SEPA ENVIRONMENTAL CHECKLIST

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A. BACKGROUND

Name of proposed project, if applicable:		Date Prepared:
McDonald's Redevelopment		04.13.2018
Name of Applicant: McDonald's USA, LLC	Address: 12131 113th Ave NE, Suite 103 Kirkland, WA 98034	Phone Number: 425.242.2468
Contact: Adam Brandenburg	Agency Requesting Checklist: City of Poulsbo	

Proposed timing or schedule (including phasing, if applicable)

Begin Construction Spring 2019 and finish construction in approx. 150 days.

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.

None anticipated

List any environmental information you know about that has been prepared, directly related to this proposal.

Geotechnical Engineering Report prepared by The Riley Group, dated November 10, 2017.
Also Storm Report (which includes Geotech) and Transportation Concurrency 25June18

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

None known

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

From the City of Poulsbo we anticipate Site Plan Review, Design Review, BLA, Clearing and Grading, Building, Mechanical, Plumbing, Demo, Fire Alarm, Fire Suppression, Fire Sprinkler, Irrigation, Hood and Duct, Retaining Wall, ROW, Sign, and Transportation Concurrency. A Food Establishment Permit from Kitsap County Health Department, an Electrical Permit from L&I, a NPDES Permit from DOE, and Notification of Demolition from the Clean Air Agency.

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.

Demolition of the existing 5,051 sf McDonald's Restaurant, 59-stall asphalt paved parking lot, single lane drive-thru, existing retaining walls and associated underground utilities.
Construction of a new 4,806 sf McDonald's Restaurant, 56-stall asphalt paved parking lot, dual lane drive-thru, new retaining walls and associated underground utilities.

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.

The site is located at 20533 Viking Ave NW in Poulsbo, Washington. See enclosed Civil Construction Documents prepared by Navix Engineering, Inc for an ALTA/ACSM Land Title Survey prepared by Tim Hanson and Associates, Inc.

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)? Approx. 33% (3:1) in the existing conditions and approx. 33% (3:1) in the proposed conditions.	✓		
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 According to the Geotechnical Engineering Report prepared by The Riley Group, dated November 10, 2017, the typical soils underlain the site includes loose to dense fill consisting of silty sand with trace of gravel to gravelly sand with trace of silt over native soil. The native soil is medium dense to very dense gravelly sand with trace of silt to sand with trace of gravel and silt.	✓		
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known. City Engineering Department to verify/approve import/export location and haul route. (EB) June 25, 18	✓		
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. It is anticipated that approx. 8,000 CY of material shall be moved during grading operations. The site shall be graded to approach a balanced site (cut to fill). Any import and export materials shall be obtained and/or transported from an approved and permitted location.	✓		
f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. Temporary erosion and sediment control measures will be implemented in accordance with City of Poulsbo standard practices and requirements to minimize short term construction impacts.	✓		
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approx. 65% of the site.	✓		

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. A Temporary Erosion and Sediment Control Plan will be submitted for the City's review and approval. Approved erosion mitigation measures will be implemented prior to and during construction. The erosion control plan will include such elements as filter fabric fencing, a construction entrance and the employment of Best Management Practices during construction.	✓		
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. Construction vehicles and equipment will result in increased emissions and dust into the air. After project completion, emissions to the air will be limited to the vehicle exhaust generated by employees and customers of the restaurant.	✓		
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known.	✓		
c. Proposed measures to reduce or control emissions or other impacts to air, if any. Site will be sprinkled with water during dry construction months as necessary to control dust. Construction vehicles are typically equipped with factory-installed mufflers and spark arresters hat will control excessive emissions.	Clean Air Authority regulations are to be followed. See Mit #1		✓
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. According to the City of Poulsbo Southfork Dogfish Creek Reach Map, dated February 29, 2016, he nearest portion of Southfork Dogfish Creek is approx. 1,285-feet. According to the same map, the nearest portion of Liberty Bay shoreline is approx. 790-feet.	✓ Dogfish Creek, Liberty Bay & associated wetlands are seperated from the site by Viking Avenue and development. Critical Area Buffers do not extend to the project site. (EB) Bjune 25		
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 work is proposed within 200-feet of Southfork Dogfish Creek or Liberty Bay.	✓		
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. N/A	✓		

