



CITY OF
BAINBRIDGE ISLAND

ENVIRONMENTAL TECHNICAL ADVISORY COMMITTEE
SPECIAL MEETING
FRIDAY, OCTOBER 27, 2017
3:00 PM – 5:00 PM
CITY HALL
COUNCIL CONFERENCE ROOM
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA 98110

AGENDA

1. CALL TO ORDER / ROLL CALL / ACCEPT OR MODIFY
AGENDA / CONFLICT OF INTEREST DISCLOSURE

CHAIR: FRANK GREMSE

MEMBERS: JASON FLOWERS KARL SHEARER
DYLAN FRAZER

COUNCIL LIAISON: WAYNE ROTH

2. HABITAT MANAGEMENT PLAN (HMP) FOR ROBBINS SFR
SHORLINE SUBSTANTIAL DEVELOPMENT EXEMPTION
(PLN 50902 SSDE)
3. ADJOURNMENT

Habitat Management Plan for
APN 4189-004-003-0004 and 4189-004-005-0002

Final Report

Prepared for:

Richard and Jim Robbins
Bainbridge Island, WA 98110

Prepared by:

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March 25, 2016

Revised May 2, 2016

Intentionally Blank

1.0 General Information

The site specific vegetation area (SSVA) analysis was commissioned by the owner Richard and Jim Robbins. There is no address for the two undeveloped parcels. Lot 1 is a 0.47 acre parcel APN 4189-004-003-0004 and Lot 2 is a 0.9 acre parcel APN 4189-004-005-0002. The proposed development is located in Township 26, Range 2E, Section 28, ¼ Section NE 1/16 section SE. The proposed action is on Port Orchard; locally known as Port Orchard Passage, in central Puget Sound, other shorelines of Port Orchard are in Kitsap County see vicinity map Figure 1. The parcel is zoned R-1 with a comprehensive plan designation Open Space Residential One unit per acre R-1. This analysis has been prepared to demonstrate no net loss of ecological functions and ecosystem wide process and compliance with the shoreline development regulations to assist in the decision of Bainbridge Island to reduce the standard shoreline buffer and issue a shoreline exemption for construction of single family residence with detached garage.

1.1 Description of Project Proposal

The proposed action will construct a single family residence, on-site septic, detached garage, accessory decks and path to the bluff. Two undeveloped lots (APN 4189-004-003-0004 and APN 4189-004-005-0002) will be aggregated to form one 1.37 acre lot. The building envelope for the proposed development will not exceed 6000 SQFT or approximately 10% of the lot area.

2.0 Existing Conditions

The parcel is in the Bainbridge Island Nearshore Assessment Management Area (MA) 8-Battle Point Management Area. MA 8- Point White-Battle Point is the longest management area on the island at 54,650 feet. There are two drift cells in the management area the larger drift cell moves north from a divergence zone at Point White to Battle Point spit. The shorter drift cell moves south from Arrow Point to Battle Point spit characterized to contain a high percentage of eroding bluffs. Five watersheds drain into MA-8 each with a low level of total impervious surface ranging from 0% to 2%. The project area is within the shorter drift cell.

According to the 2004 Bainbridge Island Nearshore Assessment the site is in reach 3503 which is 33.8% armored, with 33.8% of the armoring encroaching into the intertidal zone (Williams 2004). The CF rating for the reach is low to moderate impact; the driving controlling factor is sediment supply. The least impacted controlling factor is natural shade, artificial shade, pollution, physical disturbance. The reach does not have a significant number of over water structures; the dominant point modification is one outfall. Although the surrounding area is developed single family residential there are a number of intact forested patches and continuous forest. In 2004 the total forested area within MA-8 was 72% with 8% of total impervious area. Recent aerial imagery suggests the percentages are similar (Figure 1)

(Appendix A-Historic Photos). The percentage of upland forested areas translates to high levels of overhanging vegetation measured at 82%. Geoduck and clam resources are also abundant along this part of Bainbridge Island.

2.1 Surrounding land/water uses

The area is generally developed with single family residences with similar structures. For more than 500 feet in both directions the shoreline is has been modified with shoreline stabilization. In water uses are low intensity recreational activities, crabbing and sport fishing. A number of docks are present north of the property and a number of mooring buoys provide motorized access to Puget Sound.

2.2 Level of development

The two parcels are currently undeveloped. A small cabin existed on the property, which has been removed. The cleared area is still visible with evidence of artificially deposited river rock.

2.3 Shoreline riparian vegetation and habitat features

The project area is a mixed Douglas Fir, Western Cedar/Big Leaf maple forest (figure 1 and 9)(Appendix C – Site Visit). Washington State Department of Fish and Wildlife Priority Habitat Species interactive GIS shows an absence of priority upland habitat within 2,000 feet of the proposed location, bald eagle nests are located approximately 2100 feet from the property (Figure 3). The parcel contains significant native vegetation Zone 1 of the standards buffer extends to the edge of the access road; BIMC 16.12.030. A recent tree survey (figure 9) identified, a number of significant douglas fir, western red cedar and big leaf maple with an herbaceous ground cover dominated by sword fern. The parcel is lacking an understory of shrubs and saplings. Invasive species includes Laurel and English Ivy. The bluff and backshore are vegetative with red alder and big leaf maple and ocean spray. Both parcels are nearly identical in stand age and species. The site has a backshore formed by bluff slumps with a significant amount of LWD. Sediment is medium to fine sand with a veneer of small cobble and boulders in the upper intertidal (figure 10).

2.4 Submerged Aquatic Vegetation

A dive survey was not completed for this project; however dive surveys have been completed in the vicinity. Results of other nearby dives found drift ulva, drift enteromorpha, and zoestra japonica. In a similar area in the shoreline reach *zoestra marina* was found 190 feet from the bulkhead below -1.0 feet MLLW. Data was reviewed from Agency websites (Ecology and WDFW); the most applicable data set is the 2001 Department of Natural Resources Shore Zone inventory. This is the same data set used for the Bainbridge Island Nearshore Habitat

Characterization and Assessment, Management Strategy Prioritization, and Monitoring Recommendations (Williams 2004).

According to the Department of Natural Resources 2001 Shoreline Inventory eelgrass and kelp do not occur within the projects reach. Presence of non-native eelgrass, *zoostera japonica* was confirmed in the 2014 East Kitsap Eelgrass Monitoring acoustic eelgrass survey (Suquamish Tribe 2014). Using the aerial image the eelgrass patch is greater than 200 feet from the face of the bluff. During the site investigation *Ulva* sp, and *Enteromorpha* sp. were noted at the toe of the bluff. *Ulva* and *Enteromorpha* are visible on aerial photos within the intertidal. WDFW priority habitat and species website identifies offshore usage of Pacific Herring, Geoduck, marine estuarine, and other hard shell clams (Figure 3)

2.5 Intertidal substrate

There are two distinct changes in substrate composition. The upper intertidal is a typical backshore with downed LWD, the beach face is medium sand with cobble and boulders. The second distinct habitat is an exposed medium/fine sand tidal flat

2.6 Geomorphology

The proposed action is in KS-15-9 a 6,839 linear foot left to right moderate priority drift cell (COBI 2012). The study concluded 15% of the drift cell is an active sediment source with 69% of the shoreline modified. The project site is has been designated high bluff in the Nearshore Assessment, with drift cell sediment source as active feeder bluff and the wave action qualifier is protected (Williams 2004). Three restoration bluffs have been identified within the drift cell (165b, 165a, and 162) and three conservation bluffs (35b, 35a, and 36). The shoreline is currently a natural near vertical source bluff; the closest hydrologic source of sediment is from a small coastal stream located up drift of the proposed action. Beach geomorphology is a wide sand tidal terrace.

2.7 Hydrology and Water quality

A small tributary is located approximately 320 feet north of the property. A small alluvial feature is feasible in the nearshore where the stream occurs, although no defined channel is visible in the nearshore substrate. Use designation for Admiralty Inlet South is extraordinary for aquatic life, primary and secondary recreation contact, and shellfish harvest. Port Orchard Passage has been given a category 2 rating by the Department of Ecology; this designation is for areas where sampling returned elevated result suggesting potential issue though the samples did not exceed water quality standards to initiate a water quality improvement project.

2-1 Table Impaired waters in-water action area, Ecology 303(d) list

Listing ID	Name	Parameter	Medium	Category	Waterbody ID
614658	DYES INLET AND PORT WASHINGTON NARROWS	Benzoic Acid	Sediment	2	1224819475188
607201	DYES INLET AND PORT WASHINGTON NARROWS	Benzoic Acid	Sediment	2	1224819475188
38558	DYES INLET AND PORT WASHINGTON NARROWS	Temperature	Water	2	122481947518

3.0 Habitat Management Recommendation

The City's SMP has designated the parcel Shoreline Residential Conservancy based on existing ecological function of sediment input to the drift cell. The Site Specific Vegetation Analysis (SSVA) for the parcels determined the Shoreline Residential Conservancy 115' buffer in Bainbridge Island's Shoreline Master Program was protective of the site's marine riparian ecologic functions. The SSVA analysis considered existing ecologic functions, coastal geomorphology, and distance to critical habitats in the project vicinity then applied the setbacks discussed in Washington State Department of Wildlife document *Protection of Marine Riparian Function in Puget Sound* (Brennan 2009). The habitat management recommendation augment the of City of Bainbridge Island Shoreline Master Program management strategies approved by Washington Department of Ecology to meet the state standard of no net loss ecological functions or ecosystem wide-functions.

3.1 Wildlife Corridors

The parcel is surrounded by developed single family parcels without out a true wildlife corridor connecting marine riparian to larger habitat patches upland. Existing conditions consists of varying width corridors linking the project site to the coastal stream drainage to the northeast; this drainage is not considered to contain fish species (WDFW 2015). The drainage also connects to Battle Point Park, although the connection is bisected by a residential road and a fence. The City of Bainbridge Island *Open Space and Wildlife Corridor Study* (2008) did not identify the nearby drainage course or vegetative corridors as significant; most likely do to the lack of fish presence. Studies which have demonstrated the need to link upland habitat patches to other patches in an urban environment, WDFW 2009 synthesized the conclusions of the studies and suggested a reasonable scoring system (FEMAT Curves) for management proposes. More specific studies have concluded a direct link with fish streams and riparian vegetation

where decomposing post-spawning salmon complete the cycle of nutrients moving from freshwater system to the marine environment and nutrients from the marine environment moving to the freshwater system (Ecology Salmon Cycle Website)(EnviroVision 2010). The parcel is a high bluff which does not provide access between shoreline ecosystems and upland parcels; however the parcel is utilized by species associated with the marine riparian area; to maintain this connection a corridor will be established.

Habitat Management Recommendation: Wildlife Corridor

The shoreline master program requires one of the side setbacks to be 30% of the parcel width (BIMC 16.12) with other side setback meeting the zoning setback; in the R-1 zone the minimum side setback is 10 feet. The land owner determines which side will receive the wider setback. The parcel's 30% side setback is approximately 82 FT (274 x .30) It is recommended the corridor be 120 feet. A corridor of this width would allow adequate movement for species accustomed to a modified landscape found on Bainbridge Island. The other side setback recommendation is 20 feet.

3.2 Vegetation Management

Benefits of vegetation canopy are well documented in the literature which includes microclimate control, health, quality of life, stormwater, and habitat. Local jurisdictions across the nation have documented the cost savings of increasing tree canopy in urban areas from stormwater management, decreased cooling costs, increased property value, increase health benefits, recreation, and local habitat. In many of these local areas the benefits are from a simple increase of canopy coverage from 20% to 30%. In 2008 the Mayor of Seattle pledged to increase canopy coverage to 30%. May 2005 and Assessing Watershed Health Indicators (2008) indicate 65% coverage is the minimum for maintaining stormwater benefits of vegetation coverage. Literature discussing managing wildlife life species suggests many mammals, avian, and amphibian species do well with 80% canopy cover (WDFW 2009). The project area is nearly 1.5 acres of mixed forest Douglas fir and Big Leaf Maple. The land use in the area is similar to the proposed use. Within Management Area 8 the vegetation coverage was 78%. Aerial photo interpretation indicates vegetation retention similar to the 2004 study. Tree canopy percentage or tree canopy closer studies are specific to individual species needs which will vary from grass/shrub species with 0% closer to 100% percent closer. Literature focuses on buffer width with conceptual discussion of vegetation structure.

