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CITY OF PORT ORCHARD

Permit Center

Office located at 720 Prospect Street
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FEB 19 2020

CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT

SEPA ENVIRONMENTAL CHECKLIST APPLICATION FORM

FEES: Due unless paid with associated permit.

SEPA fee:	\$300.00
Public Notice sign fee:	\$40.20
Technology fee:	\$10.00
Total Due with Submittal:	\$350.20

STAFF USE ONLY

Received by: _____
 Receipt #: _____
 File #: _____

INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

SUBMITTAL REQUIREMENTS

This application shall include the following, unless specifically waived by DCD:
(Check the box for each item included with this application)

- THE MASTER PERMIT APPLICATION FORM** with **original** signature(s).
One Master covers all applications that are included with this submittal. No additional copies are required.
- THREE** copies of this completed SEPA Environmental Checklist Application form.
- THREE** copies of the Environmental Checklist (attached). This includes the **original** plus two copies.
- NA **THREE copies** of completed Supplemental Sheet D for non-project actions **only**. (Use form # 013)
- ONE Electronic copy** of all submitted documents, in high resolution Adobe PDF format.

If the following items are submittal requirements for the project application (the Parent Permit) and submitted at the same time as this SEPA Environmental Checklist Application, do not submit additional copies.

If you are submitting this application separately from and prior to the Parent Permit, the items listed below are required to be submitted with this SEPA Environmental Checklist Application, if applicable to your project.

Any items listed below that are not submittal requirements for the Parent Permit application must be included with this SEPA Environmental Checklist Application when applicable to your project.

Contact Community Development Planning Staff to discuss requirements.

- THREE copies** of a Site Plan, 11" x 17" or larger. Include the conceptual architectural renderings and elevations if applicable. Included in Parent Permit Application
- THREE copies** of a Drainage Report, if applicable. Included in Parent Permit Application
- THREE copies** of a Drainage Plan, if applicable. Included in Parent Permit Application
- NA **THREE copies** of a Wetland Report, if applicable.
- THREE copies** of a Traffic Impact Analysis, if applicable.
- THREE copies** of a Geotechnical Report, if applicable. Included in Parent Permit Application

Other documentation may be required in addition to what is listed above.

PW20-013



CITY OF PORT ORCHARD

Department of Community Development

216 Prospect Street
Port Orchard, WA 98366
Ph.: (360) 874-5533 • FAX: (360) 876-4980

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C 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 probable 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 proposals:

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.

A. BACKGROUND

1. Name of proposed project, if applicable:

Overlook Apartments Phase 2

2. Name of applicant:

**Proponent: Scott Fitzsimmons
OVAH II, LLC
Agent: Jeremy Haug, P.E. – Project Engineer
Contour Engineering LLC**

3. Address and phone number of applicant and contact person:

**Proponent: Scott Fitzsimmons
OVAH II LLC
3412 204th Ave CT E STE 101
Lake Tapps, WA 98391
425-894-6382
Agent: Jeremy Haug, P.E. – Project Engineer
Contour Engineering LLC
PO Box 949
Gig Harbor, WA 98335**

4. Date checklist prepared:

February 2020

5. Agency requesting checklist:

City of Port Orchard

6. Proposed timing or schedule (including phasing, if applicable):

Once all permits are in hand, the project will be completed in a single phase.

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

There may be future expansion or addition of residential units on the north end of the project site as Phase III, but the number of units, type of units or timing is yet to be determined.

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

Geotechnical Engineering Report-Overlook Apartments. January 21, 2020. GeoResources, LLC.

Overlook Apartments Traffic Impact Analysis. December 18, 2019. Heath & Associates, Inc.

Storm Drainage Report. February 13, 2020. Contour Engineering LLC.

Construction Stormwater Pollution Prevention Plan. February 13, 2020. Contour Engineering LLC.

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

To our knowledge, there are no pending application or government approvals affecting the properties.

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

**City of Port Orchard Building Permits
SEPA Checklist
Land Disturbing Activity Permit
(LDAP)
Stormwater Drainage Permit (SDP)
Concurrency Application
(Transportation)**

**Right-of-way permit
West Sound Utility District
Water and Sewer Extension Permits
Department of Ecology
NPDES**

11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed is for a multi-family apartment development with approximately 98 dwelling units and 6 apartment buildings, including also a recreational/community building. A combination of Studio, 1-bedroom/1-bath, and 2-bedroom/2-bath units are currently proposed. The proposed project area is zoned Residential 3 and the proposed use and density is compliant with the zone. The site will be designed to meet all applicable regulations and standards of the Port Orchard Municipal Code (POMC). The proposed project will provide the required infrastructure such as roads, sewer, water, and stormwater facilities.

