



# SEPA ENVIRONMENTAL CHECKLIST

200 NE Moe Street | Poulsbo, Washington 98370  
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## A. BACKGROUND

**Name of proposed project, if applicable:**

Harborview Apartments Concomitant Release and Plat Vacation

**Date Prepared:**

July 5, 2019

**Name of Applicant:**

Wing Point Properties LLC

**Address:**

321 High School Rd NE STE D3#332  
Bainbridge Island, WA 98110

**Phone Number:**

206 793 9469

**Contact:**

John Bierly

**Agency Requesting Checklist:**

City of Poulsbo Planning and Economic Development Department

**Proposed timing or schedule (including phasing, if applicable)**

Per City process requirements for Concomitant Release and Plat Vacation, approximately 6-8 weeks

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

Yes, if Release and Vacation are obtained the applicant intends to begin a separate approval process for development of additional multi family rental units on the site as allowed by the current zoning (RH). This will require an additional SEPA checklist to describe that scope of work and its impacts.

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

None

**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

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

City Type V approvals (Council) for both the Concomitant Release and Plat Vacation **Plat Vacation is exempt under Title 19 Permit Processing Procedures. EB 7/17/19**

**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.**

The proposal is for a regulatory modification and does not involve any construction or modification of the site. Any such activity will be addressed in the SEPA checklist associated with that approval process.

Concomitant agreements are recorded on the property; Torval Terrace Property Rezone was approved and recorded in 1981 under Auditor File 8110280083 and addendum approved and recorded in 1982 under Auditor File 8210150072. Release of a concomitant agreement is a Type V land use process and requires a public hearing before the City Council. Plat vacation of the Torval Terrace Short Plat was approved and recorded in 2009 under Auditor File 200910060082 and 200910060083 and accompanies concomitant agreement release. **EB 7/17/19**

This is a non project action - no development is associated with the application. Future development will be reviewed under applicable environmental review and municipal code. **EB 7/17/19**

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.

Intersection of Front Street and Torval Canyon Road. Existing addresses are 45 and 49 NE Torval Canyon Road. Legal Description is attached.

City records identify 9 NE Torval Canyon Road is also on site. Kitsap County Tax Parcels 152601-1-147-2000 and 152601-1-146-2001. EB 7/17/19

## B. ENVIRONMENTAL ELEMENTS

Agree

Disagree

Mitigate

### 1. Earth

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| <p>a. General description of the site (check one):</p> <p><input type="checkbox"/> flat</p> <p><input type="checkbox"/> rolling</p> <p><input type="checkbox"/> hilly</p> <p><input type="checkbox"/> steep</p> <p><input checked="" type="checkbox"/> slopes</p> <p><input type="checkbox"/> mountainous</p> <p><input type="checkbox"/> other.</p>   | ✓ |  |  |
| <p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>40% .</p>   | ✓ |  |  |
| <p>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</p> <p>Interbedded site sand with variable amounts of gravel.sandy silt and lean clay (Vashon Lacustrine Deposits).</p> <p>USDA soil mapping identifies site soil 30-Kitsap silt loam, 15 to 30 percent slopes. EB 7/17/19</p> | ✓ |  |  |
| <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>Yes, offsite along Front St in the city ROW</p>  | ✓ |  |  |
| <p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>NA</p>  | ✓ |  |  |
| <p>f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.</p> <p>NA</p>   | ✓ |  |  |
| <p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>51% (existing, no change)</p>   | ✓ |  |  |



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| NA                 | <p><b>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</b></p> <p><i>This is a non project action. No development is associated with the application. Geotechnical review required with future development proposal. EB 7/17/19</i></p>  | ✓ |  |  |
| <b>2. Air</b>      |   |   |  |  |
| NA                 | <p><b>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.</b></p>   | ✓ |  |  |
| NA                 | <p><b>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b></p>  | ✓ |  |  |
| NA                 | <p><b>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</b></p>  | ✓ |  |  |
| <b>3. Water</b>    |   |   |  |  |
| <b>a. Surface:</b> |   |   |  |  |
|                    | <p><b>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.</b></p> <p>Yes, across Front Street is Liberty Bay (saltwater).</p> | ✓ |  |  |
| NA                 | <p><b>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.</b></p>   | ✓ |  |  |
| NA                 | <p><b>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.</b></p>   | ✓ |  |  |

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| NA  | 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.  | ✓ |  |  |
| NA  | 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.   | ✓ |  |  |
| <b>b. Ground:</b>                               |  |   |  |  |
| NA  | 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.   | ✓ |  |  |
| NA  | 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. | ✓ |  |  |
| <b>c. Water Runoff (Including storm water):</b> |  |   |  |  |
|   | 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.<br><br>Existing only, no modification. Connects to existing storm sewer system in Torval Canyon Rd which discharges into Liberty Bay.  | ✓ |  |  |

