

NOTICE OF ADMINISTRATIVE DECISION and DETERMINATION OF NONSIGNIFICANCE (DNS)

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

Date of Issuance: August 23, 2013
Applicant: Coastal Solutions, LLC
Owners: Debbie Sanowski and David Ross
Permit Request: Sanowski/Ross Shoreline Substantial Development Permit Exemption
fn: SSDE 18649

Description of Proposal: Repair and re-contour a landslide damage area on the western shoreline bank, install surface water drainage improvements along the north property line to include a 6-inch tight line pipe and two catch basins routing currently uncontrolled storm water to a tee energy dissipater. The drainage improvements will also include a 6-inch perforated pipe French drain along the north property line as a groundwater interceptor. Rebuild damaged path to stairs and replant native vegetation zone. Install erosion control soft bank anchored logs and nourishment sand along the beach.

Location of Proposal: 6801 NE Bergman Road, Bainbridge Island, WA. The property is located in Section 9, Township 25 North, Range 2 East, within the shore lands of Manzanita Bay; Tax Parcel #092502-2-053-2008.

Permit Decision: The application is **approved** except for the installation of the soft bank system including anchored logs and nourishment sand along the beach, which is **denied**. 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 **September 6, 2013**.

SEPA Determination: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment. 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 Katharine Cook, Director
Department of Planning & Community Development
Address: City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110 (206) 842 - 2552

Signature: Katharine Cook Date: 08/23/13

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 2.16.130 and/or 16.04.170. An appeal must be filed **no later than 4:00 p.m., September 6, 2013.** You should be prepared to make specific factual objections.

If you have any questions concerning this application, please contact:

Sean Conrad, AICP, Planner
Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110 (206) 780-3761
Fax: (206) 780-0955 Email: pcd@ci.bainbridge-isl.wa.us

Conditions of Approval:

SEPA Conditions:

1. To protect juvenile Chinook salmon residing in near shore areas, work shall not be permitted from March 15 through June 14.
2. In order to prevent loss of significant archaeological resources, the following measures shall be taken in the event phenomena of possible archaeological interest is uncovered during site activities: all work will stop immediately and notification shall be promptly given to the City and State Office of Archaeology and Historic Preservation. The applicant shall receive permission from the State Office of Archaeology and Historic Preservation prior to further disturbance of the site (RCW 27.53.070 or its successor).
3. To prevent adverse environmental impact to existing fish and wildlife habitat, all repaired and new storm water energy dissipaters shall be located above the ordinary high water mark with design and location approved by the Washington Department of Fish & Wildlife, prior to placement.

4. The owner or applicant shall submit a revised landscape plan to the planning department. The revised landscape plan shall indicate the location of three trees (trees should be a minimum of 6 feet in height or 2" in diameter) in the native vegetation zone and change the plants proposed at the base of the landslide area to ones that are more salt tolerant. The revised landscape plan shall indicate specie type for both plants and trees. The revised landscape plan shall be reviewed and approved by the planning department prior to ground disturbing activity at the property.
5. At the completion of the ground disturbing activities, the disturbed areas shall be replanted within the first planting season with native vegetation in substantial accordance with the approved landscape plan referenced in condition no. 4. A performance assurance of 125% the cost of labor and materials will be required to ensure re-vegetation occurs if the owners are unable to install the landscaping within the first planting season. An as-built of planting plan shall be submitted to the City once the planting is completed.
6. A maintenance assurance shall be provided to the planning department to cover the cost of monitoring the new plantings on years 3 and 5 after replanting has occurred. The monitoring report must include an inventory of plant species survival, percent survival of planted species, and images from established points. The planted area shall achieve 90% survival in years 3 and 5. Vegetative coverage of mitigated area should show an increase over time, and cover not less than 100% of vegetated area after 3 years.
7. The owners shall follow all recommendations on drainage, erosion control and grading outlined in the report by Coastal Solutions, LLC dated April 11, 2013 and attached to this report as attachment D. The following also applies during and after work is completed:
 - During drainage, erosion control and grading work a geologist and/or engineer ensure the work is completed per the approved recommendations in the report.
 - A field report shall be submitted to the Development Engineer of the Bainbridge Island Department of Planning And Community Development once the work is completed detailing how the work was completed in accordance with the recommendations in the report.

NON-SEPA Conditions:

8. Work shall be completed in accordance with the approved site plan and cross section drawings date stamped by the City of Bainbridge Island on April 15, 2013. **Note: The request to install the soft shore system is denied.**
9. Activities to be undertaken as part of this exemption may require approvals or permits from the Washington Department of Fish and Wildlife, the Army Corps of Engineers, and/or a Department of Natural Resource lease or permission from the City of Bainbridge Island or Kitsap County as tideland owner. Evidence of required approvals or permission shall be submitted to the City prior to the commencement of any construction activities.
10. A copy of all public agency approvals and approved drawings shall be given to all contractors performing work at the site prior to beginning any construction work.

11. The applicant shall notify the City at least 24 hours before work is to begin and disclose the duration of the work period including the duration of time for the replanting. The applicant shall also notify the City once the work is completed, and the City shall complete an inspection to ensure all conditions have been met.