezone Request CPA16146- Lynwood Triangle Requesting to change from OSR-0.4 (Residential) to Business/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 to rezone/ amend the Land Use Map of the Comprehensive Plan to change the designation of two adjacent properties from OSR-0.4, a residential zone/designation, to Business/ Industrial (B/I), a commercial district. The application does not propose any new development. Eventual development proposals allowed under the B/I 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 B/I 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 other regulations, such as the Critical Areas Ordinance (BIMC Chapter 16.20).

The two subject properties do not contain any critical areas, as defined by BIMC Chapter 16.20.

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?

The two subject properties are not located along the shoreline, or within the jurisdiction of the Shoreline Master Program. This comprehensive plan amendment and rezone request review will evaluate whether or not the proposal to change the designation from OSR-0.4 to Business/Industrial will be compatible with the existing land use plan. The subject properties are not in residential use- there is an active sand mine upon them. Although almost entirely surrounded by land designated residential, there are many non-residential (conditional) uses adjacent to and in the immediate vicinity of the subject property- i.e. a solid waste/ recycling facility, a middle school, an electric substation, and an American Legion Post. Immediately north of the subject properties is a small area that is designated Business/ Industrial, and is home to a mini-storage facility. These existing, non-residential uses in the vicinity and the existing, mining use of the property, make the proposed B/I designation appropriate for the subject properties. 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 Critical Areas Ordinance (BIMC Chapter 16.20), Title 18 *Zoning*, and the State Environmental Policy Act. Please see the attached map.

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

This non-project action does not propose any mitigation for 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 *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 B/I by approximately 7.9 acres would eventually lead to an increase in commercial

development, and consequently, increase demands on transportation facilities, public services, and utilities.

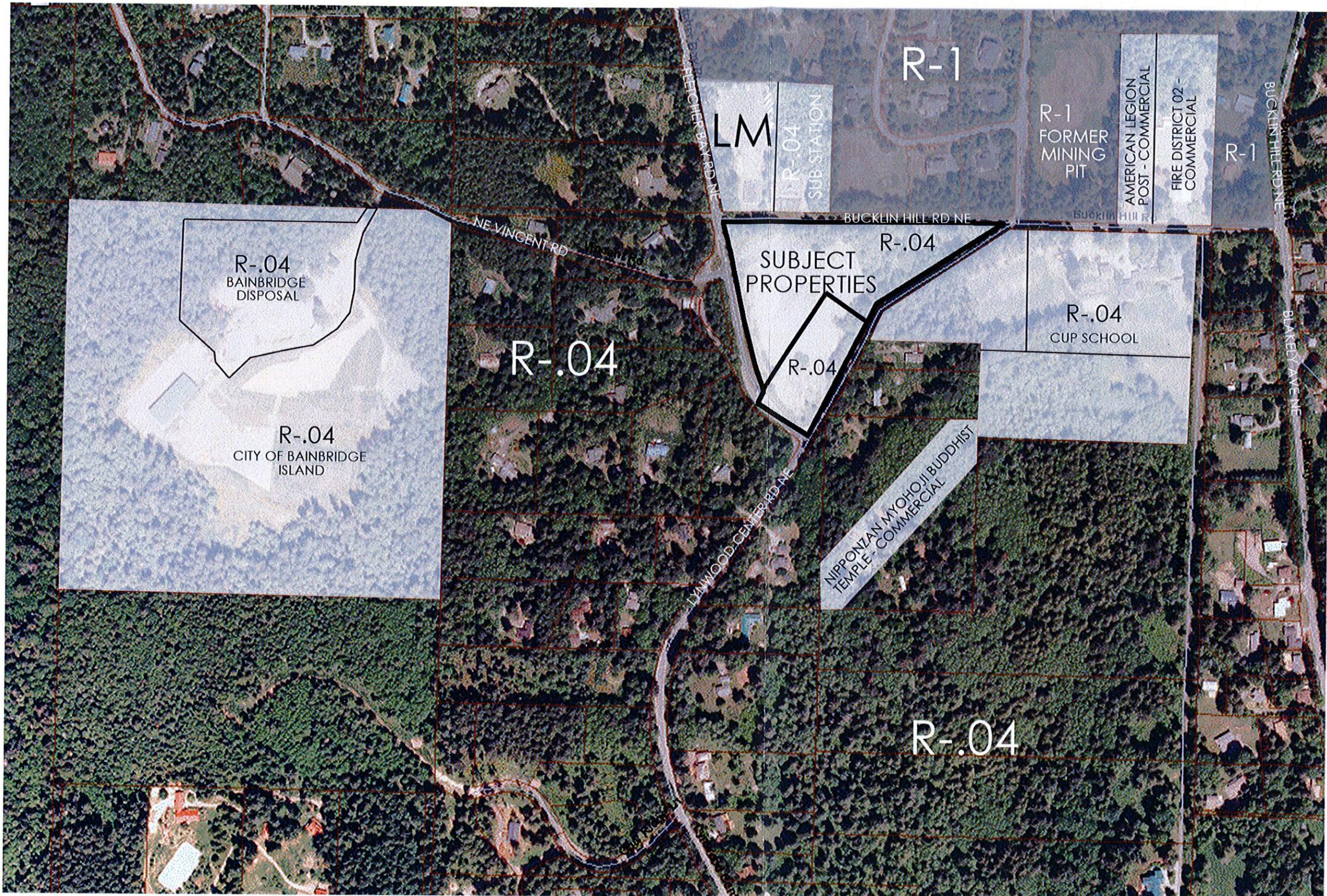
Proposed measures to reduce or respond to such demand(s) are:

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.

This Comprehensive Plan Amendment and rezone request does not conflict with local, state or federal requirements for the protection of the environment. Any development project proposed on either of the two subject properties must comply with the City's Critical Areas Ordinance, BIMC Chapter 16.20 (if applicable, BIMC Title 18 *Zoning* and complete project specific SEPA review, if necessary. The two subject properties do not have critical areas upon them at this time.

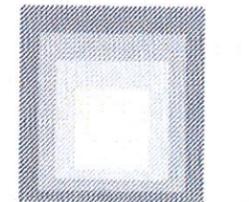




LYWOOD TRIANGLE  
 LYWOOD CENTER RD  
 BAINBRIDGE ISLAND, WA

595 Madison Ave N  
 Bainbridge Island  
 Washington 98110  
 T. 206.842.9993  
 F. 206.842.9666

www.johnsonquared.com



**JOHNSON SQUARED**  
 ARCHITECTURE + PLANNING

Building concept, design, graphics, and this document are the property of Johnson Squared Architecture and Planning until transferred by actual sale. All Rights Reserved. And is solely to be used for the project stated. No other use of this plan shall be permitted without written consent from Johnson Squared Architecture and Planning©

# ZONING MAP

N.T.S.



CITY OF BAINBRIDGE ISLAND

FEB 27 2013

DEPT OF PLANNING & COMMUNITY DEVELOPMENT