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| <p>2) Could waste materials enter ground or surface waters?<br/>If so, generally describe.</p> <p>NA, existing only</p>   | ✓ |  |  |
| <p>3) Does the proposal alter or otherwise affect drainage patterns near the site? If so, describe.</p> <p>No</p>   | ✓ |  |  |
| <p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>NA</p>   | ✓ |  |  |
| <p><b>4. Plants</b></p>   |   |  |  |
| <p>a. Check types of vegetation found on the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other</li> <li><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other</li> <li><input checked="" type="checkbox"/> Shrubs</li> <li><input checked="" type="checkbox"/> Grass</li> <li><input type="checkbox"/> Pasture</li> <li><input type="checkbox"/> Crop or grain</li> <li><input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other</li> <li><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</li> <li><input type="checkbox"/> Other types of vegetation</li> </ul> | ✓ |  |  |
| <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>None</p>  | ✓ |  |  |
| <p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known</p>  | ✓ |  |  |
| <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.</p> <p>NA</p>  | ✓ |  |  |
| <p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>NA</p>  | ✓ |  |  |

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| <b>5. Animals</b>  |   |   |  |
| <p>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:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other:</p> <p><input type="checkbox"/> Mammals: deer, bear, elk, beaver, other:</p> <p><input checked="" type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:</p> | ✓ |   |  |
| <p>b. List any threatened or endangered species known to be on or near site.</p> <p>None known WDFW SalmonScape identifies Fall Chinook, Coho, Fall and Winter Chum, Pink Odd Year, Winter and Summer Steelhead, use or may use Liberty Bay and Dogfish Creek. A portion of the site is within 200' of Liberty Bay. EB 7/17/17</p>   |   | ✓ |  |
| <p>c. Is the site part of a migration route? If so, explain.</p> <p>None known</p>   | ✓ |   |  |
| <p>d. Proposed measures to preserve or enhance wildlife, if any.</p> <p>NA</p>   | ✓ |   |  |
| <p>e. List any invasive animal species known to be on or near the site.</p> <p>None known</p>  | ✓ |   |  |
| <b>6. Energy and Natural Resources</b>   |   |   |  |
| <p>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.</p> <p>NA</p>  | ✓ |   |  |
| <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>NA</p>   | ✓ |   |  |
| <p>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.</p> <p>NA</p>   | ✓ |   |  |
| <b>7. Environmental Health</b>   |   |   |  |
| <p>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.</p> <p>None known</p>  | ✓ |   |  |

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| 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. |   |  |  |
| NA   |   | ✓ |  |  |
| 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.                                      |   |  |  |
| NA   |   | ✓ |  |  |
| 4)   | Describe special emergency services that might be required.   |   |  |  |
| NA   |   | ✓ |  |  |
| 5)   | Proposed measures to reduce or control environmental health hazards, if any.  |   |  |  |
| NA   |   | ✓ |  |  |
| <b>b. Noise</b>  |   |   |  |  |
| 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. |   |  |  |
| NA   |   | ✓ |  |  |
| 3)   | Proposed measures to reduce or control noise impacts, if any.   |   |  |  |
| NA   |   | ✓ |  |  |
| <b>8. Land and Shoreline Use</b>                                   |   |   |  |  |
| 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.  |   |  |  |
| Multi Family, Commercial, and Single Family Residential. No effect |   | ✓ |  |  |

|                         |  |   |   |  |
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| No                      | <b>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?</b> | ✓ |   |  |
| No                      | <b>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:</b>  | ✓ |   |  |
|                         | <b>c. Describe any structures on the site.</b><br>3 existing apartment buildings, total of 18 units  | ✓ |   |  |
| No                      | <b>d. Will any structures be demolished? If so, what?</b>  | ✓ |   |  |
| RH                      | <b>e. What is the current zoning classification of the site?</b>   | ✓ |   |  |
| Hig Density Residential | <b>f. What is the current comprehensive plan designation of the site?</b>  | ✓ |   |  |
| NA                      | <b>g. If applicable, what is the current shoreline master program designation of the site?</b> A small area in the southwest corner of the site is located within the Shoreline Residential 2 (SR-2) environment designation. EB 7/17/19   | ✓ | Proposal is a non project action.<br>EB 7/17/19 |  |
|                         | <b>h. Has any part of the site been classified as a critical area by the city or county? If so, specify</b><br>Site is located near an area that the city considers a critical slope area  | ✓ |   |  |
|                         | <b>i. Approximately how many people would reside or work in the completed project?</b><br>Existing, approximately 50 residents   | ✓ |   |  |
| None                    | <b>j. Approximately how many people would the completed project displace?</b>  | ✓ |   |  |
| NA                      | <b>k. Proposed measures to avoid or reduce displacement impacts, if any.</b>   | ✓ |   |  |
| NA                      | <b>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</b>  | ✓ |   |  |



