SEPA ENVIRONMENTAL CHECKLIST

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A. BACKGROUND

Name of proposed project, if applicable:		Date Prepared:
OLD CITY HALL APARTMENTS		8/24/2017
Name of Applicant: BLUE NORTH PROPERTY DEVELOPMENT LLC	Address: 2930 WESTLAKE AV. N SEATTLE, WA 98109	Phone Number: 206-352-9252
Contact: Jim Laughlin	Agency Requesting Checklist: POULSBO DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT	

Proposed timing or schedule (including phasing, if applicable)
SUBMIT FOR BUILDING PERMIT WHILE SITE PLAN IS CONSIDERED. BEGIN CONSTRUCTION LATE FALL

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.
NO

List any environmental information you know about that has been prepared, directly related to this proposal.
DRAINAGE REPORT
GEOTECHNICAL REPORT
TRAFFIC ASSESSMENT

Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.
NO

List any government approvals or permits that will be needed for your proposal, if known.
SITE PLAN APPROVAL - BUILDING PERMIT
ROW PERMIT

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. 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.
BUILD 74 APARTMENTS OVER 7500 SQUARE FEET OF COMMERCIAL SPACE WITH UNDER BUILDING PARKING.

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

JENSEN WAY 100' NORTH OF FRONT STREET

B. ENVIRONMENTAL ELEMENTS	Agree	Disagree	Mitigate
1. Earth			
a. General description of the site (check one): ☐ flat ☐ rolling ☐ hilly ☐ steep ☑ slopes ☐ mountainous ☐ other.			
b. What is the steepest slope on the site (approximate percent slope)? 6 %			
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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils LOOSE SILTY SAND			
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. GRADING FOR PARKING UNDER BUILDING 1400 ± CY			
f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. POSSIBLE DURING CONSTRUCTION			
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 95 %			

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. EROSION CONTROL PLAN WILL BE FOLLOWED			
2. Air			
a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. DIESEL EXHAUST FROM EQUIPMENT QUANITIES UNKNOWN			
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NO			
c. Proposed measures to reduce or control emissions or other impacts to air, if any. NONE PROPOSED			
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. LIBERTY BAY IS NEARBY			
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. NO			
3) Estimate the amount of fill and dredge 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			
5)	Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. NO			
6)	Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. NO			
b.	*Ground:*			
1)	Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. NO			
2)	Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.; agricultural; etc...). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. NONE			
c.	*Water Runoff (including storm water):*			
1)	Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. STORM WATER FROM ROOFS & DECKS WILL BE DIRECTED TO CITY STORM SYSTEM			

2) Could waste materials enter ground or surface waters? If so, generally describe. NO			
3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe. NO			
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: NONE PROPOSED			
4. Plants			
a. Check types of vegetation found on the site: ~~☑ Deciduous tree: alder, maple, aspen, other~~ ~~☐ Evergreen tree: fir, cedar, pine, other~~ ~~☐ Shrubs~~ ☐ Grass ~~☐ Pasture~~ ~~☑ Crop or grain~~ ~~☑ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other~~ ~~☐ Water plants: water lily, eelgrass, milfoil, other~~ ~~☐ Other types of vegetation~~			
b. What kind and amount of vegetation will be removed or altered? GRASS PLANTED FOR EROSION CONTROL			
c. List threatened or endangered species known to be on or near the site. NONE KNOWN			
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. SETBACKS AND STREET FRONTAGE WILL BE LANDSCAPED			
e. List all noxious weeds and invasive species known to be on or near the site. NONE KNOWN			

5. Animals			
a. Check any birds and animals which 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 site. NONE KNOWN			
c. Is the site part of a migration route? If so, explain. NOT KNOWN			
d. Proposed measures to preserve or enhance wildlife, if any. NONE PROPOSED			
e. List any invasive animal species known to be on or near the site. NONE KNOWN			
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			
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. HIGH EFFICIENCY EQUIPMENT AND LED LIGHTING			
7. Environmental Health			
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. NO			

1)	Describe any known or possible contamination at the site from present or past uses. HEATING OIL CONTAMINATION WAS CLEANED UP			
2)	Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. NONE			
3)	Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. DIESEL FUEL MAY BE ON SITE IN VEHICLE FUEL TANKS			
4)	Describe special emergency services that might be required. A FUEL LEAK MAY REQUIRE CLEAN UP			
5)	Proposed measures to reduce or control environmental health hazards, if any. NONE PROPOSED			
b.	*Noise*			
1)	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? TRAFFIC			
2)	What types of levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. SHORT TERM: CONSTRUCTION NOISE			
3)	Proposed measures to reduce or control noise impacts, if any. WORK HOURS CONTROLLED			
8. Land and Shoreline Use				
a.	What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. SITE IS VACANT NOT LIKELY TO AFFECT ADJACENT USES			

