
NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

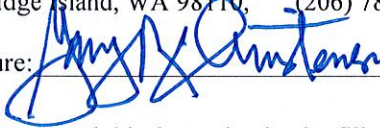
The City of Bainbridge Island has made a decision concerning the following land use application:

Date of Issuance: February 27, 2017
Project Name & Number: Madrona School PLN18970B CUP/SPR
Project Type: Conditional Use/Site Plan and Design Review
Applicant: John Kennedy
Owner: TREE LLC CENTER
Project Site & Tax Parcel: 11478 NORTH MADISON AVE NE, TA# 11250230992008

Project Description: Construction of a new K-8 private school, which includes classrooms, offices, and a gymnasium/auditorium. Site improvements include 39+ parking spaces, play field, stormwater facilities and on-site septic system. An existing residence, barn and two sheds will be demolished.

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 and mitigation measures were applied 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: Gary R. Christensen
City of Bainbridge Island
Address: Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110, (206) 780-3756

Signature: 

Date: 2/27/17

APPEAL: You may appeal this determination by filing a written appeal and paying the \$530.00 appeal fee to the City Clerk, at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 16.04.170 by no later than **4:00 p.m. March 13, 2017. You should be prepared to make specific factual objections**

If you have any questions, contact:
Joshua Machen, AICP, Planning Manager
City of Bainbridge Island
280 Madison Ave North
Bainbridge Island, WA 98110
206-780-3765 or pcd@bainbridgewa.gov

Mitigation measures for Madrona School CUP/SPR SEPA Determination

This threshold determination is for file number PLN18970B CUP/SPR. A threshold determination under the State Environmental Policy Act in no way allows construction work to commence without appropriate construction permits, such as a building or grading permit. Mitigation measures become conditions of approval for the permit.

Mitigation measures to ensure no probable adverse environmental impact will occur during project construction:

1. To avoid impacts to vegetation, no construction activity shall occur in landscape buffers or within the critical root zone of significant trees within landscape buffers, including staging, storage, materials laydown, parking, construction vehicle turnaround, or equipment.
2. Prior to clearing permit or construction permit issuance, fencing shall be erected and posted with signage to protect areas of prohibited disturbance. Signs shall be affixed to the fence every 50 feet indicating the protected area. Fencing shall remain in place until construction is complete, and removal shall be subject to approval of the Planning Division. No construction activities, including grading and/or vegetation removal, shall occur prior 'area of disturbance' plan approval, and inspection and approval of the fencing installation, by the Planning Division.
3. Temporary chain link fence a minimum five feet in height with tubular steel poles or "T" posts shall delineate the area of prohibited disturbance in the following locations:
 - a. At the edge of the drip line of trees proposed to be preserved between N. Madison Avenue and the proposed access drive. Special care shall be taken to protect the significant trees, vegetation, and rain garden area adjacent to the driveway.
 - b. Along the buffer adjacent to the north property line.
4. Orange plastic fencing shall delineate the perimeter buffer where chain link fencing is not required and where existing vegetation is being preserved to meet the buffer requirement.
5. All graded materials removed from the subject property shall be hauled to and deposited at City approved locations (Note: local regulations require that a grade/fill permit is obtained for any grading or filling of 50 cubic yards of material or more if the grading or filling occurs on sites that have not been previously approved for such activities. A SEPA Threshold Determination is required for any fill over 100 cubic yards on sites that have not been previously received a SEPA determination).
6. Contractor is required to stop work if any historical or archaeological artifacts are uncovered during excavation or construction and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation.

7. To mitigate the possible impact on adjacent properties from light and glare, all exterior lighting shall be hooded and shielded so that the bulb is not visible from adjacent properties. All landscape lighting shall be downcast and lighting within surface parking lots shall be no higher than 5 feet above grade. All exterior lighting shall comply with BIMC Chapter 15.34.
8. All on-site stormwater facilities shall remain privately owned and maintained. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before issuance of occupancy permits. The approved language for the Declaration of Covenant is found in BIMC 15.21 Exhibit A.
9. Stormwater detained in the proposed detention pond will be released at a controlled rate through a control structure and ultimately out through a dispersion tee located within 25 feet of the north-eastern property line. The nearest residence downgradient of the dispersion tee is within 50 feet. The release of stormwater from the detention pond shall be monitored for a minimum of 5 years to ensure proper function of pond and control structure and to ensure stormwater release is not detrimental to the neighboring property or structures. The monitoring plan shall be developed by the project stormwater engineer, reviewed and approved by the city, and included with the overall stormwater operation and maintenance plan developed under condition number 1 above.
10. The applicant shall be responsible for verifying water pressure and fire flows are adequate from connections to water mains.
11. All construction activities shall comply with the construction operating hours limitations contained in BIMC Chapter 16.16.
12. Noise produced by this development must comply with the maximum environmental noise levels established by the Washington Administrative Code 173-60 or its successor.