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| <p>m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.</p> <p>NA</p>  | ✓ |  |  |
| <b>9. Housing</b>  |   |  |  |
| <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>NA, existing</p>  | ✓ |  |  |
| <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>NA</p>   | ✓ |  |  |
| <p>c. Proposed measures to reduce or control housing impacts, if any.</p> <p>NA</p>  | ✓ |  |  |
| <b>10. Aesthetics</b>  |   |  |  |
| <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Under 35' as allowed by code</p> | ✓ |  |  |
| <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>NA</p>   | ✓ |  |  |
| <p>c. Proposed measures to reduce or control aesthetic impacts, if any.</p> <p>NA</p>  | ✓ |  |  |
| <b>11. Light and Glare</b>   |   |  |  |
| <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>NA, existing</p>   | ✓ |  |  |
| <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No</p>   | ✓ |  |  |
| <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>NA</p>   | ✓ |  |  |

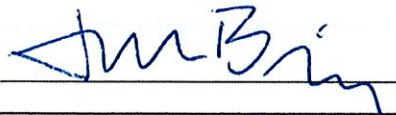
|   |   |  |  |
|---|---|--|--|
| <p>d. Proposed measures to reduce or control light and glare impacts, if any.</p> <p>None</p>   | ✓ |  |  |
| <p><b>12. Recreation</b></p>  |   |  |  |
| <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Waterfront Park, Mitchesson Park, and Fish Park</p>   | ✓ |  |  |
| <p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No</p>  | ✓ |  |  |
| <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.</p> <p>NA</p>  | ✓ |  |  |
| <p><b>13. Historic and Cultural Preservation</b></p>  |   |  |  |
| <p>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.</p> <p>No</p>  | ✓ |  |  |
| <p>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.</p> <p>None known</p> | ✓ |  |  |
| <p>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</p> <p>NA</p>  | ✓ |  |  |

|  |   |  |  |
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| <p>d. Proposed measures to reduce or control impacts, if any.</p> <p>NA</p>  | ✓ |  |  |
| <p><b>14. Transportation</b></p>   |   |  |  |
| <p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Torval Canyon Rd with existing access and sidewalks. Front Street with existing sidewalks</p>  | ✓ |  |  |
| <p>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?</p> <p>Yes, bus service on Front Street</p> <p>Bus stops are within 200' of site. EB 7/17/19</p>  | ✓ |  |  |
| <p>c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>None</p>   | ✓ |  |  |
| <p>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).</p> <p>No</p>   | ✓ |  |  |
| <p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.</p> <p>No</p>   | ✓ |  |  |
| <p>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?</p> <p>None</p> | ✓ |  |  |

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| <p>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?<br/>If so, generally describe.</p> <p>No</p>   | ✓ |  |  |
| <p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>None</p>  | ✓ |  |  |
| <b>15. Public Services</b>  |   |  |  |
| <p>a. Would the project result in an increased need for public service (for example fire protection, police protection, health care, schools, other)?<br/>If so, generally describe.</p> <p>No</p>  | ✓ |  |  |
| <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None</p>   | ✓ |  |  |
| <b>16. Utilities</b>  |   |  |  |
| <p>a. Check the utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> electric</li> <li><input type="checkbox"/> natural gas</li> <li><input checked="" type="checkbox"/> water</li> <li><input checked="" type="checkbox"/> refuse service</li> <li><input checked="" type="checkbox"/> telephone,</li> <li><input checked="" type="checkbox"/> sanitary sewer</li> <li><input type="checkbox"/> septic system</li> <li><input type="checkbox"/> other.</li> </ul> | ✓ |  |  |
| <p>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.</p> <p>NA</p>  | ✓ |  |  |

### 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: 7.5.19

Reviewed by Edie Berghoff, Associate Planner 7/17/19

 7/17/19



## 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. | <b>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?</b><br>None | Agree |
|    | <b>Proposed measures to avoid or reduce such increases are:</b><br>NA  | Agree |
| 2. | <b>How would the proposal be likely to affect plants, animals, fish, or marine life?</b><br>None   | Agree |
|    | <b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b><br>NA   | Agree |
| 3. | <b>How would the proposal be likely to deplete energy or natural resources?</b><br>None  | Agree |
|    | <b>Proposed measures to protect or conserve energy and natural resources are:</b><br>NA  | Agree |

|    |  |
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| 4. | <p>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?</p> <p>None</p> <p style="text-align: right;">Agree</p> |
|    | <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>NA</p> <p style="text-align: right;">Agree</p>  |
| 5. | <p>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?</p> <p>None</p> <p style="text-align: right;">Agree</p>   |
|    | <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>NA</p> <p style="text-align: right;">Agree</p>  |
| 6. | <p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>None</p> <p style="text-align: right;">Agree</p>  |
|    | <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>NA</p> <p style="text-align: right;">Agree</p>   |
| 7. | <p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>None</p> <p style="text-align: right;">Agree</p>  |