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? NO			
1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: NO			
c. Describe any structures on the site. NO STRUCTURES			
d. Will any structures be demolished? If so, what? NO			
e. What is the current zoning classification of the site? C 1			
f. What is the current comprehensive plan designation of the site? C 1			
g. If applicable, what is the current shoreline master program designation of the site? N/A			
h. Has any part of the site been classified as a critical area by the city or county? If so, specify NO			
i. Approximately how many people would reside or work in the completed project? 100+ RESIDENTS 10-15 WORK IN COMMERCIAL SPACE			
j. Approximately how many people would the completed project displace? NONE			
k. Proposed measures to avoid or reduce displacement impacts, if any. N/A			
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. REVIEW BY PLANNING DEPT.			

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. N/A			
9. Housing			
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 74 APARTMENTS FOR MIDDLE INCOME			
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. NONE ELIMINATED			
c. Proposed measures to reduce or control housing impacts, if any. NONE PROPOSED			
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? TALLEST HEIGHT 45' EXTERIOR VARIED WITH CONCRETE/ STUCCO – METAL – WOOD			
b. What views in the immediate vicinity would be altered or obstructed? VIEWS FROM PROPERTIES TO THE NORTH IF THEY WERE REDEVELOPED			
c. Proposed measures to reduce or control aesthetic impacts, if any. ARCHITECTURAL DESIGN			
11. Light and Glare			
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? STREET LIGHTING WILL BE PER CODE.			
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 KNOWN			

d. Proposed measures to reduce or control light and glare impacts, if any. SHIELDED OUTDOOR FIXTURES			
12. Recreation			
a. What designated and informal recreational opportunities are in the immediate vicinity? WATER FRONT PARK AND BOARDWALK			
b. Would the proposed project displace any existing recreational uses? If so, describe. NO			
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. PROJECT WILL HAVE A FITNESS CENTER			
13. Historic and Cultural Preservation			
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. NO			
b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. NO			
c Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc NONE			

d. Proposed measures to reduce or control impacts, if any. NONE PROPOSED			
14. Transportation			
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. SITE FRONTS AND WILL ACCESS FROM JENSEN WAY			
b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? PUBLIC TRANSIT SERVES THE SITE.			
c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? PROJECT PROVIDES 95 OFF-STREET PARKING STALLS. 20 STALLS ARE ELIMINATED			
d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). JENSEN WAY FRONTAGE WILL BE IMPROVED			
e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. AIR AND WATER TRANSPORTATION ARE POSSIBLE DUE TO THE PROXIMITY OF PORT FACILITIES			
f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? 400 TRIPS SEE TRAFFIC ASSESSMENT			

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. NO			
h. Proposed measures to reduce or control transportation impacts, if any. NONE PROPOSED			
15. Public Services			
a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)? If so, generally describe. YES CONSISTENT WITH THE ADDITION OF 74 DWELLING UNITS.			
b. Proposed measures to reduce or control direct impacts on public services, if any. NONE PROPOSED			
16. Utilities			
a. Check the utilities currently available at the site: ☒ electric ☒ natural gas ☒ water ☒ refuse service ☒ telephone, ☒ sanitary sewer ☐ septic system ☐ other.			
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. ALL OF THE ABOVE			

C. SIGNATURE

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

Signature: _____ Date Submitted: 8/24/2017

D. SUPPLEMENTAL SHEET FOR NON-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 of the proposal, or the types of activities likely to result from the proposal, that 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 substance; or production of noise?** NO INCREASE
	Proposed measures to avoid or reduce such increases are: N/A
2.	**How would the proposal be likely to affect plants, animals, fish, or marine life?** N/A
	Proposed measures to protect or conserve plants, animals, fish, or marine life are:
3.	**How would the proposal be likely to deplete energy or natural resources?** IT WILL USE ELECTRICITY
	Proposed measures to protect or conserve energy and natural resources are: SOLAR POWER MAY BE USED TO OFFSET SOME ENERGY USE

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? N/A
	Proposed measures to protect such resources or to avoid or reduce impacts are:
5.	How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? N/A
	Proposed measures to avoid or reduce shoreline and land use impacts are:
6.	How would the proposal be likely to increase demands on transportation or public services and utilities? AN INCREASE IN RESIDENTIAL UNITS WILL INCREASE DEMAND ON ALL SERVICES
	Proposed measures to reduce or respond to such demand(s) are:
7.	Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. N/A