12. 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 in a portion of the SW ¼ of Section 30, Township 24, Range 02 E

Site Address is 3578 SE Orlando St Port Orchard, WA 98366.

Tax parcels 4598-005-028-0007, 4598-005-022-0003, 4598-005-017-0109, 4598-006-001-0303, 4598-006-004-0003, 4598-006-007-0000, 4598-006-010-0104, and 302402-3-063-2008.

Property access is currently off the intersection of Wendell Ave SE and SE Harriet St.

B. ENVIRONMENTAL ELEMENTS**1. Earth**

- a. General description of the site **Underline one**:
Flat, rolling, hilly, steep slopes, mountainous, other :
- b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes on-site are between 40-60 percent.

- 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.

Per the Geotechnical Engineering Report-Overlook Apartments, dated January 21, 2020, prepared by GeoResources, LLC, the site is underlain by Alderwood gravelly sandy loam (2 and 14), Indianola loamy sand (20), Indianola Kitsap complex (21), and Ragnar fine sandy loam (44).

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

No, not to our knowledge.

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

Grading activities (both cutting and filling) will be needed for the development of the site. The exact cut and fill quantities are also unknown at this time, but it is anticipated that the total earth quantities to be moved on the site will be approximately 43,750 cu. yd. The source of any fill materials or export locations, whichever are needed, are yet to be determined.

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

With any clearing, grading and construction operation, there is always the potential for erosion. The implementation of applicable erosion control BMP's will help limit any impacts. There is little potential for erosion on the completed and fully stabilized multi-family residential project.

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

At full build-out, the development will not exceed the maximum impervious surface coverage allowed, 85% per POMC 20.122.025.

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

A Temporary Erosion and Sediment Control Plan per City of Port Orchard standards will be in-place until on-site construction operations have concluded, and the site is fully stabilized. A current copy of the Construction SWPPP is to be kept on-site.

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.

During the construction phase of the project, exhaust from construction equipment and minor amounts of dust may be emitted as is expected. The contractor will be responsible for reduction of errant dust during the construction process. Once construction is complete, there are no known sources of emissions.

- 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:

During construction operations, the contractor will be required to provide adequate water coverage to keep errant dust to a minimum.

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.

To our knowledge, there are no waterbodies within 200 ft of the subject 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.

Not applicable as there are no known water bodies

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.

Not applicable as there are no known water bodies

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 ground water be withdrawn, or will water be discharged to ground water?
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.

Not applicable, no waste materials will be discharged.

c. Water runoff (including stormwater):

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.

The primary source of runoff will be from rainwater. Build-out of the property will generate runoff which, will be collected and conveyed through on-site stormwater treatment and mitigation systems that comply with applicable City of Port Orchard standards and requirements.

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

No waste materials will be discharged to ground or surface waters as part of the proposed project. However, common pollutants from parked vehicles may collect on impervious surfaces and be washed into the storm drainage system. Common pesticides and nutrients from the landscaping areas may also enter the storm drainage system.

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

A Temporary Erosion and Sediment Control plan utilizing Best Management Practices will be implemented during construction. A stormwater collection and conveyance system will be constructed at full build-out of the site.

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 or grain
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
 other types of vegetation

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

Approximately 74% of the on-site area will be cleared or otherwise disturbed, with all vegetation removal adhering to POMC 20.129.010

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

There are no known threatened or endangered species 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:

No preservation or enhancement measures are proposed, as none are anticipated to be required.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

 X birds: hawk, heron, eagle, **songbirds**, other:

 X 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.

None known

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

To our knowledge, the site is not a part of a migration route. However, as with the rest of Western Washington State the project site is located within the Pacific flyway.

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

It is not anticipated that the proposed project will affect wildlife habitat or cause disturbance such that mitigation measures will be needed.

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.

The buildout of the property is anticipated to use electricity and/or natural gas for cooking, heating and lighting.

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

To our knowledge, the use of solar energy by adjacent properties would not be affected by the proposed project.

- 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:

No special energy conservation features are proposed

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.

The use of heavy construction equipment can be a source of environmental health hazards. Once construction is complete, the risk of fire is possible with any development. No other environmental health hazards are anticipated to occur because of this proposal.

1. Describe special emergency services that might be required.

None are anticipated

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

Best Management Practices shall be implemented during all construction activities to reduce or control environmental health hazards.

b. Noise

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

No known off-site noise will affect the proposed project.

2. What types and 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.

Localized noise of short duration commonly associated with construction of a project of this type and the operation of construction equipment. Noise from the construction equipment will occur during approved working hours or as required by POMC 9.24.050. Long-term, noise levels would be consistent with other uses in the immediate vicinity.

