



ENVIRONMENTAL TECHNICAL
ADVISORY COMMITTEE
REGULAR MEETING
THURSDAY, AUGUST 16, 2018
3:00 PM – 5:00 PM
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
3:00 PM

CHAIR: FRANK GREMSE

MEMBERS:	JASON FLOWERS	JUAN ROVALO
	DYLAN FRAZER	STEVE SAEPOFF
	MELANIE KENNAN	CASEY SCHMIDT
	CHARLIE KRATZER	KARL SHEARER

COUNCIL LIAISON: RASHAM NASSAR

COBI STAFF: OLIVIA SONTAG

2. APPROVAL OF MINUTES – JUNE 1, 2018 & JUNE 21, 2018
3. INTRODUCTION OF COMMITTEE MEMBERS – ALL
4. COUNCIL LIAISON REPORT – RASHAM NASSAR
5. SATORIS HABITAT MANAGEMENT PLAN DISCUSSION – OLIVIA
SONTAG, PLANNER / ALL
6. TERMS OF SERVICE – CHARLIE KRATZER
7. GROUND WATER MANAGEMENT PLAN – ALL
8. PUBLIC COMMENT
9. ADJOURNMENT
5:00 PM



ENVIRONMENTAL TECHNICAL ADVISORY COMMITTEE
SPECIAL MEETING
FRIDAY, JUNE 1, 2018
COUNCIL CONFERENCE ROOM
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA 98110

MINUTES

1. CALL TO ORDER / ROLL CALL / ACCEPT OR MODIFY AGENDA /
CONFLICT OF INTEREST DISCLOSURE 8:22 AM

CHAIR: FRANK GREMSE

MEMBERS: JASON FLOWERS CHARLIE KRATZER
DYLAN FRAZER

PUBLIC: MELANIE KEENAN MALCOLM GANDER

2. APPROVAL OF MINUTES – MAY 17, 2018

3. DISCUSSION OF GROUND WATER MANAGEMENT PLAN REPORT
SECTIONS 1, 2 AND 3 – NEW DRAFT ISSUED DATED 06/01/18

4. PUBLIC COMMENT:

- A. TABLE 4 OF THE REPORT DOES NOT ACCURATELY DEPICT
HISTORICAL PRODUCTION FROM THE FBS AND SLA WELLS
- B. THE BAINBRIDGE ISLAND WATER SYSTEM PLAN 2017 SHOULD
BE REVIEWED WITH RESPECT TO THE DESIRED INCREASE IN
WATER PRODUCTION AND WHERE THAT INCREASE CAN COME
FROM
- C. ABSENCE OF EIS REPORTS ON THE IMPACT OF GROWTH FOR
THE LAST 20 YEARS

5. ADJOURNMENT 10:12 AM

FRANK GREMSE, CHAIR 08/16/18



ENVIRONMENTAL TECHNICAL ADVISORY COMMITTEE
THURSDAY, JUNE 21, 2018
MAP ROOM
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA 98110

MINUTES

1. CALL TO ORDER / ROLL CALL / ACCEPT OR MODIFY AGENDA /
CONFLICT OF INTEREST DISCLOSURE 3:12 PM

CHAIR: FRANK GREMSE

MEMBERS: JASON FLOWERS CHARLIE KRATZER
DYLAN FRAZER KARL SHEARER

PUBLIC: MELANIE KEENAN

2. APPROVAL OF MINUTES – JUNE 1, 2018
3. DISCUSSION OF COMMITTEE PROCESS – ALL
4. DISCUSSION OF POTENTIAL COMMITTEE CHANGES – ALL
5. DISCUSSION OF GROUND WATER MANAGEMENT PLAN REPORT
SECTIONS – ALL
6. PUBLIC COMMENT
7. ADJOURNMENT 4:45 PM