4)	Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. N/A	✓		
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	✓ Site connected to City water system. EB 25 June 18		
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. Domestic sewage flow will be maintained to the existing municipal gravity sanitary sewer system in Viking Ave adjacent to the eastern project site boundary.	✓		
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. On-site stormwater runoff from paved surfaces will be collected and transported via a system of curb, gutter, catch basins and underground piping to an oil/water separator followed by a Contech StormFilter for water quality treatment. From there, the treated runoff is conveyed to an underground infiltration trench where stormwater is discharged to the sub-surface soils.	✓		

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: N/A	✓		
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? To accommodate the proposed project, portions of the existing landscaping will be removed and replaced in kind elsewhere on the site.	✓		
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. The project will be landscaped in accordance with City of Poulsbo requirements. This landscaping includes perimeter and parking lot landscaping.	✓		
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. See Mitigation #2	Fish including salmonids are known to occur in Liberty Bay & Dogfish Creek. (EB) 25June18		✓
c. Is the site part of a migration route? If so, explain. No	✓		
d. Proposed measures to preserve or enhance wildlife, if any. N/A	✓		
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. Electric and natural gas services will be used for power, cooking, and heating.	✓		
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. The project will utilize energy efficient mechanical systems and will comply with the requirements of the Washington Non-Residential Energy Code.	✓		
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. None known.	✓		
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 known.	✓		
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. No toxic or hazardous chemicals are proposed to be stored, used, or produces as part of the project.	✓		
4)	Describe special emergency services that might be required. N/A	✓		
5)	Proposed measures to reduce or control environmental health hazards, if any. N/A	✓		
b.	*Noise*			
1)	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Traffic noise from adjacent developments, nearby roads and highways should not affect the proposed project.	✓		
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. On a short term basis, construction noise at levels typically associated with commercial construction would be created. On a long term basis, noise from customer vehicles will exist. Construction noise shall occur only during City mandated hours. Long term noise shall occur 24 hours a day.	✓ Noise regulated by PMC 16.16; 9.80; 18.90.060.D. (EB) 25 June 18		
3)	Proposed measures to reduce or control noise impacts, if any. Operation hours for construction activities shall be per City of Poulsbo requirements.	✓ Outdoor intercom systems for use at Banks & Fast Food are regulated Under PMC 15.08. (EB) 25 Jun 18		
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. An existing McDonald's restaurant and associated asphalt-paved parking lot are currently located on the project site. The site is bordered to the north by residentially zoned properties, to the south by a commercially zoned property, to the west by Poulsbo Mini Storage, and the east by Viking Ave NW.	✓ One property north of site is Vacant (Residential Zone). (EB) 25 June 18		

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? None known.	✓		
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. An existing McDonald's restaurant building and associated drive-thru facility and parking lot currently exist on the site.	✓		
d. Will any structures be demolished? If so, what? Yes, all existing buildings/structures will be demolished.	✓ (28)	Refer to Mitigation #1 regarding Clean Air Authority. 25 June 18	
e. What is the current zoning classification of the site? Commercial (C-2 Viking Ave Commercial)	✓		
f. What is the current comprehensive plan designation of the site? Commercial	✓		
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? Approximately 80 employees will work at the completed project.	✓		
j. Approximately how many people would the completed project displace? People do not currently reside at the subject site; therefore, permanent displacement is not applicable.	✓		
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. The proposed development is consistent with the zoning requirements of the City of Poulsbo.	✓		