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

During construction, contractors shall be required to comply with the City of Port Orchard limitations for operating hours of construction equipment (POMC 9.24.050). No proposed measures for long-term.

8. Land and shoreline use

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

The site is currently a vacant. The uses of the adjacent properties are as follows (per Kitsap County Assessor-Treasurer):

Property to the North: Single-family residential
Property to the South: Single-family residential and Commercial
Property to the East: Single-Family Detached and Attached Residential Dwellings
Property to the West: Multi-family

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

Not to our knowledge

- c. Describe any structures on the site.

The site is vacant, no structures.

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

Not Applicable

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

Currently, it is zoned Residential 3.

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

The current comprehensive plan designation is High Density Residential

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

Not applicable, the site is not in the Shoreline Jurisdiction.

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

No, not to our knowledge.

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

Based on the proposed unit count of 98 dwelling units and an average household size of 2.6 people the completed project could house approximately 254 individuals.

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

Not applicable as the site is vacant

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

Not applicable as no displacement impacts

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

The proposed project will be reviewed by the City of Port Orchard to ensure compatibility with applicable codes and regulations. The proposed multi-family development will comply with all applicable codes to ensure the development is compatible with existing and projected land uses.

9. Housing

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

There are currently 98 housing units proposed. Housing is anticipated to be market rate.

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

Not applicable as there are no current units to eliminate.

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

Not applicable. No adverse impacts to housing will result from this project

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?

At build-out, the proposed apartment buildings will comply with the maximum height allowed, in compliance with POMC.

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

At build-out, some views of the immediate vicinity will be altered with construction of the subject multi-family residential project. There are no known protected views in the vicinity that the proposed will impact.

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

The proposed apartment building will be designed to comply with all applicable sections of the City of Port Orchard Municipal Codes.

11. Light and glare

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

At build-out the project will provide exterior lighting typical to project of this scale. As with any structure, there may be some glare off windows that would mainly occur in the morning or evening hours.

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

This is not anticipated.

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

There are no known sources of existing light or glare that would affect this proposed project.

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

The exterior building lights will be of low intensity, typical for safety and security purposes on a residential development.

12. Recreation

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

To our knowledge, there are no recreational opportunities in the immediate vicinity.

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

Not to our knowledge

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

No measures proposed

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.

Not to our knowledge

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

To our knowledge, there are no landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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

If any archaeological sites, Traditional Cultural Properties (TCPs), or historic buildings are identified within or adjacent to the project area that are eligible for national, state, or local registers, additional coordination with City of Port Orchard, Washington State Department of Archaeology and Historic Preservation, and local Indian Tribes (if applicable) will be necessary. Potential mitigation measures for controlling impacts would be to avoid the resource and/or minimize impact to the resource by conducting additional archaeological testing, a TCP study, and/or further documentation of the historic use of the site if an archeological site is discovered during construction.

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.

At build-out, the site will connect to a newly constructed section of Wendell Ave SE, which will then connect to SE Lovell St, Whittier Ave SE and then to SE Mile Hill Rd.

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

The nearest Kitsap Transit bus line to the site is approximately 1/3 of a mile to the southeast near the intersection of SE Mile Hill Dr. and Whittier Ave SE.

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

At build-out, the current site plan shows approximately 181 parking stalls. No parking will be eliminated.

- 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).

Yes. Currently, for the primary site ingress/egress, the build-out of Wendell Ave SE (public) to the project's southeast is proposed. Additionally, the roadway along SE Lovell St (public) as well as half street improvements to Whittier Ave NE (public) and SE Mile Hill Rd (public) are anticipated.

- 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? If known, indicate when peak volumes would occur.

Per the Overlook Apartments Traffic Impact Analysis dated December 18, 2019 by Heath & Associates, Inc., for the current 98 units and using ITE (Apartment 220), the PM peak hour trips generated are 43.

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

At build-out, improvements to frontage roads for access to the site and payment of impact fees are anticipated as mitigation for traffic impacts.

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.

Yes. The additional housing will increase the need for public services.

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

Impacts will be controlled by the increase in tax base and tax assessments paid to the public services.

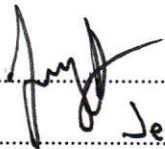
16. **Utilities**

- a. Circle utilities currently available at the site:
electricity, 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.

The developed site will utilize electricity (PSE), natural gas (Cascade Natural Gas), water (West Sound), refuse (WM), telephone (Wave) and sanitary sewer (West Sound). Service connections for Electricity, Water, Telephone and Sanitary Sewer will all need to be constructed on-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: 

Print Name: Jeremy Haag, PE Date Submitted: 2020.02.13

Position and Agency / Organization: Project Engineer - Contour Engineering LLC