Habitat Management Recommendation: Vegetation Coverage

As determined in Site Specific Vegetation Analysis the standard shoreline residential conservancy buffer for previously developed parcel is appropriate for protecting the existing ecological functions. The SMP has a number of provisions to limit the removal of native

vegetation such as limiting the area of disturbance in Zone 1 to 300 square feet, only allowing 20% of the standard buffer to be removed for establishing views, retaining significant trees in zone 3 of the shoreline jurisdiction, and requiring appropriate mitigation when any removal occurs. It is recommended that the City of Bainbridge Island Shoreline Master Program provisions continue to apply to both parcels with the following conditions:

1. Trees and shrubs are not allowed to be removed from side setbacks. Vegetation removal in the front setback is limited to construction of the driveway.
2. Removal of up to three significant is allowed to accommodate the building envelope.
3. Existing natural vegetation coverage (all three strata) shall not be reduced to less than 85%. Tree Canopy will not be reduced to less than 80%
4. Allowed upland accessory uses and structures are limited to a single path and one detached shoreline viewing structure (deck, gazebo, cabana etc) not to exceed 200 square feet.
 - i. The single path to towards the beach must meander on existing social trails requiring minimal brush removal (Appendix C – Site Visit).

Habitat Management Recommendation: Building Envelope and Lot Coverage

5. Construction and design of the single family residence and appurtenances will follow the Kitsap County LID manual for site design.
7. The total building envelope for the proposed development is 6000 SQFT; the building envelope includes portions of the drive-way outside of the front setback.
8. Maximum lot coverage is 10%.
9. Residential construction shall be designed for removal of the least number of trees.
10. Vegetation removal is limit to the area within the building envelope required square to construct the single family residence, path to the beach and viewing structure.
11. Construction of overwater structures is prohibited.

3.3 Shoreline Stabilization

Shoreline stabilization has a long term effect on shoreline processes specifically the structure occupies upper intertidal substrate and impounds source sediment from entering into the drift cell (Herrera 2011)(Simenstad 2011)(Williams 2004)(ETAC 2014). The Bainbridge Island SMP contains a number of regulations for managing shoreline modification on coastal bluffs. It is recommended that the City of Bainbridge Island Shoreline Master Program provisions continue to apply to both parcels with the following conditions:

12. Structures will be setback as far as feasible from the bluff, the building envelope will abut the front setback of 25 FT.

13. Construction of hard shoreline stabilization is shall not allowed.

3.4 Construction Sequence

Existing conditions discussed in Section 2.0 confirmed the absence of priority species on the upland parcel. The high coastal bluff disconnects aquatic species and potential impacts from construction; the marine work windows do not apply to this property. Bald Eagle nests were identified on WDFW Priority Habitat and Species GIS greater than 2,000 feet to the north. Management guidance from fish and wildlife require a 330 feet buffer from development and limits clearing and outside construction to outside of nesting season within 660 feet. The project is over double this distance. The following construction sequence is to limit unnecessary disturbance from normal construction activities:

1. Clearing for building envelop will not occur until after an approved building permit is issued.
2. Construction or other exclusionary fencing will be placed to protect tree root structure.
3. Building envelope will be clearly marked prior to construction with construction fencing or other suitable barrier.

4.0 Mitigation

The proposed action is a development of a single family home and appurtenances. Bainbridge Island SMP allows single family development to use the Single Family Mitigation Manual in place of a site specific mitigation analysis. Mitigation recommendations follow the manual with added requirements for individual tree removal mitigation as part of the Habitat Management Plan. The planting plan is discussed in Section 5.0.

4.1 Mitigation Sequence

Avoid – The proposed project is located as far back from the shoreline as feasible while meeting minimum front yard setback in the R-1 zone of 25 feet. In this preferred location new development will not need shoreline stabilization for the life of the structure. The building envelope is limited to 4,500 square feet which is 7.5% of the lot area.

Minimizing impacts – A wildlife corridor of 150 feet will be maintained by the increased side setback. When the single path is developed the footprint must follow existing social trails or areas lacking existing vegetation. The home site must be located where the least number of trees will be removed. Major development occurs outside of the 115' shoreline buffer within a small footprint. The site design follows known low impact development best practices.

Rectifying the impact

The permanent loss of upland riparian vegetation will be compensated as discussed below. Vegetation and soil disturbance during construction will be repaired by backfilling excavated area with native material and accidental impact to vegetation will be promptly replanted with native plants.

Reducing or eliminating the impact over time

Impacts from increased impervious and pollutant generating surface (drive way) will be mitigated through an engineered stormwater system for quantity and quality as required by 2014 Department of Ecology Stormwater Manual for Western Washington. If a direct stormwater discharge to the beach is required the system shall be designed in accordance with the BIMC 16.12 with a tight line HDPE and t-dissipater. The engineered system shall consider biomimicry for the water quality treatment component.

4.2 Impacts of Site Development

The proposal to construct a single family residence and appurtenances will permanently displacement native vegetation. The Single Family Mitigation manual will be used to offset vegetation removal impacts. Other impacts to ecological functions were considered and mitigated through the habitat management plan recommendations, satisfying requirements of single family development in the SMP, and setback recommendation in the Site Specific Vegetation Management Plan.

4.3 Compensatory Mitigation Measure

Impact from loss of shoreline riparian vegetation through permanent displacement by the construction of a single family residence and appurtenances a compensatory action to replace riparian vegetation is warranted; the proposed compensatory mitigation will follow the standards in BIMC 16.12.030(B)(2)(c). Compensatory vegetation planting areas will created through removal of species of English ivy (*Hedra helix*) and Cherry Laurel (*Prunus laurocerasus*). The balance of compensatory mitigation will be the creation of a sub-canopy later throughout the wildlife corridor.

5.0 Mitigation Plan Goals and Objectives

The planting plan will occur in Zone 1, the first 115 feet landward of the OHWM. A scaled as-built will be provided after planting. The species selection shall be a mixed story planted to enhance Zone 1, with consideration to aspect, slope, existing vegetation, and soils specific to the project site. The enhanced vegetation will provide other environmental functions such as overhanging vegetation, prey source, and water quality functions. The total planting area within

Zone 1 will be determined using the ratios in Objective 2. Additional actions to improve shoreline functions and processes include replacing all invasive English ivy and Laurel with native vegetation.

5.1 Goals, objective, and Performance Standards

The proposed mitigation plan is intended to enhance Zone 1 of the standard shoreline buffer to improve functions impacted as a result of the proposed action. The main mitigation goals and performance standards are outline below.

Goal 1 - Enhance Zone 1 of the shoreline buffer in order to increase/enhance native species diversity and buffer functions.

Objective 1. Enhance altered standard buffer by removing invasive species.

Performance Standard 1. Remove invasive species and replant area with native species at an area ratio of 1 to 1.

Objective 2. Increase native species diversity and marine riparian function through establishment of an intermediate canopy layer.

Performance standard 2a. Vegetation in the enhancement area shall meet the vegetation cover standards in Table 1.

Performance standard 2b. Vegetation mitigation for development in the building envelope will use the following ratios:

- Per tree removed - 1 conifer, 1 other tree and 5 shrubs.
- Per unit of area of native vegetation - 2 to 1 ratio
- Per unit of area of non-native vegetation - 1 to 1 ratio

Performance standard 2c. The aerial coverage of mitigation area shall be 80% coverage minus allowed accessory uses and a tree canopy of 80%.

Performance standard 2d. Class A noxious weeds shall comprise no more than 0% of the entire plant community. Weed classifications are based on the current Kitsap County Weed List by the Kitsap County Noxious Weed Control Board.

Objective 3. Mitigation protect in perpetuity.

Performance standard 3. A conservation covenant and agreement to maintain shall be recorded on title for side setback and shoreline buffer.

Objective 4. Develop a Forest and Buff Management Plan to ensure continued health of the forested area and to manage slope stability.

Performance standard 4. The Forest and Bluff Management shall be prepared by a certified arborist/forest consultant and a geotechnical engineer. The plan should be completed prior to occupancy.

Table 5-1. Performance standards for installed vegetation in the buffer enhancement area

Metric	Year 1	Year 2	Year 3	Year 4	Year 5	Long Term
Survival (%) (using container plant material quantity)	100%	100 %	> 90			
Trees/shrubs (mean % cover)	<5	>5 % <10	>15	>25	30	50
Herbaceous (mean % cover)	>5	>10	>15	>25	>40	50

Table 5-2. Suitable trees, shrubs, and groundcover (other species may be approved by COBI)

Latin Name	Common Name	Site Conditions	Mature Height	Mature Width	Mature Areal Coverage	Spacing on Center	Root Depth	Container Size
Herbaceous (total of 17)								
<i>Gaultheria shallon</i>	Salal	Part shade to full sun, well drained soil	3'	3'	7	2'	Shallow (1 to 2 feet)	1 to 2 gallon or bare root 12" plus
<i>Polystichum munitum</i>	Sword fern	Moist to dry soils	2'	3' to 6'	7	2'	Shallow	1 to 2 gallon or bare root 12" plus
<i>Arctostaphylos uva-ursi</i>	kinnikinnick	Full sun to mostly sun, dry soils	6" - 8"	2' - 3'	7	24"-30"	Shallow	1 to 2 gallon or
Shrub (total of 72)								
<i>Lonicera involucrata</i>	Black twinberry	Part shade. Moist soils.	2' to 7'	6' to 10'	40	4'	Shallow	1 to 2 gallon or bare root 12" plus
<i>Sambucus racemosa</i>	Red elderberry	seasonally wet or dry	6'	6'	28	10'	Shallow	1 to 2 gallon or bare root 12" plus

<i>Vaccinium ovatum</i>	Evergreen huckleberry	Shade to full sun, moist well drained soil	3'	6'	28	4'	Shallow	1 to 2 gallon or bare root 12" plus
<i>Holodiscus discolor</i>	Ocean Spray	Part shade to full sun, well drained, dry soil	15'	up to equal height	176	4'	Moderate, up to bedrock (common 3 feet)	1 to 2 gallon or bare root 12" plus
<i>Symphoricarpos albus</i>	Snowberry	Part Shade to Full Sun	2' to 6'	5'	7	3'	Shallow	1 to 2 gallon or bare root 12" plus
<i>Mahonia aquifolium</i>	Oregon grape	Part shade. Well drained soil	5' to 8'	up to 5'	19	4'	Moderate, up to bedrock (common 3 feet)	1 to 2 gallon or bare root 12" plus
<i>Corylus cornuta</i>	Western Hazelnut	Part shade to full sun	10'	up to equal height	78	15'	Shallow (90% of mass in top 6")	1 to 2 gallon or bare root 12" plus
Trees (Total of 16)								
<i>Cornus nuttallii</i>	Pacific Dogwood	part shade	50'	Up to equal height	490	20'	Tap root deep	2 gallon
<i>Acer circinatum</i>	Vine Maple	part shade - shade	25'	20'	314	3' to 5'	Moderately Deep	5 gallon (5')
<i>Tsuga heterophylla</i>	Western Hemlock	partial shade to deep shade	100'	30'	706	12'-20'	shallow spreading	6'
<i>Thuja plicata</i>	Western Red Cedar	partial to deep shade	to 200'	30'	706	20'	Shallow Wide Spreading	6'

Plat List and Quantity

The recommended planting schedule is in table 5-4. Deviation from the planting scheduled may occur, replacement species must be in Table 5-2. Plant replacement will be documented on the as-built or in the annual monitoring report. Impacted vegetation is entirely native species and the impact will occur in Zone 2. Replanting will occur entirely in Zone 1 in accordance with the Goals the replanting ration is 2 to 1.

Table 5-3. Required planting area, tree, and shrub

	Number of Tree (Native Trees)	Number of Shrubs (Native Shrubs)
Removal	3	6, 000 SQFT
Tree Mitigation	6	15
Compensatory	9	12,000 SQFT

Table 5-4. Planting Schedule

Qty	Latin Name	Common Name	Site Conditions	Mature Height	Mature Width	Mature Areal Coverage	Sum Areal Coverage
2	<i>Cornus nuttallii</i>	Pacific Dogwood (25.00)	part shade	50'	Up to equal height	490	980
4	<i>Tsuga heterophylla</i>	Western Hemlock (95.00)	partial shade to deep shade	100'	30'	706	2824
4	<i>Thuja plicata</i>	Western Red Cedar (90.00)	partial to deep shade	to 200'	30'	706	3530
3	<i>Acer circinatum</i>	Vine Maple (38.98)	part shade - shade	25'	20'	314	942
2	<i>Abies grandis</i>	Grand Fir (38.98)	full sun to shade	to 260'	25'	490	980
5	<i>Mahonia aquifolium</i>	Oregon grape	Part shade. Well drained soil	5' to 8'	up to 5'	19	95
20	<i>Vaccinium ovatum</i>	Evergreen huckleberry	Shade to full sun,	3'	6'	28	560

			moist well drained soil				
10	<i>Sambucus racemosa</i>	Red elderberry	seasonally wet or dry	6'	6'	28	280
5	<i>Oemleria cerasiformis</i>	Indian Plum	Full shade to sun	15'	12'	50	250
6	<i>Lonicera involucrata</i>	Black twinberry	Part shade. Moist soils.	2' to 7'	6' to 10'	40	240
6	<i>Holodiscus discolor</i>	Ocean Spray	Part shade to full sun, well drained, dry soil	15'	up to equal height	176	1056
10	<i>Symphoricarap os albus</i>	Snowberry	Part Shade to Full Sun	2' to 6'	5'	7	70
10	<i>Amelanchier alnifolia</i>	Western Serviceberry	Sun to partial shade	9' to 15'	10'	78	780
10	<i>Polystichum munitum</i>	Sword fern	Moist to dry soils	2'	3' to 6'	7	70
7	<i>Gaultheria shallon</i>	Salal	Part shade to full sun, well drained soil	3'	3'	7	49
17	<i>Herbeaceous Areal Coverage</i>						119
72	<i>Shrub Areal Coverage</i>						3351
15	<i>Tree Areal Coverage</i>						8550
104	<i>Total Areal Coverage</i>						12000

No net loss of ecological function and ecosystem wide process will be achieved if the proposed mitigation plan is fully implemented.

