

To: LEGAL NOTICES

Publication Date: April 12, 2017

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## NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

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

**Date of Issuance:** April 12, 2017  
**Project Name & Number:** Broward GAF – BLD 22158 GAF  
**Project Type:** Residential Grading and Fill  
**Applicant:** West Revocable Trust Broward  
**Owner:** West Revocable Trust Broward  
**Project Site & Tax Parcel:** FLETCHER BAY RD NE, TA# 41780000310001

**Project Description:** Construction of new 248-foot long gravel driveway with approximately 240 cubic yards of fill and 80 cubic yards of cut.

**Permit Decision:** The application is **approved**. Conditions and mitigation measures are listed on the permit. This information is available to the public upon request. The decision becomes effective after 14 days from the date of issuance, or after **Wednesday, April 26, 2017**.

**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.

**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) 780-3750

Signature: 

Date: 4/12/17

**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. on Wednesday, April 26, 2017**. You should be prepared to make specific factual objections.

**If you have any questions, contact:**  
**Olivia Sontag, Planner**  
City of Bainbridge Island  
Department of Planning & Community Development  
280 Madison Avenue North  
Bainbridge Island, WA 98110  
(206) 780-3760 or [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

### Mitigation Measures for Broward Grade and Fill SEPA Determination:

This threshold determination is for file number BLD 22158 GAF. 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 grade/fill permit. Mitigation measures become conditions of approval for the permit.

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

1. Approved plans shall not be changed, modified or altered without authorization from the Building Department. Revisions shall be submitted and approved by the Department of Planning and Community Development prior to inspection.
2. All graded materials removed from the subject property shall be hauled to and deposited at city approved locations. Consistent with local regulations, a grade/fill permit shall be obtained for any grading or filling of 50 cubic yards of material or more if the grading or filling occurs on a site that has not been previously approved for such activities. A SEPA Threshold Determination is required for any fill over 100 cubic yards on a site that has not previously received a SEPA determination.
3. If any historical or archaeological artifacts are uncovered during excavation or construction the 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. Construction shall only continue thereafter in compliance with the applicable provisions of law.
4. Clearing for the driveway must not exceed the clearing limits delineated on the approved Grading and TESC Plan dated February 15, 2017.
5. Prior to clearing, grading, or any other construction on the site, the applicant shall schedule a preconstruction meeting and a clearing limits inspection with the city.
6. The 65 percent retained area shown on the Grading and TESC Plan dated February 15, 2017 shall require a restricted covenant prior to final inspection.
7. Any driveway or road approach work proposed adjacent to a public street or right of way requires application for a Right of Way permit with Public Works Department.
8. All construction activities shall comply with the construction operating hours limitations contained in BIMC Chapter 16.16. Noise produced by this development must comply with the maximum environmental noise levels established by law including Washington Administrative Code (WAC) 173-60.

