

MEMORANDUM

June 18th, 2021

Astolfo Rueda
3702 Pleasant Beach Dr NE
Bainbridge Island, WA 98110

Subject: Comment on Proposed Land Use Action PLN 51498 RUE Variance

Dear Mr. Rueda,

It was a pleasure visiting your residence yesterday. During my site walk I observed the subject proposed building site directly north of you, the existing stream channel, culverts, and remnants of past flood damage to your property.

It is my understanding that only within the last decade have the stream channel banks overtopped and caused flooding on your property and consequently foundation issues, mainly as a result of new development upstream and the lack of stream channel maintenance.

I personally observed debris, broken fencing, and sedimentation that was left from the most recent storm event. I noticed a decent amount of debris on your neighbor's property only several feet upstream of your two 12" culvert inlets, along with soil and large rocks (photo attached to this letter). The 18" culvert beneath Pleasant Beach Drive appeared to be free of debris and sedimentation at the outlet at the time of my visit, but poor maintenance at the inlet and outlet of that culvert too will also cause adverse impacts to your property as it has in the past.

After reviewing the documentation submitted to the City as part of the proposed variance, I noticed there is no information pertaining to stormwater management or stream maintenance. Therefore, I have the following concerns which need to be adequately addressed.

The proposed development immediately north of your property will only exacerbate the existing issues that have not been adequately addressed throughout the years prior unless the DOE standard flow control requirement is met through full infiltration or a flow control facility AND a strict maintenance plan is put into place to ensure the stream channel is regularly maintained and freed of debris and sediment leading up to the culverts on your property. This should prevent your current flooding situation from worsening, otherwise this new development will cause a direct adverse impact to your property.

I hope my findings are of use to you and please do not hesitate to ask questions or for more information at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Longoni".

Preston J. Longoni, P.E.
Civil Engineer



6/18/2021

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Debris in stream
channel on neighbor's
property

Photo taken from the Rueda property looking upstream (north) of the culvert inlets where flooding has occurred.