5.2 Installation methods and procedures

Soil amendments

No amended soil is recommended for the site. Selected plant species should succeed in the native soils.

Woodchip Mulch

The density of the existing vegetation and depth of duff should provide weed suppression and hold moisture. If mulch is required then following are the specifications for mulch application:

- When planted in an area with an existing duff layer no mulch is required otherwise:
 - All exposed soils within the enhancement area shall be covered with a minimum depth of three (3) inches of woodchip mulch;
 - No mulch shall be placed within 1" inch of plant stems;
 - Mulch shall consist of clean hogfuel, woodchips with greens, woodchips with no greens, or course shredded bark (no beauty bark, no stump grindings);
 - Woodchips shall average between 1/4 and 1/2 inches thick and 1 to 3 inches long (thin cut heartwood or sapwood chips are ideal); and
 - **Mulch must be clean, free of invasive species seed, soil, and materials which would comprise plant health.**

5.3 Plant Installation

Plant Installation Timing:

- Planting shall take place during the dormant season (Fall in November/early December or Winter/Spring no later than April 1st; a later date may be approved if using Conservation District plant sale).
- The applicant shall contact the project biologist or qualified professional with marine riparian experience, or shore steward prior to installation to consult on plant placement.
- A qualified professional or master gardener shall inspect plant material prior to installation.

Source of Plant Material:

- Plant material shall be obtained from native plant nurseries growing stock from the Puget Sound low lands or Conservation District native plant sales. Written documentation from nursery verifying the location is useful for to ensure local seed source plant are planted.

- Applicant will consult with project biologist on replacement/substitution species not on the list and shall be approved by the City of Bainbridge Island.

Planting Guidelines:

- Plants should be grouped in irregular clusters in sizes suitable to the elevation as specified under the planting specifications.
- Actual planting shall follow the digging of holes as closely as possible to prevent drying excavated soil. Each plant shall be placed in hole and backfilled with native soil. Backfill shall be tamped firmly to remove voids. Excess soil shall be smoothed and firmed around plants leaving a slight depression to collect water.
- All plants will be watered immediately after planting unless soils are heavily wet.
- After installation, a qualified professional shall inspect the site to verify all plants were installed according to design and are in good health.

6.0 Monitoring and Maintenance

6.1 As-Built Documentation

An as-built report shall be provided to the City of Bainbridge Island within 90 days after the planting phase is complete. The as-built report shall be prepared by Rhumblin Consulting or another qualified professional; the summary memo shall document where minor site design changes to the mitigation plan were necessary, the final planting schedule, established image points, and images. The as-built shall use a common scale, such as engineering 1:40, and submitted on an 11x17 paper.

6.2 Monitoring

Monitoring shall occur on years 1, 2, 3, and 5 after the completion and acceptance of the as-built. A monitoring report will be produced for each sampling year; monitoring shall be completed when plants are in a leaf on stage. When approved by COBI a homeowner may complete the plant monitoring report, otherwise the report shall be completed by a qualified professional. The monitoring report shall discuss the project's success based on the project performance standards contained in this report. Data collected during the monitoring visits will be summarized in a technical memo and provided to the regulatory agencies no later than December 31st of each monitoring year.

Vegetation Monitoring

Vegetation Monitoring shall include qualitative (general site observations) data collection. Data in the monitoring report shall include at a minimum:

- Percent survivorship and cover of installed plant material
- A species list of volunteer native species
- Species list and management recommendations for invasive plant cover
- An overall qualitative assessment of plant material
- An assessment of how the project is meeting mitigation goals
- Recommendations for any additional work or maintenance needed in order to meet mitigation goals and/or performance standards

6.3 Contingency Plans

If there is a significant problem with the mitigation achieving its performance standards, the project proponent shall work with Rhumblin Consulting or another qualified professional to develop a Contingency Plan. Contingency Plans can include, but are not limited to additional plant installation, erosion control, and plant substitutions of type size quantity, and location. Such Contingency Plans shall be submitted to applicable regulatory agencies by December 31 of any year when significant deficiencies are discovered.

6.4 Maintenance

Recommended maintenance includes weeding within the planting areas a minimum of two times during the growing season (March-Oct); more often is recommended to keep each weeding session to a manageable effort. No herbicide, pesticide or fungicides should be used in the enhancement area; only manual weeding. Irrigation of planted materials at least weekly is recommended during the months of August, September and October during the first two years. Plants may not need watering after the first growing season and continued irrigation may not be needed.

Long-Term Site Management

Once successfully installed the enhanced shoreline vegetation area should be self-sustaining. Recommendations in the Forest and Bluff Management Plan shall be followed to ensure Forest viability.

6.5 Mitigation Surety

As required by City of Bainbridge Island, surety in the form of bond required for 150% of the estimated cost of the plant mitigation plan. The follow is the estimated cost to install, monitor and maintain this project for the required 5 year period. 1/3 of the bond shall be released after approved as-built. The remaining 2/3 shall be released upon approval of meeting mitigation performance at year 5.

The following items are included in the bond amount:

• Shurb/Herbaceous and installation (89 x \$8.00 per plant)	712.00
• Tree and installation (total tree cost (985) + (15 x 3.00)	1030.00
• Mulch and placement (72 x \$3.00 per plant)	216.00
• As-Built Report	400.00
• Monitoring (\$250 for 5 years)	1250.00
• Maintenance (\$300 for 5 years)	1500.00
• Subtotal	5108.00
• Bond Amount Subtotal x (50%)	7662.00

7.0 References

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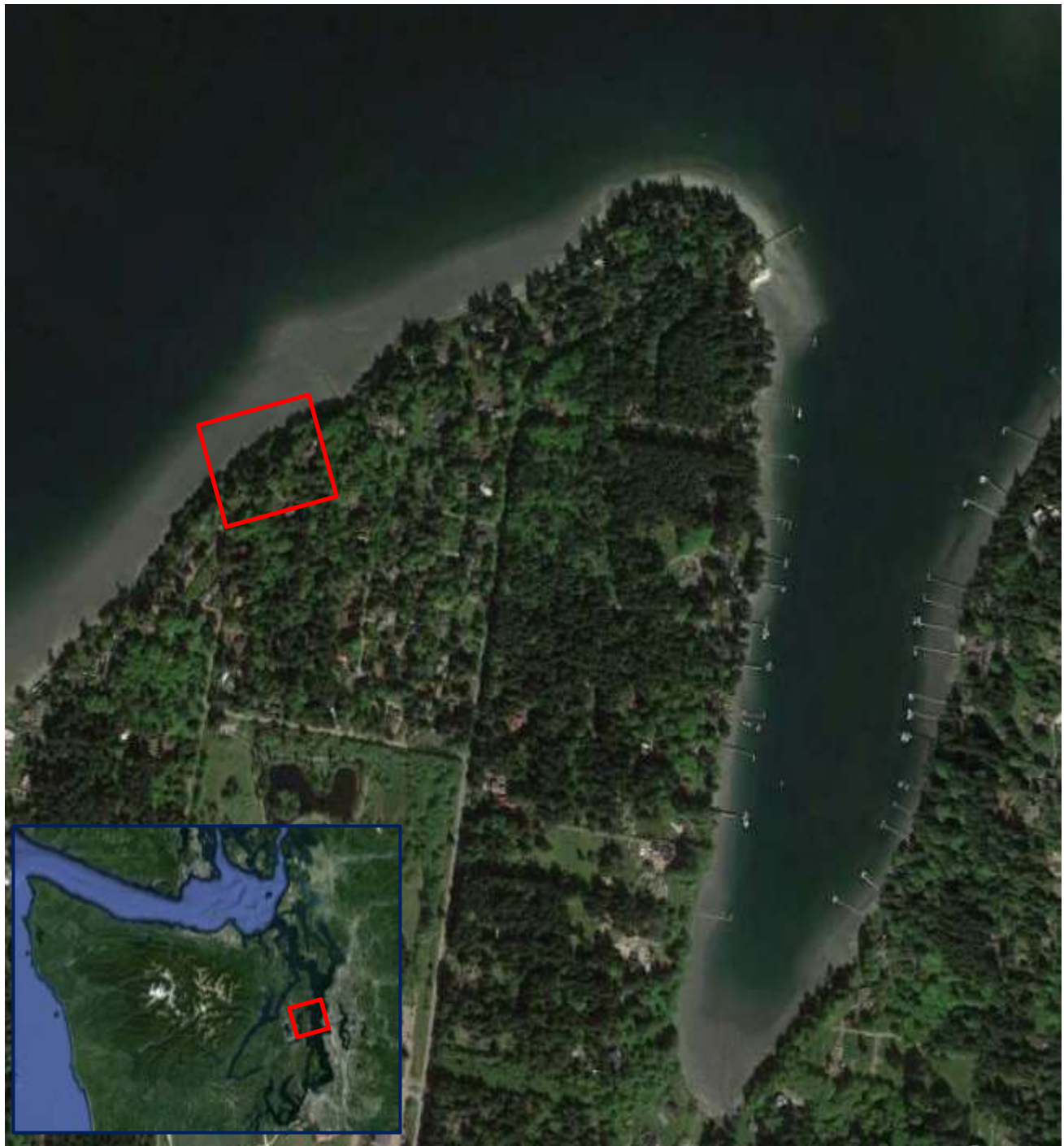
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Appendix A – Historic Photos



Appendix B - Document Figures



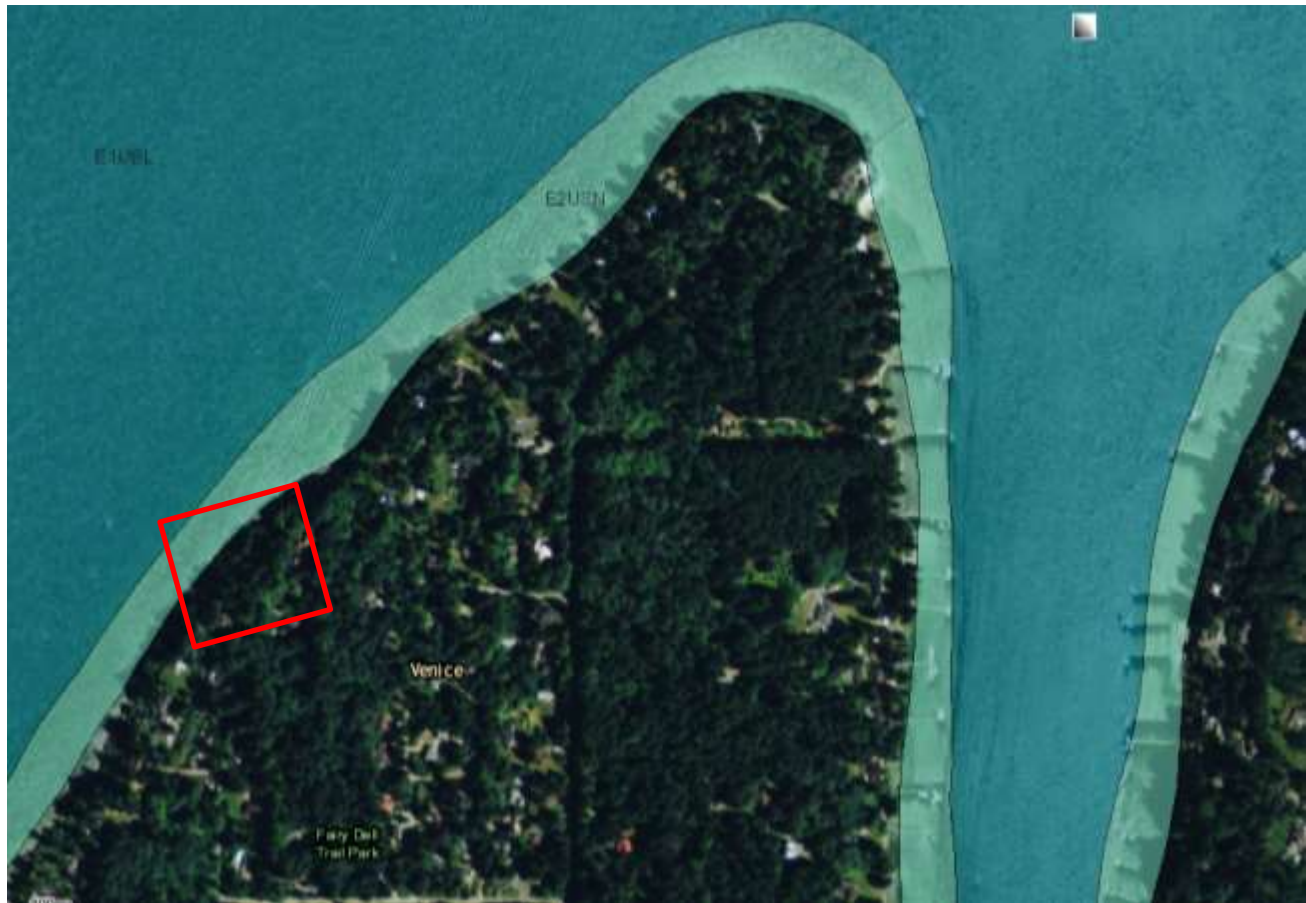
	<u>Robbin Site Specific Vegetation Area (SSVA)</u> 0 Sunset Lane Bainbridge Island, WA 98110 Parcel No 4189-004-003-0004 & 4189-004-005-0002.	Vicinity Map Figure 1. February 2016
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	<u>Robbin Site Specific Vegetation Area (SSVA)</u> 0 Sunset Lane Bainbridge Island, WA 98110 Parcel No 4189-004-003-0004 & 4189-004-005-0002.	WDFW Forage Fish Figure 2. February 2016
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	<u>Robbin Site Specific Vegetation Area (SSVA)</u> 0 Sunset Lane Bainbridge Island, WA 98110 Parcel No 4189-004-003-0004 & 4189-004-005-0002.	WDFW Priority Habitat Species Map Figure 3. February 2016
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E - System Estuarine: describes deep water tidal habitats and adjacent tidal wetlands