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. N/A	✓		
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	✓		
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 is approximately 22 feet. The principal exterior building material is wood stud load bearing walls with hardi-board siding and stone veneer finishes.	✓		
b. What views in the immediate vicinity would be altered or obstructed? Views of adjacent properties will no be altered or obstructed.	✓		
c. Proposed measures to reduce or control aesthetic impacts, if any. The project has been designed in accordance with City standards. This effort includes enhancement to the building architecture and landscaping throughout the parking lot and property perimeter.	✓ Comply with review	Development to comply with City Design Standards. (EB) 25 June 18	
11. Light and Glare			
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Parking lot will be illuminated during evening hours. Vehicle headlights will also produce light and glare during evening hours.	✓	Site Lighting requirements regulated by PMC 15.05, 18.80, 18.140. (EB) 25 June 18	
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? Parking lot lighting from the adjacent developments and roadways may affect the project site.	✓		

d. Proposed measures to reduce or control light and glare impacts, if any. The project lighting will be designed to provide a safe level of lighting in the parking lot and around the building in accordance with City requirements. Light fixtures and pole spacing will be designed to minimize any light encroachment on adjacent properties.	✓		
12. Recreation			
a. What designated and informal recreational opportunities are in the immediate vicinity? Poulsbo's Fish Park is located approx. 0.10-miles from project site. Nelson Park is located approx. 0.20-miles from the project site. Betty Iverson Kiwanis Park is located approx. 0.40-miles from the project site.	✓		
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. The proposed project will include an approx. 750 sf indoor PlayPlace facility.	✓		
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. None known.	✓ Kitsap County Information Online identifies the residence South was built in 1945, and 2 residences North were built in 1941. Eligibility for Preservation Register is Unknown. EB 25 June 18		
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. N/A	While it is not anticipated notification of State, Tribe, and City is required if artifacts are found during construction. See Mitigation #3. EB 25 June 18	✓	✓
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 N/A	✓		

d. Proposed measures to reduce or control impacts, if any. N/A	See Mitigation #3. ✓		
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. The project site is currently accessed by means of two entrances on Viking Ave NW. In the developed conditions, the south entrance along Viking Ave NW will be closed. The remaining northern entrance along Viking Ave NW will be modified. See the enclose site plan for additional information.	✓		
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? Yes, nearest transit stop is located on the east site of Viking Ave NW, approximately 175-feet south of the project site.	✓		
c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The completed project will include 56 parking spaces. The project will eliminate 59 parking stalls.	✓		
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). The proposal will include removal of an existing entrance along Viking Ave NW and replaced with sidewalk, curb, and gutter. The northernmost site entrances along Viking Ave NW will be replaced.	✓		
e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No	✓		
f. How many vehicular trips per day would be generated by the completed project 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? The proposal will include removal of an existing 5,051 sf McDonald's Restaurant and construction of a new 4,806 sf McDonald's Restaurant, a net building decrease of 245 sf. According to the Institute of Transportation Engineer's PM Peak Hour trip generation rate for a Fast Food Restaurant with Drive-Through Window, a net decrease is calculated at 33.84 trips per 1,000 sf giving a resultant decrease trips of 8.3 in the developed conditions.	✓		

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. N/A	✓		
h. Proposed measures to reduce or control transportation impacts, if any. N/A	✓		
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. None anticipated.	✓		
b. Proposed measures to reduce or control direct impacts on public services, if any. The proposed project will implement design to meet or exceed City fire/life/safety codes.	✓		
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. Domestic/irrigation water service to be supplied by City of Poulsbo - extend from existing main in Viking Ave NW. Sanitary sewer service to be supplied by City of Poulsbo - extend from the existing main in Viking Ave NW. Electricity service to be provided by PSE - extend from an existing power vault in the SE corner of the project site. Natural gas to be provided by Cascade Natural Gas - extend from existing gas stub on the east site of the project site. Telecommuncations to be provided by Century Link - extend from an ex. riser in the SE corner of the project site.	✓		

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: *April 13, 2018*

Reviewed by
Edie Bergholz
Associate Planner
25 June 2018