

NOTICE OF SEPA

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

The City of Bainbridge Island is issuing this MDNS on the following land use application:

Date of Issuance: APRIL 22, 2011

Applicant: KAY NISHI

Permit Request: The applicant requests approval to subdivide a 6.6 acre parcel into six lots.

File Name/Number: Plat of Nishi Garden SUB14797

Location of Proposal: 10336 Knight Road.

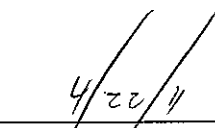
Tax Account Number: 022502-3-047-2002

SEPA Decision: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment, if measures to mitigate the proposal are used. This MDNS is issued under WAC 197-11-355. This determination was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)c.

Responsible Official: Christopher Wierzbicki, Community Development Administrator
Department of Planning & Community Development

Address: City of Bainbridge Island
280 Madison Ave. N.
Bainbridge Island, WA 98110 (206) 842 - 2552


Signature


Date

APPEAL: You may appeal this determination by filing a written appeal and paying the appropriate fee to the City Clerk, at 280 Madison Ave. N., Bainbridge Island, WA 98110, in accordance with procedures set forth in Bainbridge Island Municipal Code, Section 16.04.170, no later than 4:00 pm Friday, May 6, 2011. You should be prepared to make specific factual objections.

If you have any questions concerning this application, contact:

Kelly Tayara, Planner
Department of Planning & Community
Development
280 Madison Ave. N.
Bainbridge Island, WA 98110
Telephone (206) 842-2552 (main)
780-3787 (direct)
Fax: (206) 780-0955
Email: pcd@ci.bainbridge-isl.wa.us

Vicinity Map:



The Preliminary Plat of Nishi Garden is subject to the following SEPA conditions:

1. Prior to any construction activities, appropriate permits, including but not limited to right-of-way permits and license agreements, road approach permits, clearing, grading, and building permits, shall be obtained by the applicant from the City. This note shall be placed on the final plat.
2. To avoid or mitigate environmental impacts, Washington State Department of Fish & Wildlife Hydraulic Project Approval is required prior to construction of the internal public road improvements and facilities on this project. Where the proposed internal public road crosses the roadside drainage channel/stream along the property's Sunrise Drive frontage, a bridge or bottomless culvert shall be required, unless an alternative is approved through the Hydraulic Project Approval process (BIMC 16.20.130.C). The applicant shall submit copies of any required Hydraulic Project Approvals to the City prior to construction.
3. To mitigate transportation impacts, the applicant shall install a multi-use non-motorized shoulder improvement for the length of the property's Sunrise Drive frontage. The improvement shall consist of a five foot width paved shoulder immediately adjacent to the fog line and a one foot width gravel shoulder immediately adjacent to the pavement.
4. To avoid or mitigate environmental impacts, Washington State Department of Fish & Wildlife Hydraulic Project Approval may be required prior to construction of the shoulder improvements / facilities along the property's Sunrise Drive frontage. The applicant shall submit copies of any required Hydraulic Project Approvals to the City prior to construction.
5. To avoid or mitigate environmental impacts, the applicant shall provide copies of all public agency approvals and approved drawings to all contractors performing work at the site prior to beginning any construction work.
6. To mitigate environmental impacts, the applicant shall obtain a Special Use Review permit and approval in accordance with BIMC 16.20.160 for road facilities, including internal roadway and the non-motorized shoulder improvements along Sunrise Drive, along with stormwater facilities proposed within a regulated stream or wetland buffer. Application for special use shall include an on-site mitigation plan consistent with BIMC 16.20.160: The applicant shall plant/replant the roadside drainage channel/stream bank and buffer, along with the wetland buffer area, with native or equivalent vegetation that replicates a natural, undisturbed riparian condition.
7. To mitigate environmental impacts, the applicant shall submit complete civil plans and drainage report for the proposed development to the City Engineer and the Department of Planning and Community Development for review and approval. The design shall be prepared by a Professional Engineer licensed in the State of Washington, and shall be in accordance with BIMC 15.20.
 - i. The plans shall depict all required improvements, and shall include roadway details and profiles, shoulder facilities, water, utility and storm drainage facilities, including easement location and dimensions.
 - ii. The plans shall address grading, erosion and sedimentation control and include a Stormwater Pollution Prevention Plan (SWPPP).
 - iii. The City finds that the proposed activity is likely to cause measurable degradation of surface water quality without a proper temporary erosion and sedimentation control plan (TESCP). Therefore, prior to any construction within this plat a TESCP shall be submitted and approved by the City. Prior to any construction occurring between October 1 and April 30, a TESCP specifically addressing wet weather conditions shall be reviewed and approved by the City Engineer.
8. To avoid impacts to archaeological resources, contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.