2 - Subsystem Intertidal: Defined as a the area from extreme low water to extreme high water and splash zone.

1 - Subsystem SUBTIDAL: These habitats are continuously submerged substrate, (i.e. below extreme low water).

US - Class Unconsolidated Shore: wetland habitats(1) unconsolidated substrate with less than 75 percent cover of stones, boulders or bedrock; (2) less than 30 percent areal cover of vegetation. Land forms such as beaches, bars, and flats are included.

UB - Class UNCONSOLIDATED BOTTOM: Includes all wetlands and deep water habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.



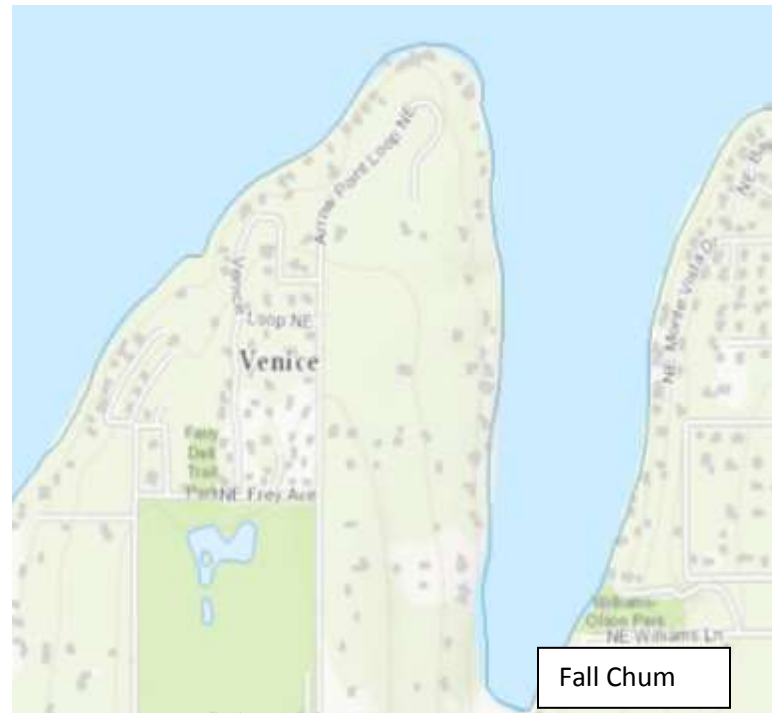
Robbin Site Specific Vegetation Area (SSVA)

0 Sunset Lane
Bainbridge Island, WA 98110
Parcel No 4189-004-003-0004 & 4189-004-005-0002.

US Fish and Wild
Wetland Mapper

Figure 4.

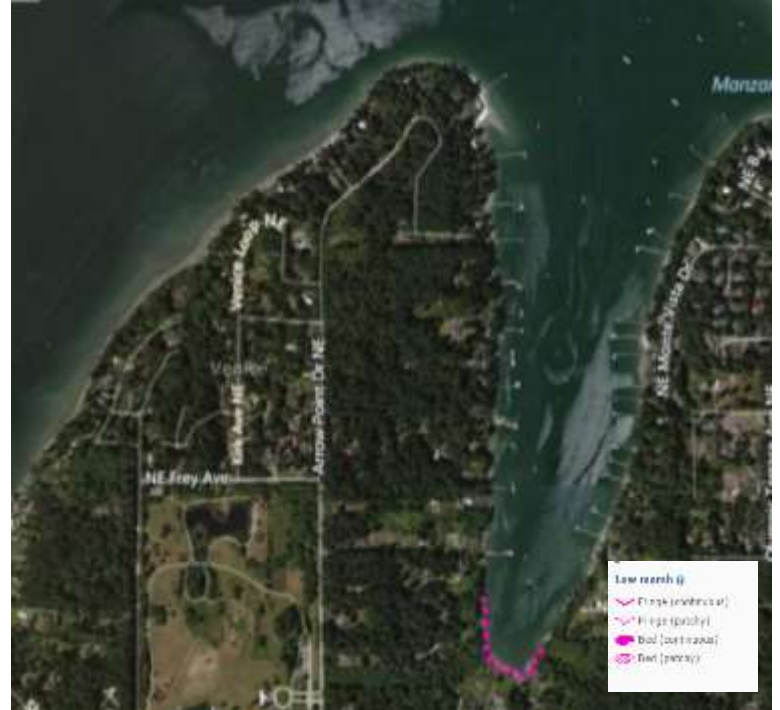
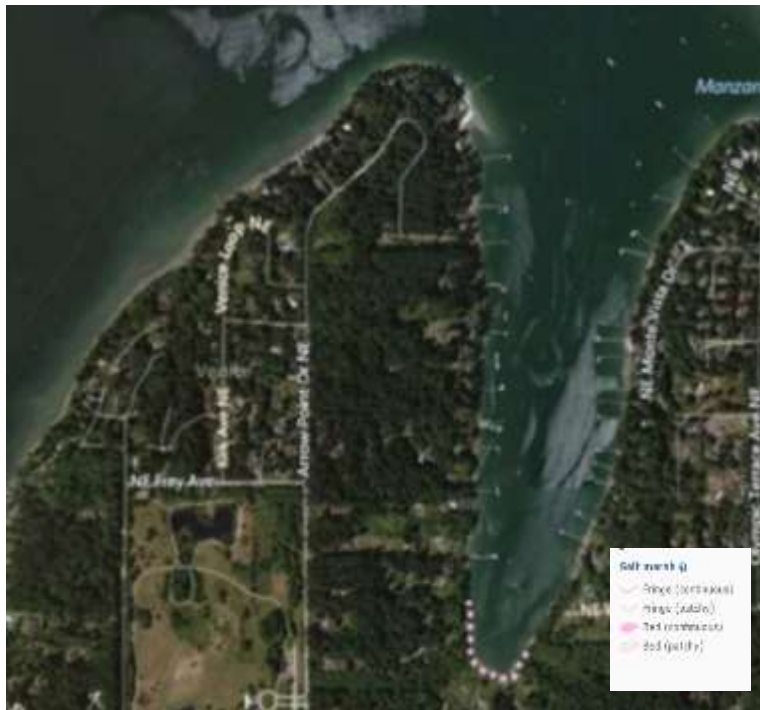
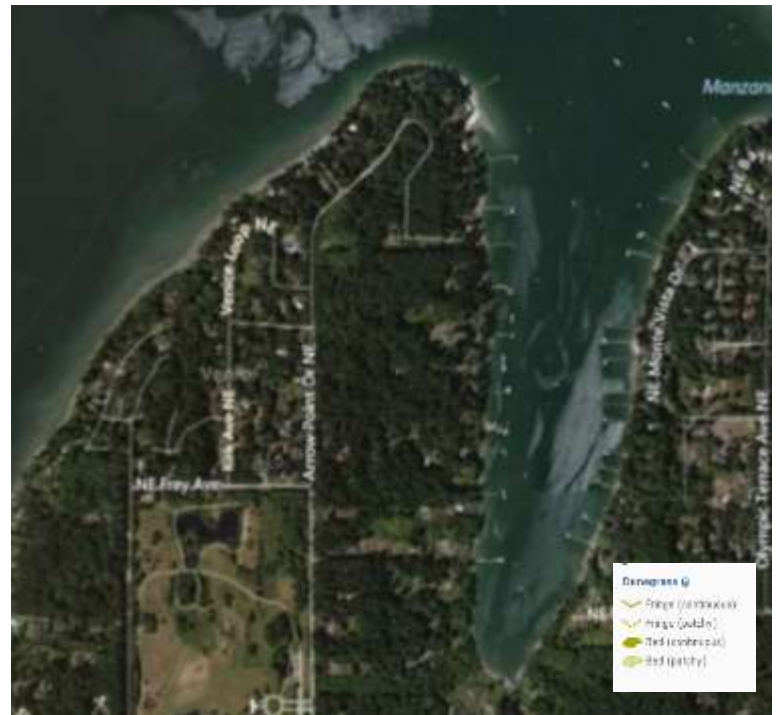
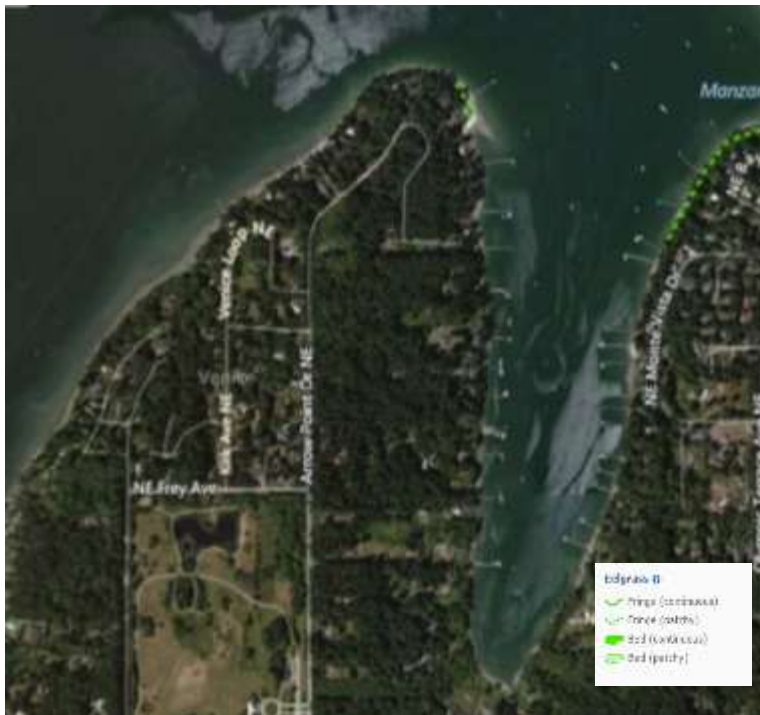
February 2016

