
NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
City of Bainbridge Island

Date of Issuance: March 22, 2019
Project Name: Bainbridge High School Building 100 Replacement
Project Number: PLN51159 SPR CUP
Project Type: Site Plan and Design Review (SPR)
Conditional Use Permit (CUP)
Project Site Address: 9330 NE High School Road, Bainbridge Island
Parcel Number: 222502-4-032-2008

Project Description: Demolish and replace existing Building 100 on the Bainbridge High School Campus. Site work includes demolition of an existing 41,509 sf classroom and assembly building and a 2,803 sf music building, and construction of a new 35,000 sf classroom building. Minor (primarily interior) renovations are proposed to extant campus buildings to accommodate programs displaced by demolition. The proposed site work, including new building footprint, will occur on 2.5 acres in the westerly portion of the existing high school campus. The proposal replaces but does not expand an existing educational facility and is not anticipated to result in increased average daily traffic trips.

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. 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 R. Christensen, AICP
Director of Planning and Community Development
Address: City of Bainbridge Island
Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 780-3750

Signature: Deather Wright on behalf of Date: 3/21/19

Appeal: This 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 2.16.020 and/or 16.04.170. **An appeal must be filed no later than 4:00 p.m., April 5, 2019. You should be prepared to make specific factual objections.**

If you have any questions, contact:

David Greetham, Senior Planner

City of Bainbridge Island

Department of Planning & Community Development

280 Madison Avenue North

Bainbridge Island, WA 98110

(206) 780-3765 or pcd@bainbridgewa.gov

Mitigation Measures for Bainbridge High School Building 100 replacement SEPA Determination:

A threshold determination under the State Environmental Policy Act (SEPA) does not authorize construction work to commence without appropriate construction permits. Mitigation measures become conditions of approval for the permit. In addition to the mitigation measures listed below, development activities will be conditioned for compliance with applicable City codes, including but not limited to noise, lighting, design review, and stormwater standards.

1. The limits of clearing and grading shall be clearly marked in the field and inspected by the Department of Planning and Community Development staff prior to start of any clearing, grading, or other site work.
2. Dust shall be managed in compliance with WAC 173-400 and Puget Sound Clean Air Agency – Regulation I, 9.15 (PSCCA Reg). The project proponent or contractor shall prepare and implement a “Dust Control Plan” in conformance with Department of Ecology Publication 96-433. Prior to any site activity, the “Dust Control Plan” shall be submitted to the City and it shall be actively managed for the duration of the project. Unlawful emissions (see below) shall be corrected immediately and/or dust generating operations ceased until additional or alternate BMPs can be implemented to maintain emissions below allowable levels.

"Fugitive dust" means a particulate (especially soil/dirt) emission made airborne by forces of nature, man's activity, or both, that leaves the subject site. Unlawful emissions shall generally be defined as emissions leaving the subject property that are visible to an untrained observer. Where continuous monitoring equipment is used particulate matter concentrations shall be monitored for 10µm particle (PM10) size. The 24-hr average PM10 emissions shall not exceed a concentration equivalent to the EPA Air Quality Index (AQI) of 50 (54µg/m³) and any instantaneous PM10 emissions shall not exceed a concentration equivalent to an AQI of 100 (154µg/m³).

3. Dangerous wastes from demolition activities shall be properly managed and disposed of in accordance with state and federal requirements. These include but are not limited to: a) the “Mercury-Containing Lights – Proper Disposal” law, Chapter 70.275 RCW; b) evaluation for asbestos, and if identified, removal and disposal in accordance with Puget Sound Clean Air Agency Regulations; and c) evaluation for lead concentrations to determine if they exceed dangerous thresholds. If lead-bearing components designate as hazardous waste, all related debris must be managed appropriately and cannot be disposed of as municipal trash.