FRANK GREMSE, CHAIR 8/16/18

6442 WING POINT RD NE

HABITAT MANAGEMENT PLAN

JANUARY 19, 2018
BGE18_0010



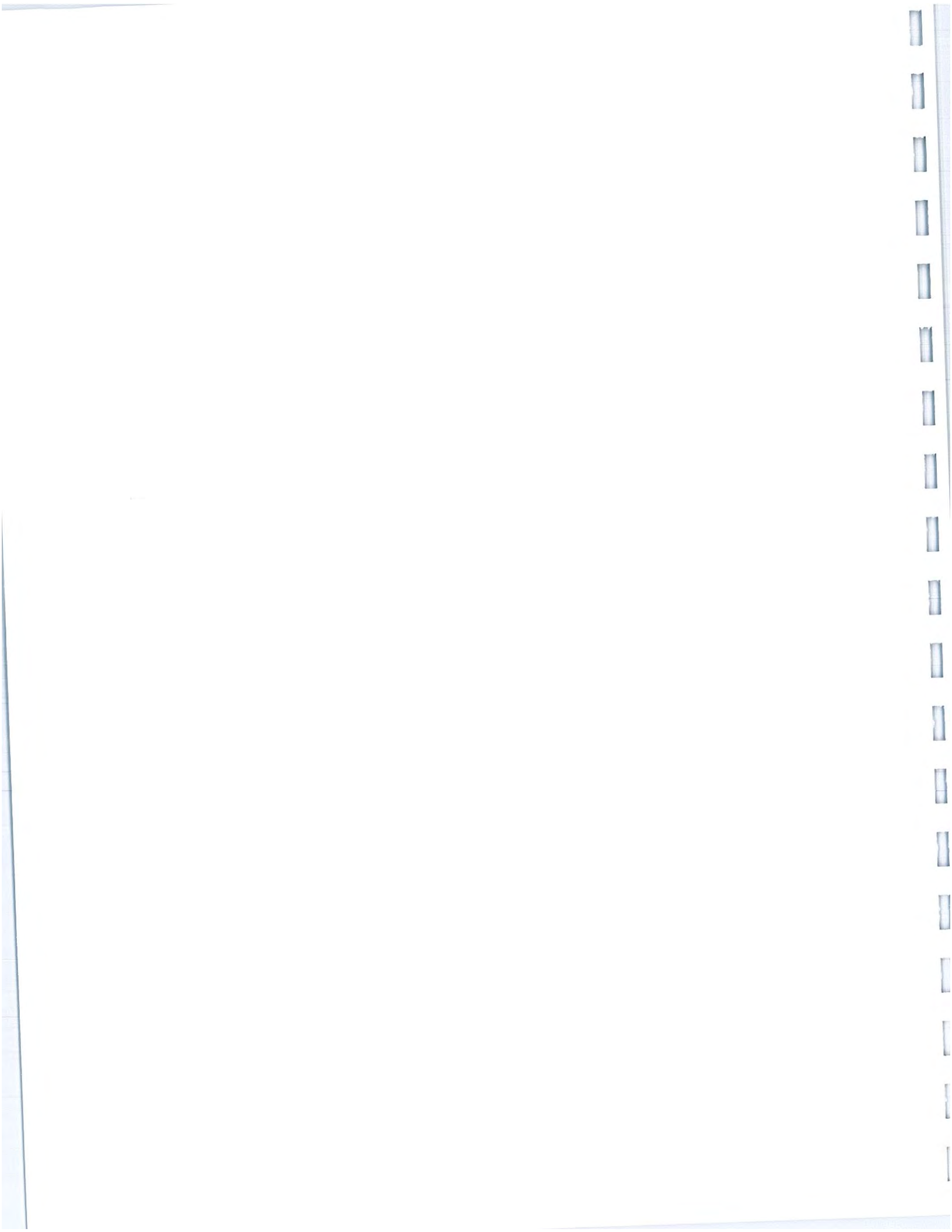
City of Bainbridge Island

JAN 25 2018

Planning and
Community Development



BGE ENVIRONMENTAL, LLC.
WETLAND CONSULTING AND LAND USE PLANNING



6442 WING POINT RD NE

HABITAT MANAGEMENT PLAN

JANURARY 19, 2018

PROJECT LOCATION

6442 WING POINT RD NE
BAINBRIDGE ISLAND, WA 98110

TAX ACCOUNT

4124-000-008-0206
S 25, T 25 N, R 02E, SW QTR

PREPARED FOR

BRAD SATORIS
6442 WING POINT RD NE
BAINBRIDGE ISLAND, WA 98110

PREPARED BY

BGE ENVIRONMENTAL ^{LLC}
2102 BRASHEM AVE
BREMERTON, WA 98310
360.710.6066
www.bgeenvironmental.com

BGE18_0010

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned, as a professional wetland scientist licensed to practice as such, is affixed below.