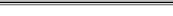


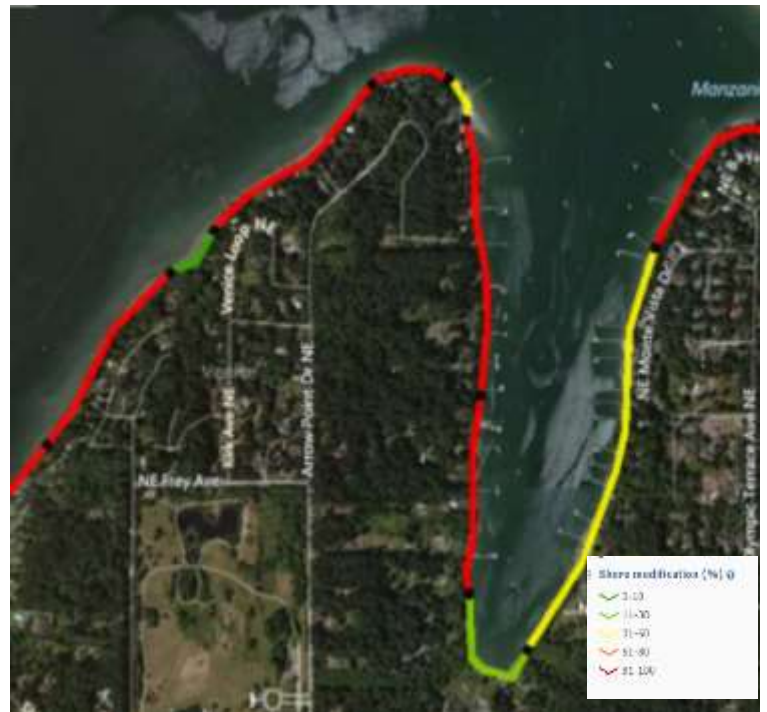
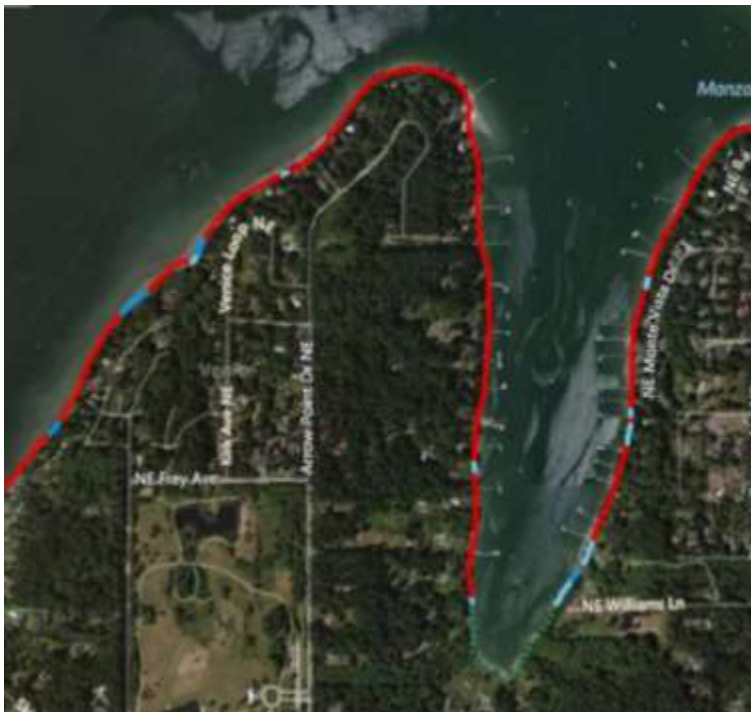
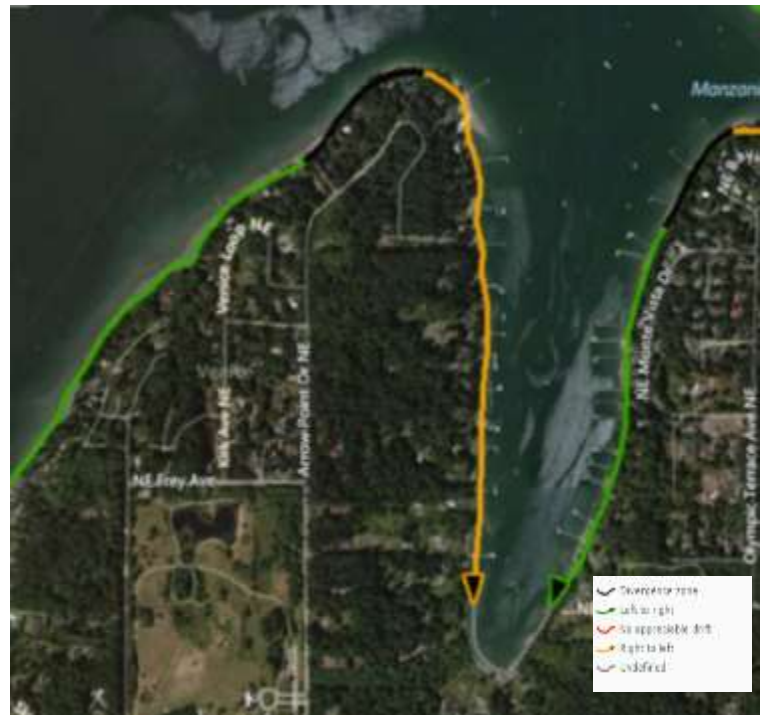
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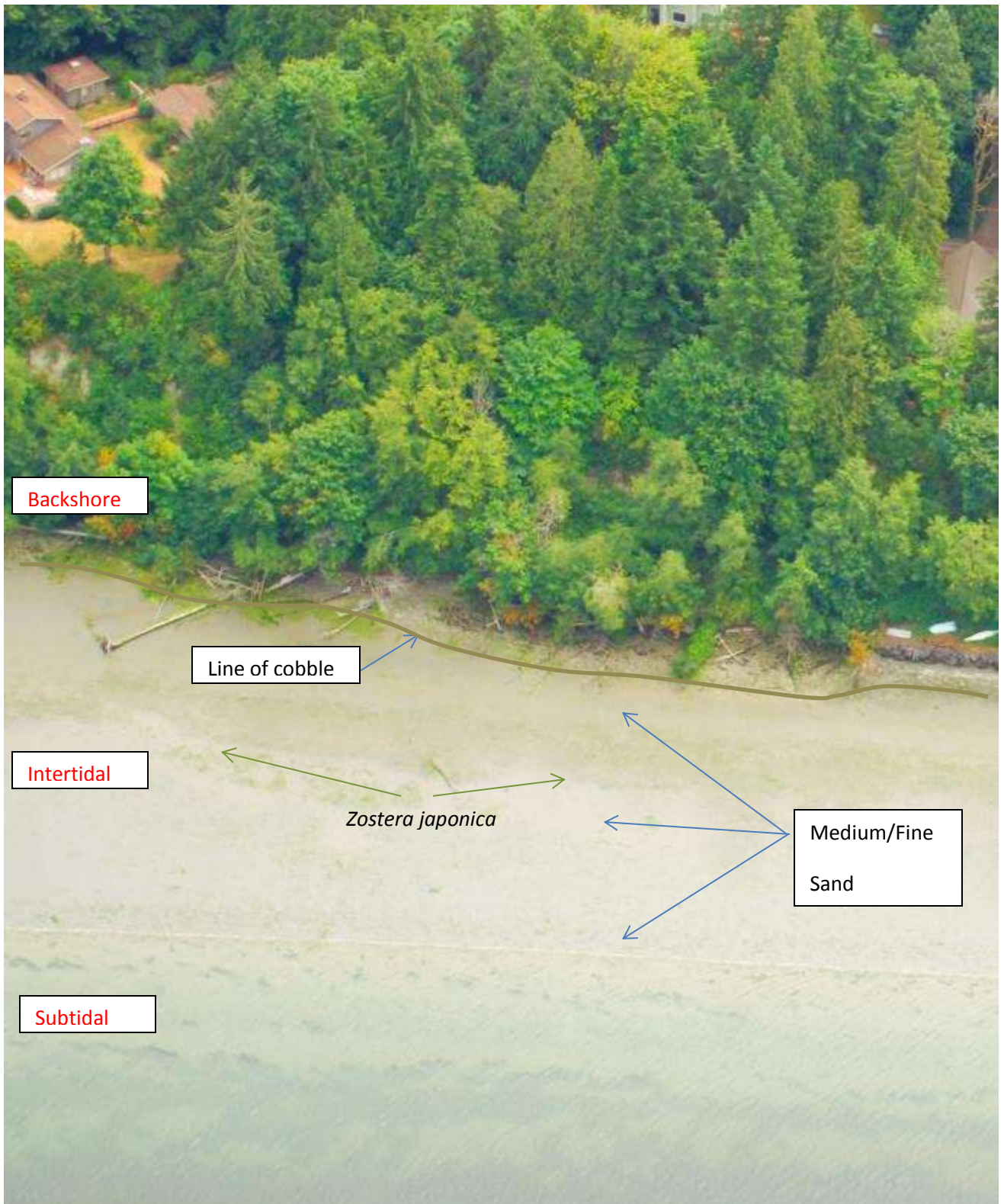
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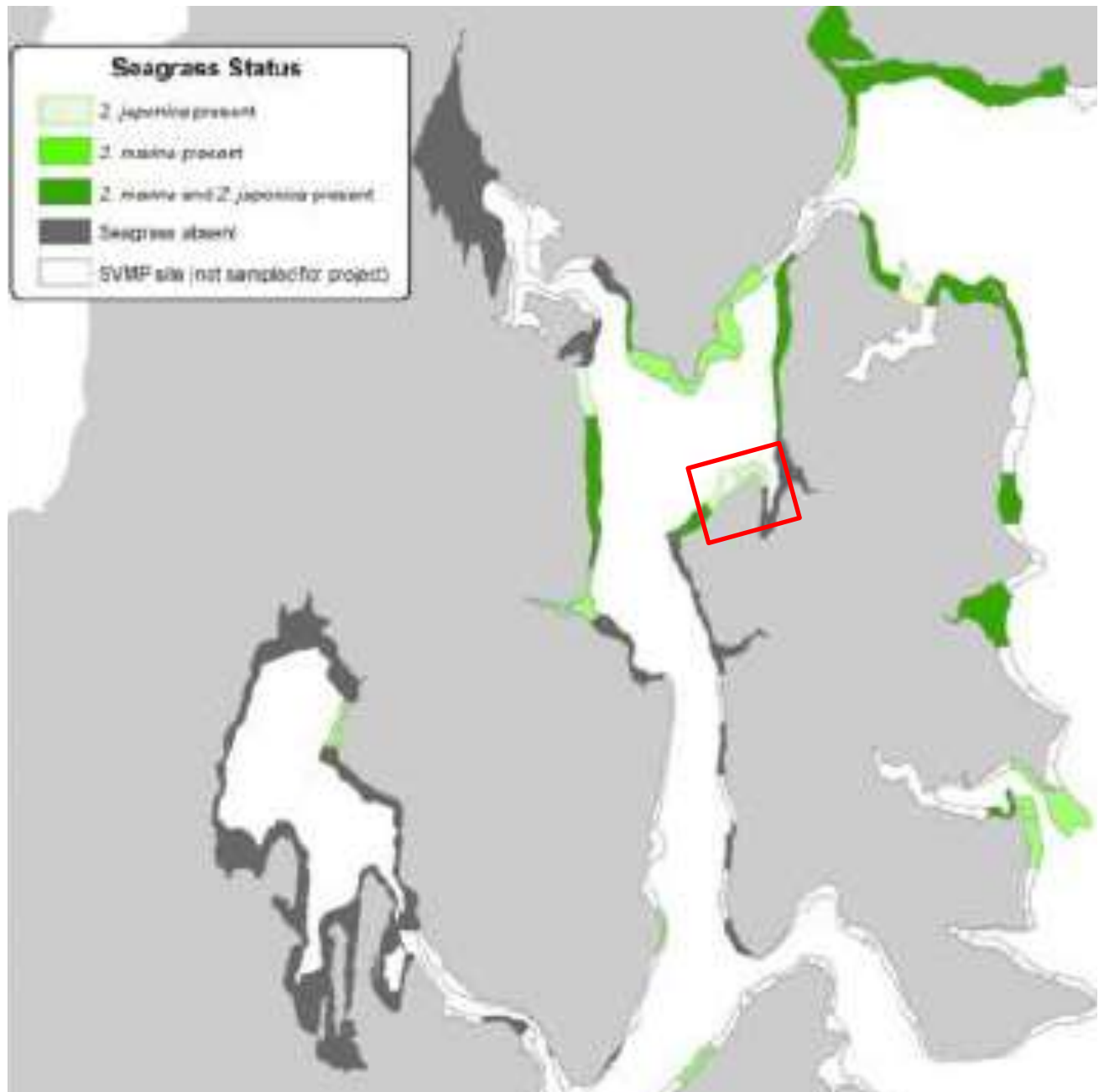
	<u>Robbin Site Specific Vegetation Area (SSVA)</u> 0 Sunset Lane Bainbridge Island, WA 98110 Parcel No 4189-004-003-0004 & 4189-004-005-0002.	US Fish and Wild Wetland Mapper Figure 7. February 2016
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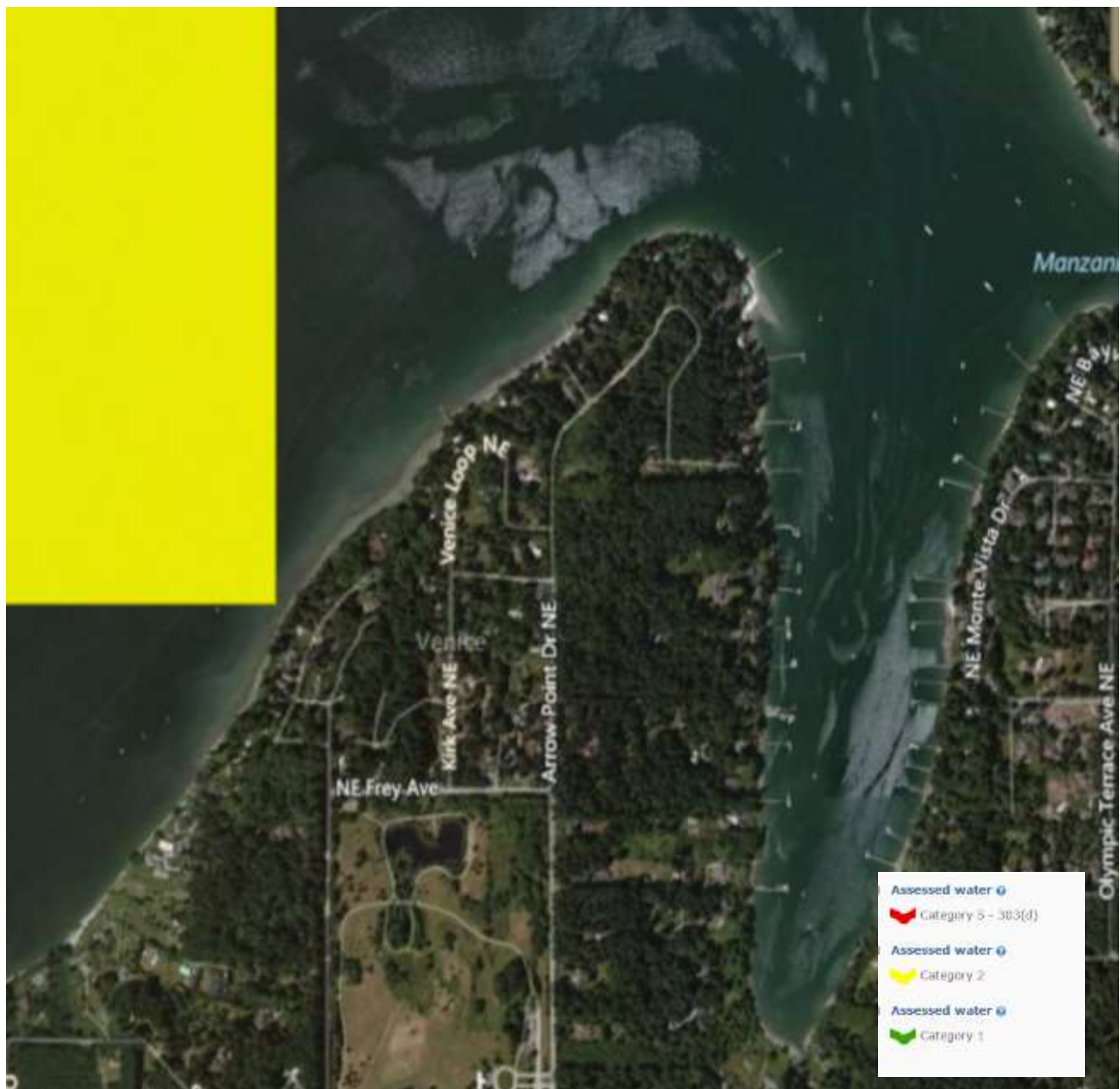
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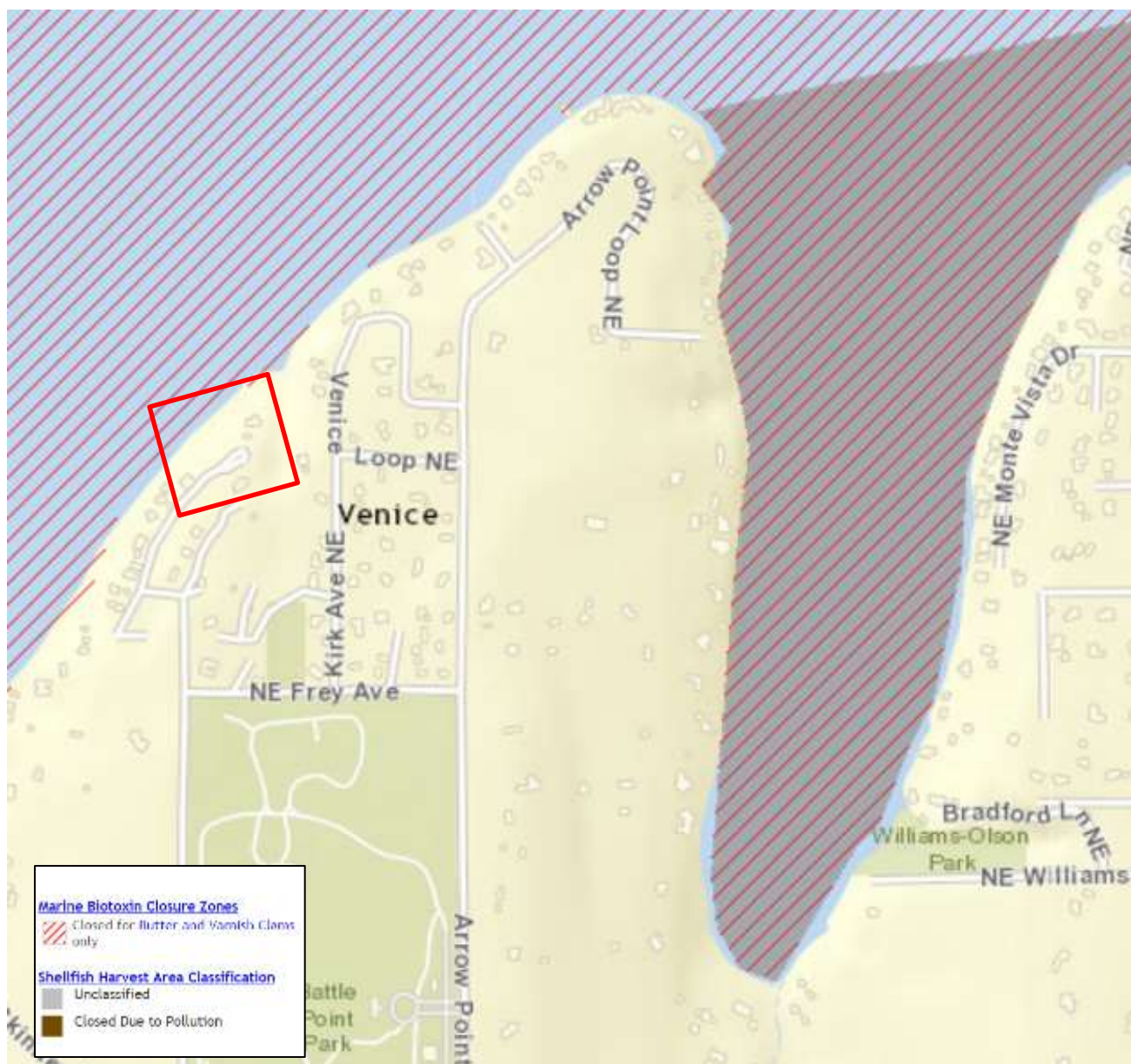
	<u>Robbins Site Specific Vegetation Area (SSVA)</u> 0 Sunset Lane Bainbridge Island, WA 98110 Parcel No 4189-004-003-0004 & 4189-004-005-0002.	Sediment Band Figure 10. February 2016
