

To: LEGAL NOTICES

Publication Date:

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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 land use application:

**Date of Issuance:** August 31, 2021  
**Project Name & Number:** **Wintergreen Townhomes PLN51836 SUB / SPR / CUPA**  
**Project Type:** Preliminary Subdivision, Major Amendment to Site Plan and Design Review and Conditional Use Permis  
**Applicant:** CENTRAL HIGHLANDS INC  
**Owner:** VWA-BI-Lots LLC  
**Project Site & Tax Parcel:** 1332 and 1343 WINTERGREEN LN NE, TA# 23250230942009 and 23250230922001

**Project Description:** 73 single-family townhomes on 73 lots and common area tracts on two existing lots totaling 2.95 acres. The project includes a density bonus using affordable housing, as defined in the Municipal Code.

**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 Tuesday, September 14, 2021.**

**Responsible Official:** Heather Wright, Director of Planning and Community Development  
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: 8.31.21

**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. Tuesday, September 14, 2021. You should be prepared to make specific factual objections

**If you have any questions, contact:**

**Kelly Tayara**

City of Bainbridge Island

280 Madison Ave N

Bainbridge Island, WA 98110

206-780-3787 or [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

**Mitigation measures for Wintergreen Townhomes PLN51836SUB, SPR and CUPA:**

A threshold determination under the State Environmental Policy Act in no way allows construction work to commence without appropriate land use and 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:

1. 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.
2. To reduce noise impacts for those living within the proposed units along SR305, the units shall be constructed with noise reduction mitigation measures as found in Mitigation Measures Environmental Noise Study dated February 16, 2021 and include the following:
  - ◆ Windows are required to have a fixed sash or an efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed, so as to conform to an infiltration rate not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.
  - ◆ Glass shall be sealed in an airtight manner with a non-hardening sealant or a soft elastomeric gasket or gasket tape.
  - ◆ The perimeter of window and door frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.
  - ◆ In case the ventilation is achieved through slots within the window case, offset vents that maintain the STC rating of the window is recommended.
3. Exterior trash receptacles/recycling facilities shall be fully screened with solid walls and gates and fully contained with masonry enclosure. The eastern wall of the facilities shall be at least 30 feet from the eastern site property line. The screening enclosures shall be architecturally consistent with the facilities approved in the Visconsi Master Plan. All enclosures serving associated buildings shall be constructed and inspected prior to final inspection of the associated building.