
NOTICE OF ADMINISTRATIVE DECISION and MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

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

Date of Issuance: July 13, 2018
Project Name & Number: Stahl/St Louis PLN51027 VEG
Project Type: Vegetation Management Plan
Owner: John Stahl & Darsi St. Louis
Project Site & Tax Parcel: 10509 Falk Rd NE, TA# 14250210562000

Project Description: Clear Approximately 0.9 acres

Permit Decision: The application is **approved**. The staff report, containing the statement of facts upon which the decision, including conditions, is based and the conclusions of law derived from those facts, is available to the public upon request. The decision becomes effective after 14 days from the date of issuance, or after **Friday, July 27, 2018**

SEPA Determination: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if mitigation measures are properly implemented. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). 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.

Responsible Official: Gary Christensen, AICP, Planning Director
City of Bainbridge Island
Address: Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 842 - 7552

Signature: 

Date: 7/13/18

Appeal Procedure: This administrative decision and/or SEPA determination may be appealed by filing a written appeal and paying a \$530.00 filing 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 2.16.020P and/or 16.04.170. An appeal must be filed **no later than 4:00 p.m., Friday, July 27, 2018**. You should be prepared to make specific factual objections.

Mitigation Measures for Stahl/St Louis VEG SEPA Determination: This threshold determination is for file number PLN51027 VEG. 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.

If you have any questions, contact:

Ellen Fairleigh

City of Bainbridge Island

280 Madison Ave North

Bainbridge Island, WA 98110

206-842-2552 or PCD@bainbridgewa.gov

Conditions of Approval:

1. This approval extends to the vegetation clearing proposed as part of a conversion harvest action only and allows the clearing not to exceed 38,865 sq. ft. and as depicted on the plan set dated December 28, 2017.
2. Areas retained under these standards for vegetation management are not necessarily protected vegetative areas in perpetuity—rather, they are retained as a part of this approval to provide for future development retention requirements. Prior to approval of any future land use permitting for the site, no additional clearing (beyond what is authorized under this approval) of non-hazardous vegetation is allowed. If any retained trees do become hazardous during or after the construction of a single-family residence and need to be removed, as determined by an ISA-certified arborist, replanting in the vicinity of the removal to meet the City's standards in effect at the time is required.
3. Any non-approved clearing activities in the areas of retained vegetation on this site is subject to the penalties in BIMC 18.15.010.C.3
4. A class IV forest practices permit from the Washington State Department of Natural Resources is required prior to beginning the work authorized by this permit. The applicant shall provide copies of this approval to the Planning and Community Development (PCD) department prior to commencing work.
5. Landowners are responsible for their own compliance with the Bald Eagle Protection Act and may apply for a permit from WDFW if necessary. Information regarding permit requirements can be found at http://www.fws.gov/pacific/eagle/permit_types/do_i_need_a_permit.html.
6. A preconstruction meeting with a Public Works Department representative shall be conducted at the site prior to any construction or earth disturbance activities.
7. Pursuant to BIMC 15.21 a Declaration of Covenant for Private Stormwater Facilities shall be recorded with the County auditor for continued maintenance of the rain garden facilities. Upon completion of the facilities' construction an as-built diagram of the rain gardens and diversion swales shall be submitted to the City. The City will prepare the covenant document for the property owner's signature.
8. A maintenance and operation manual (O+M) for the private stormwater facilities on-site shall be provided at project completion as an attachment to the maintenance covenant informing private owners of the maintenance means and methods.
9. Parking or staging of vehicles and/or equipment is prohibited within the access easement.
10. The work authorized under this approval shall follow the guidelines in Bainbridge Island Municipal Code (BIMC) Section 16.16.025 which limits the hours of construction activities in residential zones.

SEPA Conditions:

11. To mitigate impacts on air quality during earth moving activities, contractors should conform to Puget Sound Air Pollution Control Agency Regulations which insure that reasonable precautions are taken to avoid dust emissions.
12. To mitigate potential impacts on air quality, cleared vegetation shall be removed from the site, processed by chipper or processed using other methods of disposal that does not require burning.
13. The limits of clearing and grading shall be clearly fenced in the field and inspected by the City of Bainbridge Island prior to beginning any clearing or grading on site.