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	<u>Robbins Site Specific Vegetation Area (SSVA)</u> 0 Sunset Lane Bainbridge Island, WA 98110 Parcel No 4189-004-003-0004 & 4189-004-005-0002.	WDNR Eelgrass Figure 11. February 2016
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	<u>Robbins Site Specific Vegetation Area (SSVA)</u> 0 Sunset Lane Bainbridge Island, WA 98110 Parcel No 4189-004-003-0004 & 4189-004-005-0002.	303(d) Water Quality Map Figure 12. February 2016
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	<u>Robbins Site Specific Vegetation Area (SSVA)</u> 0 Sunset Lane Bainbridge Island, WA 98110 Parcel No 4189-004-003-0004 & 4189-004-005-0002.	Shellfish Harvest Area Department of Health Figure 13. February 2016
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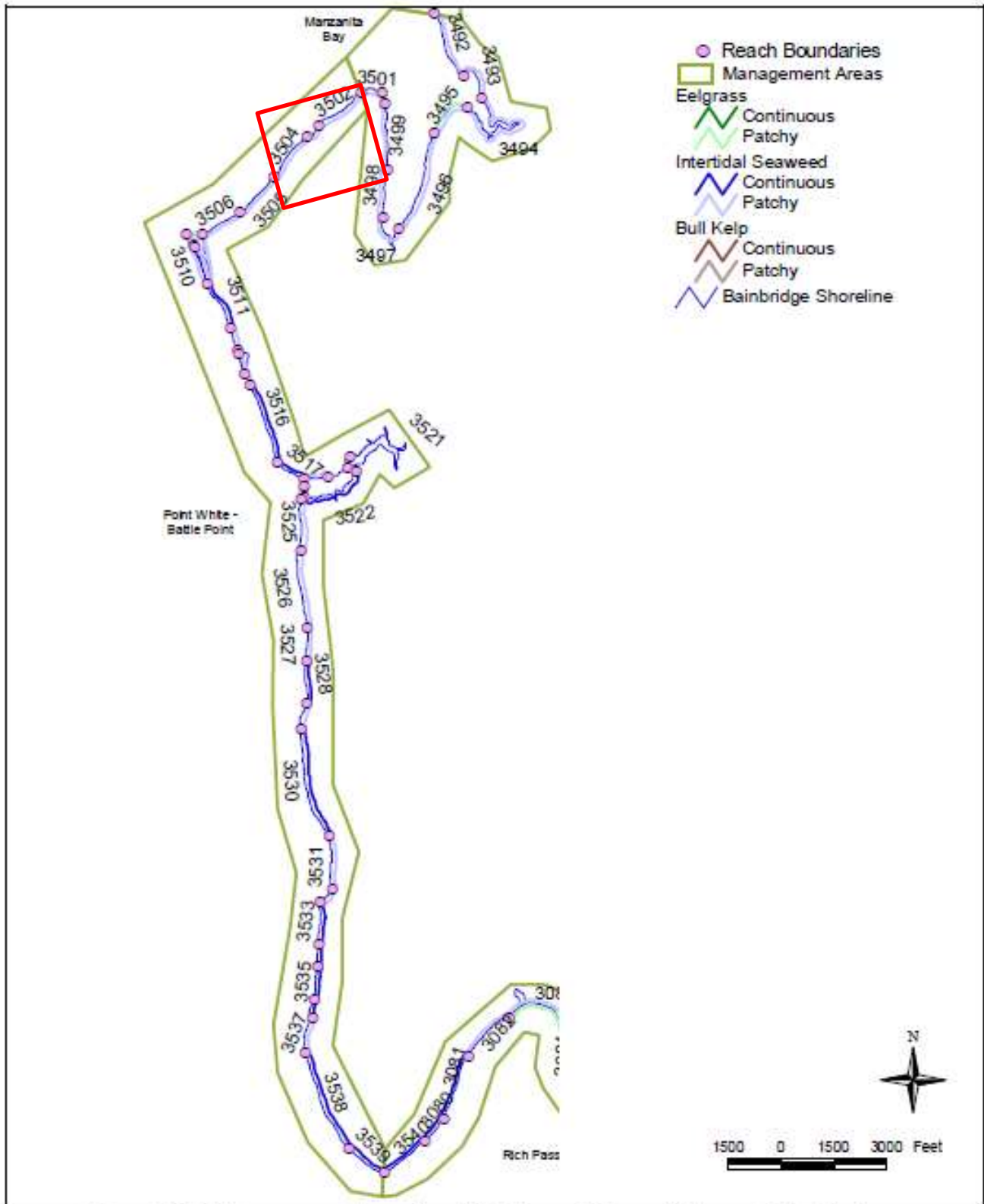


