

To: LEGAL NOTICES

Publication Date:

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: July 28, 2021
Project Name & Number: Messenger House Phase 2 PLN51717 SPR / CUPA
Project Type: Site Plan Review and Conditional Use Permit Amendment
Applicant:
Owner: CASCADIA HOLDINGS BAINBRIDGE LLC
Project Site & Tax Parcel: 10861 NE MANITOU PARK BLVD, TA# 41560020050203

Project Description: Building addition to a health care facility of 52,460 square feet: 46 beds / assisted and independent living. The building addition replaces a skilled nursing facility building wing. Existing parking remains unchanged.

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 197-11-340 (2) & WAC 197-11-350. 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. **The lead agency will not act on this proposal for 14 days. Comments must be submitted by no later than 4:00 p.m. on Wednesday, August 11, 2021.**

Responsible Official: Heather Wright, AICP
City of Bainbridge Island
Address: Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110, (206) 842 - 2552

Signature: Heather Wright Date: 7/28/2021

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. Wednesday, August 11, 2021. You should be prepared to make specific factual objections**

SEPA mitigation measures for Messenger House Phase 2 PLN51717 SPR / CUPA SEPA

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:

SEPA Conditions

1. To mitigate light impacts, all existing and proposed outdoor lighting, including lighting on buildings, street lighting, parking lot lighting, and landscape lighting, shall comply with current regulations in BIMC 18.15.040. The applicant shall submit lighting plans which demonstrate compliance with building permit application.
2. To mitigate adverse impact from potential environmental health hazards, all existing and new heating, ventilation, and air conditioning (HVAC) units, along with generators, shall incorporate soundproofing barriers, including but not limited to soundproof panels and/or barriers. The soundproofing shall be designed to reduce, to the extent feasible, noise levels to within 55 dBA for surrounding residential receiving properties.
3. To mitigate air impacts, all sources and emission units are required to meet the emission and ambient air quality standards specified in Chapter 173-400 WAC and administered by the Puget Sound Clean Air Agency (PSCAA) and shall apply to all air contaminants listed in that regulation. The applicant shall submit with application for construction associated with this approval a management plan which is consistent with PSCAA Fugitive Dust Controls.