Robbyn Myers

Robbyn Myers, PWS
Wetland Biologist/Environmental Planner



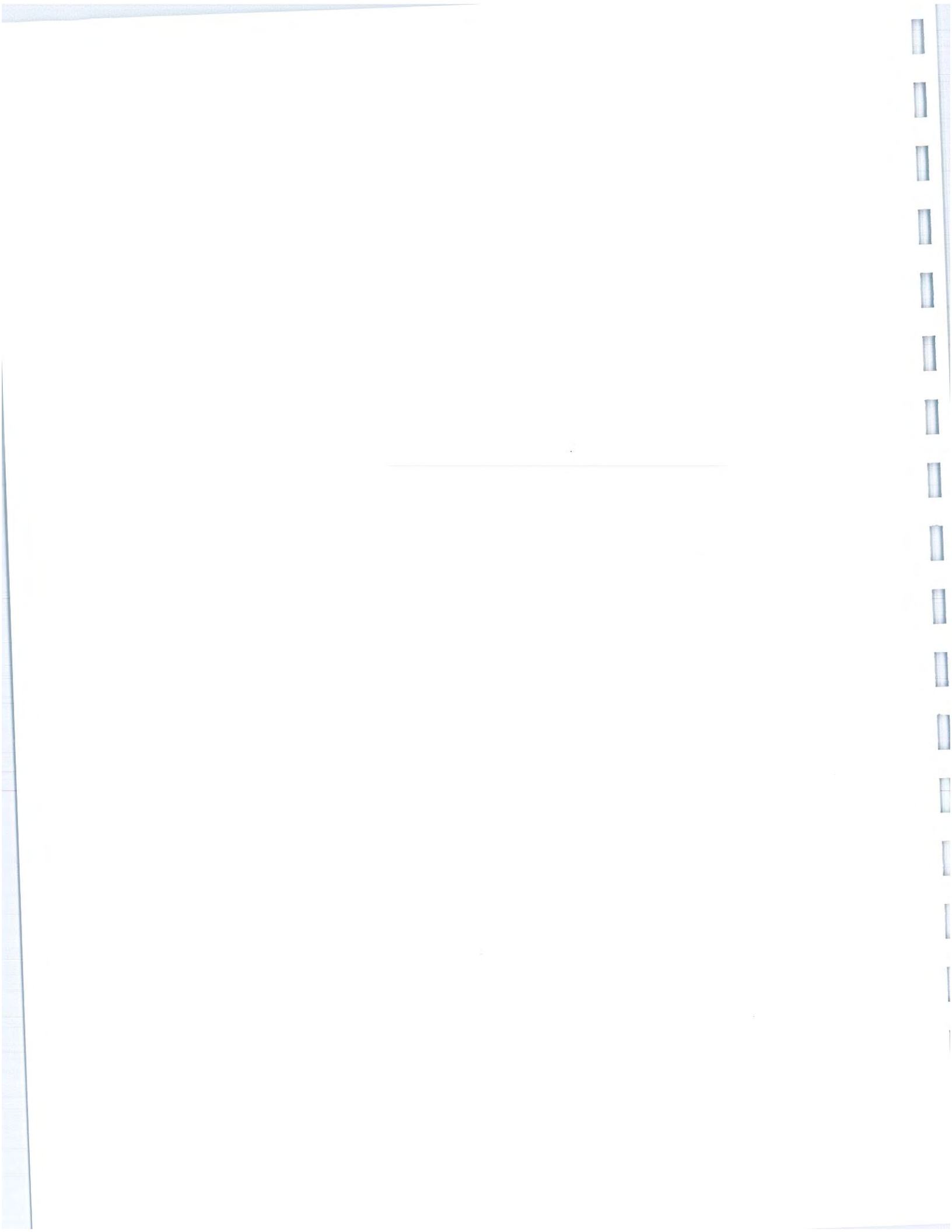
19 Jan 2018

Date

6442 WING POINT RD NE
HABITAT MANAGEMENT PLAN
BGE18_0010



BGE ENVIRONMENTAL, LLC.
WETLAND CONSULTING AND LAND USE PLANNING



INTRODUCTION

Brad Satoris (Client) is proposing redevelopment of a single-family residential parcel located at 6442 Wing Point Rd NE, Bainbridge Island, Washington. The property is shoreline frontage to Puget Sound. Existing development includes a 1916 built single-family residence with exterior decks, limited structural landscaping, a shared right-of-way access, and a shared beach access. Existing development is set just landward of a high bluff. Shoreline designation is Shoreline Residential with a standard shoreline buffer of 75-ft. The bluff requires a 50-ft buffer, which is most restrictive, see Exhibit A. Nearly all of the existing use lies within the 200-ft Shoreline Jurisdiction.