Figure B-68. Management Areas 8 and 9 Eelgrass, Kelp, and Seaweed Distribution.



Robbins Site Specific Vegetation Area (SSVA)

0 Sunset Lane
Bainbridge Island, WA 98110
Parcel No 4189-004-003-0004 & 4189-004-005-0002.

COBI Inventory and
Characterization

Figure 15.

February 2016

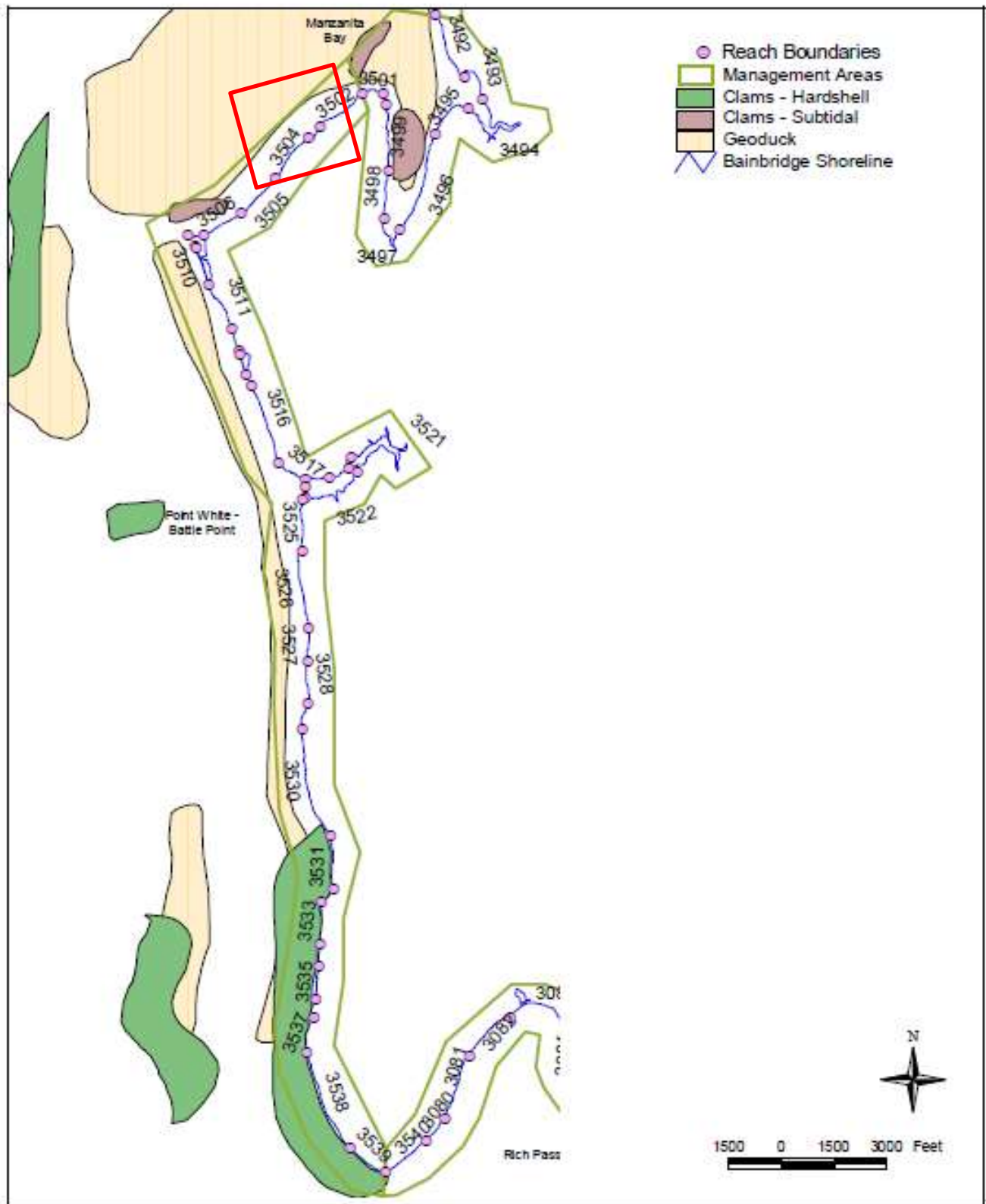


Figure B-70. Management Areas 8 and 9 Clam and Geoduck Distribution.



Robbins Site Specific Vegetation Area (SSVA)

0 Sunset Lane
Bainbridge Island, WA 98110
Parcel No 4189-004-003-0004 & 4189-004-005-0002.

COBI Inventory and
Characterization

Figure 16.

February 2016

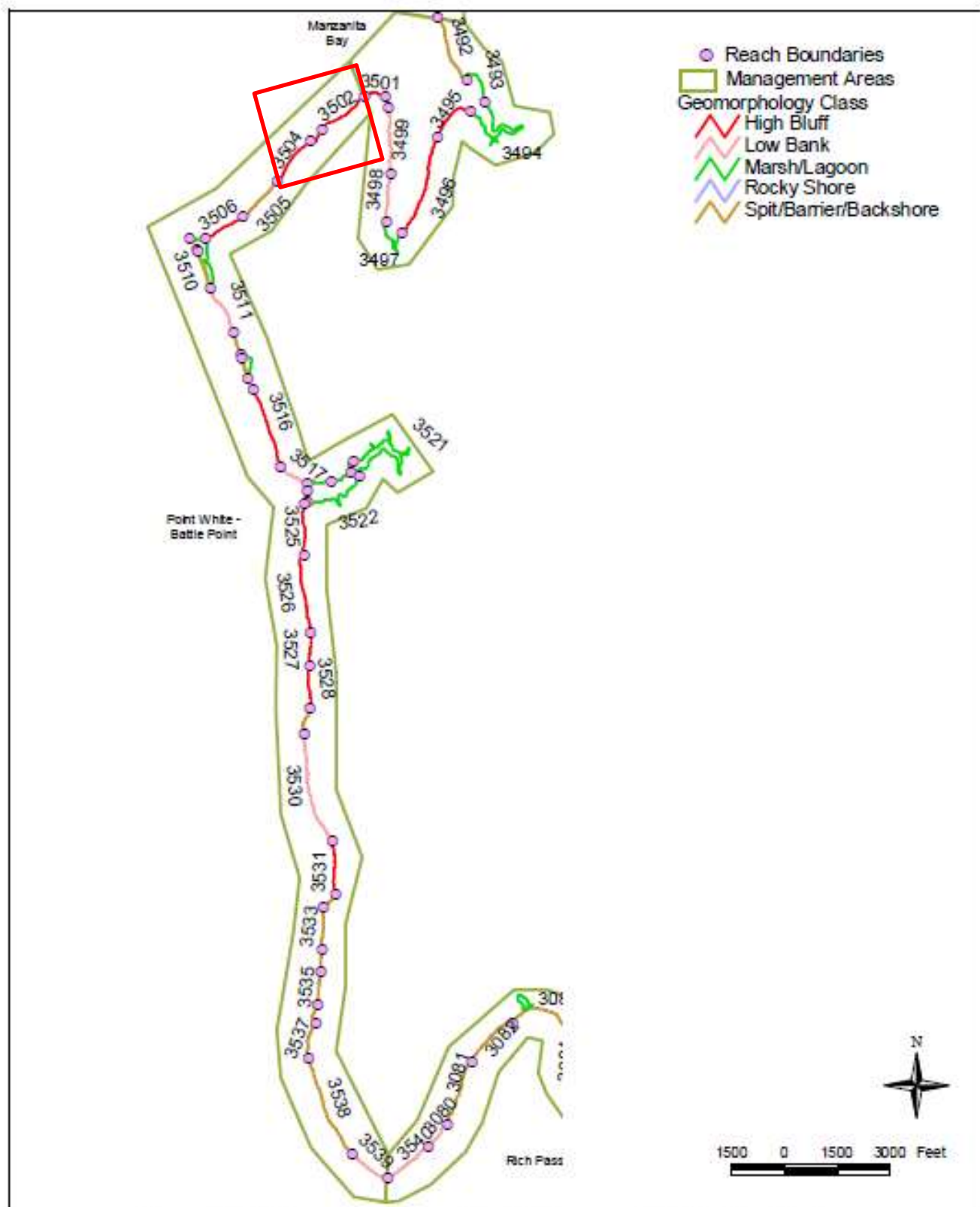
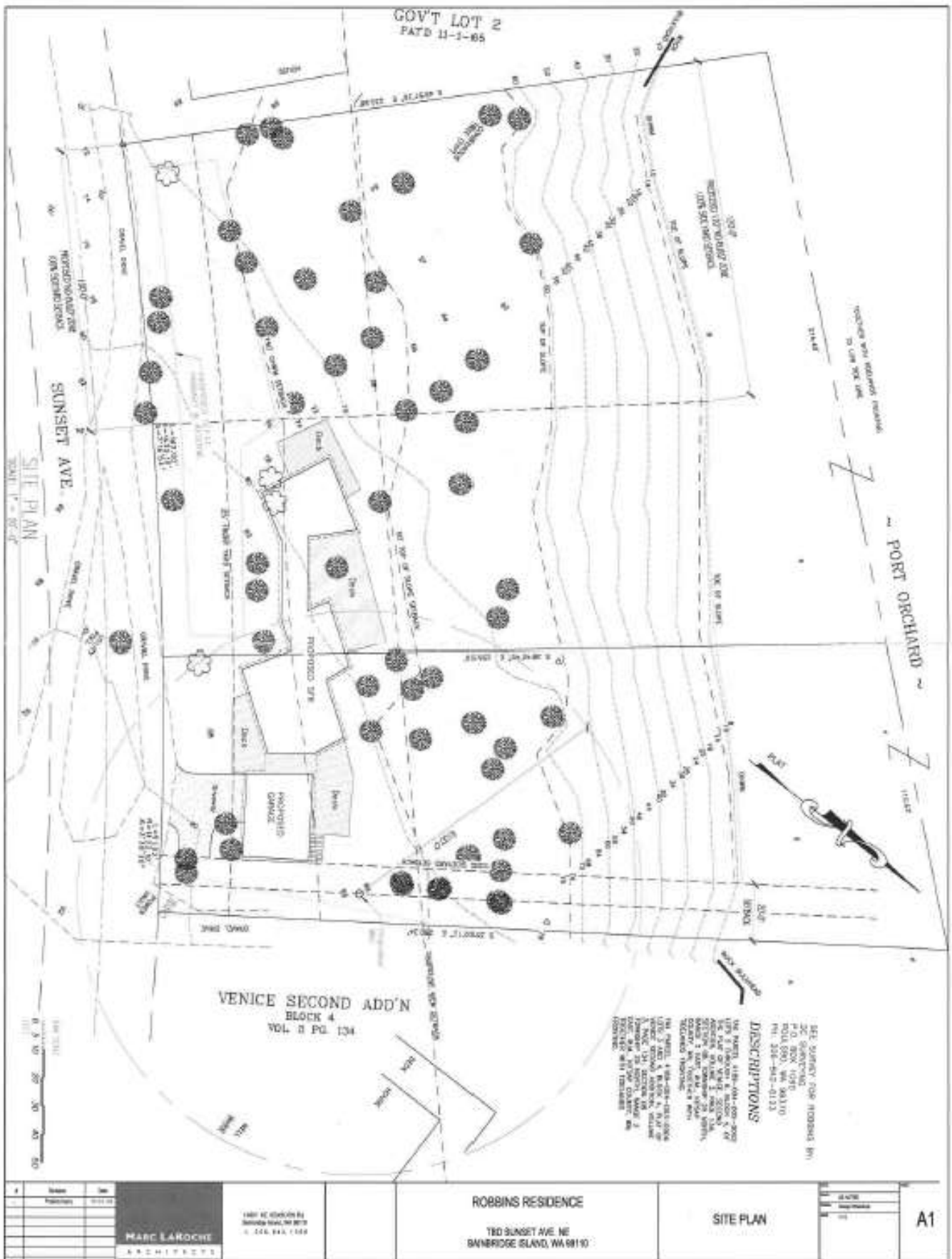


Figure B-61. Management Areas 8 and 9 Geomorphic Class Distribution

Appendix C - Single Family Residence Site Plan





Appendix D - Site Visit



Building site from road



Building Site looking towards the road



Conservation Area



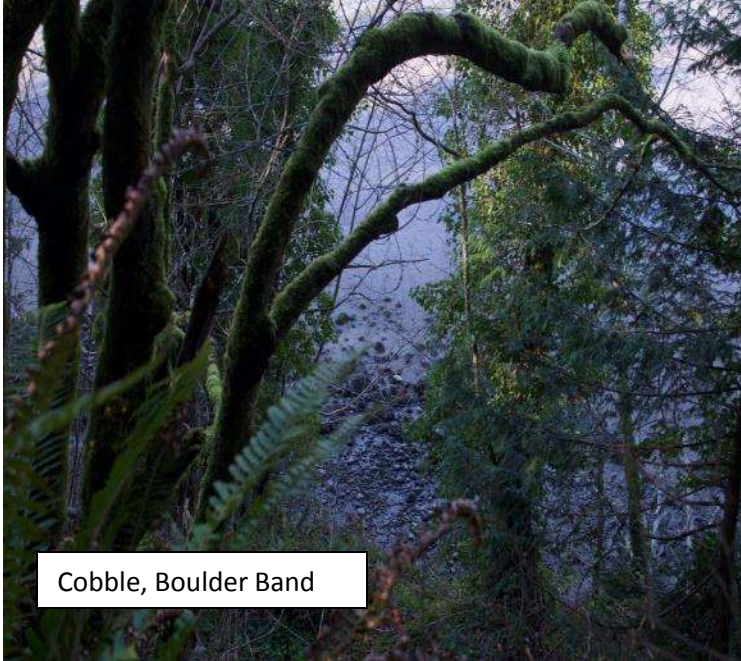
150' Cooridor

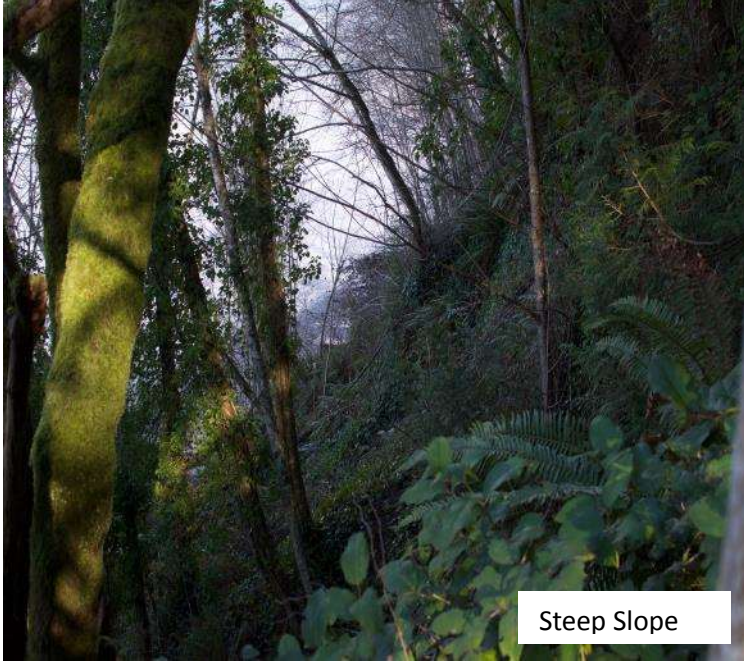




Examples existing trails

Upper Intertidal





Steep Slope



Slope Vegetation



Appendix E - Species of Fishes and Life-History Stages with Designated EFH in Puget Sound

Species	Adult	Spawning/ Mating	Juvenile	Larvae	Eggs/ Parturition
Groundfish Species					
Arrowtooth flounder	X	X	X		
Big skate	X	X	X		X
Black rockfish	X		X		
Bocaccio			?	X	
Brown rockfish	X	?	?	X	
Butter sole	X	X	X		
Cabazon	X	X		X	
California skate	X				
Canary rockfish	?	?			X
China rockfish	X		X		
Copper rockfish	X		X	?	
Curlfin sole	X				
Darkblotched rockfish	X		X		
Dover sole	X	X	X		
English sole	X	X	X	X	
Flathead sole	X	X	X		
Greenstriped rockfish					
Kelp greenling	X	X	X	X	X
Lingcod			X	X	
Pacific cod	X	X	X	X	X
Pacific ocean perch	X		X		
Pacific sanddab				X	X
Pacific whiting (Hake)			X		
Petrable sole	X		X		
Quillback rockfish	X		X	?	
Ratfish	X				
Redbanded rockfish	X				
Redstripe rockfish	?				
Rex sole	X				?
Rocksole	X	X	X		
Rosethorn rockfish	X		X		
Rosy rockfish	?				
Rougheye rockfish	X		?		
Sablefish			X		

Sand sole	X	X	X		
Sharpchin rockfish	X		?		
Shortspine thornyhead	X		X		
Spiny dogfish	X		X		X
Splitnose rockfish	X		X		
Starry flounder	X	X	X	X	X
Stripetail rockfish	X				
Tiger rockfish	X		X		
Vermilion rockfish	X	?	X		
Yelloweye rockfish	X				
Pacific Salmon Species					
Chinook salmon	X		X		
Coho salmon	X		X		
Puget Sound pink salmon	X		X		
Coastal Pelagic Species					
Northern anchovy	X	X	X	X	X
Pacific sardine	X				
Pacific mackerel	X				
Market squid	X				
Northern anchovy	X	X	X	X	X



CITY OF BAINBRIDGE ISLAND
MASTER LAND USE APPLICATION
P100

FOR OFFICIAL USE ONLY

PROJECT # _____
PLANNER _____

Project Name: Robbins Single Family Residence

Parcel Number(s): 4189-004-003-0103

Property Address: Between 11805 and 11869 Sunset Ave NE

Type of Application (check all that apply)

☐ Adjustments to an Approved Land Use:

☐ Major ☐ Minor

☐ Administrative Code Interpretation

☐ Agricultural Conditional Use

☐ Agricultural Retail Plan

☐ Boundary Line Adjustment

☐ Buoy Application

☐ Clearing Permit

☐ Conditional Use Permit:

☐ Major ☐ Minor

☐ Habitat Buffer Averaging

☐ Habitat Management Plan

☐ Housing Design Demonstration Project

☐ Pre-Application Conference

☐ Reasonable Use Exception

☐ Revision: Type _____

☐ Rezone:

☐ Site Specific ☐ Area-Wide

☐ Shoreline Conditional Use

☒ Shoreline Exemption

☐ Shoreline Substantial Development

☐ Shoreline Variance

☐ Sign Permit

☐ Site Plan and Design Review:

☐ Major ☐ Minor

☐ Special Use Review

☐ State Environmental Policy Act (SEPA)

☐ Subdivision – Large } ☐ Preliminary

☐ Subdivision – Long } ☐ Final

☐ Subdivision – Short } ☐ ALT/ADJ/AMEND

☐ Variance:

☐ Major ☐ Minor

☐ Vegetation Management

☐ Wireless:

☐ EFM ☐ WCF

☐ Other _____

Project Description:

Construct new single family residence with three decks and detached garage.

- Construct a new single family residence with three decks and detached garage.
- view trim trees fronting the house.

Parcel #	Address	Property Owner
4189-00-003-0103	Between 11805 and 11869	Richard & Bonnie Robbins
	Sunset Ave NE	

Project Contacts (owner, surveyor, engineer, etc)		
Property Owner: Richard & Bonnie Robbins		
Address: 2821 Fairview Ave E, Unit 8		
City: Seattle	State: WA	Zip: 98102
Email: bonnie@robbinsusa.com		Phone: 206-550-9387
Name:	Agency:	
Address:	Function:	
City:	State:	Zip:
Email:	Phone:	
Name:	Agency:	
Address:	Function:	
City:	State:	Zip:
Email:	Phone:	
Name:	Agency:	
Address:	Function:	
City:	State:	Zip:
Email:	Phone:	

Authorized Agent (Please attach notarized Owner/Applicant Agreement Form)		
Name: Leann Ebe McDonald	Agency: Shoreline Solutions	
Address: 9784 NE Lafayette Avenue		
City: Bainbridge Island	State: WA	Zip: 98110
Email: leannm@mac.com	Phone: 206-300-2678	

If additional parcels or contacts are required, please attach additional sheets

Submittal requirements for each application are described in the Administrative Manual for Planning Permits: <http://www.bainbridgewa.gov/DocumentCenter/View/100>.

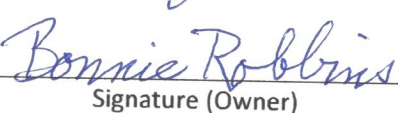
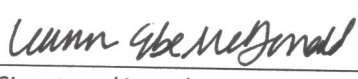
Supporting information and/or documents may be required to review your application. If you have questions about specific requirements for your project, please consult with planning staff prior to submitting your application.

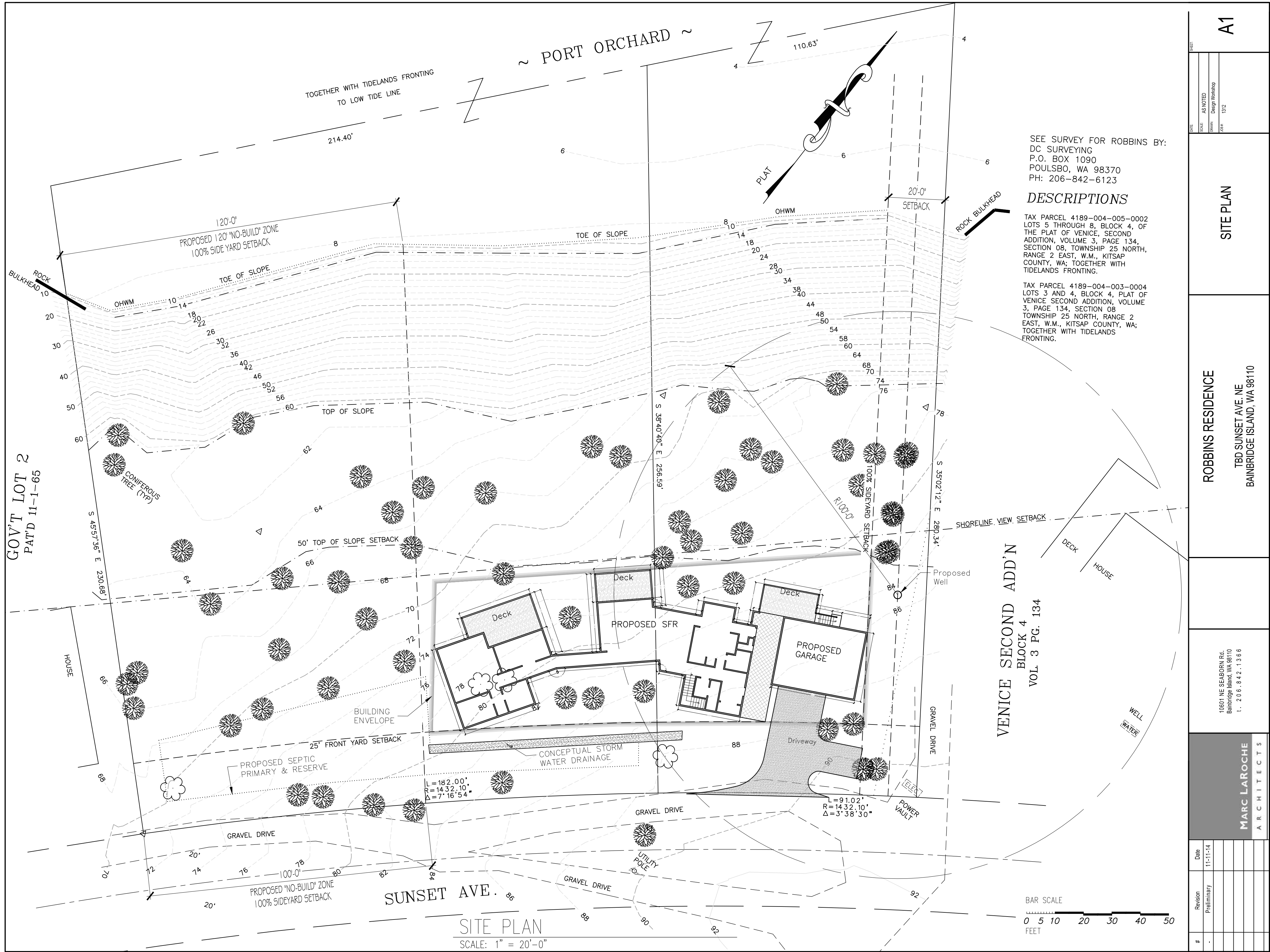
ELECTRONIC FILES AND FOUR (4) PAPER COPIES ARE REQUIRED FOR ALL SUBMITTED DOCUMENTS

Applications **must be submitted in person, and by appointment only** by either the owner or the owner's designated agent. Should an agent submit an application, a **notarized Owner/Applicant Agreement** must accompany the application. To schedule an appointment, please contact pcd@bainbridgewa.gov or call (206) 780-3750.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR WILL DELAY PROCESSING.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Richard J. Robbins		June 23, 2017
Print Name (Owner)	Signature (Owner)	Date
Bonnie Robbins		June 23, 2017
Print Name (Owner)	Signature (Owner)	Date
		June 23, 2017
Print Name (Owner)	Signature (Owner)	Date
		June 23, 2017
Print Name (Owner)	Signature (Owner)	Date
Leann Ebe McDonald		June 23, 2017
Print Name (Agent)	Signature (Agent)	Date



SEE SURVEY FOR ROBBINS BY:
DC SURVEYING
P.O. BOX 1090
POULSBORO, WA 98370
PH: 206-842-6123

DESCRIPTIONS

TAX PARCEL 4189-004-005-0002
LOTS 5 THROUGH 8, BLOCK 4, OF
THE PLAT OF VENICE, SECOND
ADDITION, VOLUME 3, PAGE 134,
SECTION 08, TOWNSHIP 25 NORTH,
RANGE 2 EAST, W.M., KITSAP
COUNTY, WA; TOGETHER WITH
TIDELANDS FRONTING.

TAX PARCEL 4189-004-003-0004
LOTS 3 AND 4, BLOCK 4, PLAT OF
VENICE SECOND ADDITION, VOLUME
3, PAGE 134, SECTION 08,
TOWNSHIP 25 NORTH, RANGE 2
EAST, W.M., KITSAP COUNTY, WA;
TOGETHER WITH TIDELANDS
FRONTING.

VENICE SECOND ADD'N
BLOCK 4
VOL. 3 PG. 134

A1

SITE PLAN

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