The project is the removal of the existing 988 sq ft structure and replacement with a 1,114 sq ft single-family residence. New construction is set landward and over existing footprint. The property is linear and narrow, having a width of 31-ft. Due to the limited width and shared right-of-way access, the proposed residence cannot avoid impacts within the 50-ft top-of-slope shoreline buffer.

All shoreline development and activities shall be located, designed, constructed, and managed in a manner that will result in a no net loss of ecological function. To ensure achievement of no net loss standards, a site-specific analysis of potential impacts and appropriate mitigation measures is provided through this Habitat Management Plan (HMP). This HMP is designed to meet the following criteria of the Site-Specific Vegetation Management section of the Bainbridge Island Municipal Code (BIMC) Chapter 16.12 Shoreline Master Program (SMP):

- Assessment of existing baseline environmental conditions;
- Assessment of priority habitat, species within the vicinity of the project;
- Project impact assessment;
- Analysis of mitigation sequencing; and
- Vegetation Management Plan.



PROJECT DESCRIPTION

The project is construction of a 1,114 sq ft residence, see Exhibit B. New construction is set over the existing footprint and landward, away from the top-of-slope. Due to the size, dimension, and associated use of the legal parcel, new construction is a narrow linear structure bound westward by the access and eastward by the top-of-slope.

The shoreline buffer extends 50-ft beyond the top-of-slope (Table 16.12.030-3, BIMC). Geotechnical report establishes a 10-ft setback from top-of-slope. Stormwater is collected and tied into an existing outfall to the shoreline.

This Habitat Management Plan establishes a top-of-slope native vegetation buffer ten to twenty-feet in width perpendicular to the break in slope. Denuded areas of the established buffer will be planted with native vegetation for recovery of shoreline ecological function and no net loss with the proposed parcel redevelopment.

BASELINE ENVIRONMENTAL CONDITIONS

The subject parcel is located at 6443 Wing Point Rd NE, Bainbridge Island, Kitsap County, Washington. The parcel is narrow, 31-ft wide, with tidal ownership to Puget Sound.

Entry to the parcel is a graveled surface, nearly the width of the parcel itself. It is a shared access with the adjacent residence to the north. The access extends approximately 60-ft into the interior of the property. The northern property line is not discernable, blending to the adjacent property. The southern property line is fenced and well screened with a Laurel hedge and individual conifers, see Exhibit C.

A large rock and ornamental maple tree delineates the yard frontage to the existing structure. The yard is described as mostly bareground. Towards the residence, two small vegetated islands host a mix of individual native and landscape variety shrubs and groundcovers. Species observed include common sword fern, salmonberry, vinica, salal, rose, Himalayan blackberry, and a few additional unidentified cultivated shrubs.

The entry to the structure is a wooden staircase to a decked entry to the residence. The fronting deck and staircase are delineated with an arbor overgrown with honeysuckle to the north. A mature American holly, a Laurel, and a Pacific rhododendron delineate the entry deck. The deck continues lateral along the northern side of the structure, providing flow through from the front of the house to the back, towards the water. The deck along the northern side is covered. The northern deck is delineated with a perennial garden. Species observed included a mature Camelia, rhododendron, azalea, sword fern, Himalayan blackberry, and a few additional unidentified cultivated shrubs.



The front of the structure is off-set from the top-of-slope at varying distances. The vegetation cover is dense salal, bracken fern and a few sword ferns. A mature Madrone is rooted to the southern property line. English ivy is dense around the base of the madrone, having a few runners along the trunk. Ocean spray is dominate to the adjacent parcels top-of-slope.

The bluff is a near vertical drop down to the shoreline, approximately 20-ft. Beyond the top-of-slope vegetation dominance is woody rose with dense thickets of Himalayan blackberry. English ivy is observable to the perimeter of these species cover. The nearshore is approximately 70-ft from the top-of-slope to Ordinary High Water Mark (OHWM). Vegetation character is grasses, forbs and exposed surfaces, beach materials. A common use area is present as a fire pit and a picnic table. An elevated berm delineates the nearshore to OHWM. The berm composition was eroded clam shells and smaller percentages of cobble. Algae was abundant and large woody debris was common and persistent along the shorelines demarcation of OHW.

The Washington Department of Fish and Wildlife Priority Habitat and Species Database has no recorded species use to the parcels shoreline. Habitat is identified as aquatic to the marine tidal zones. Geoduck beds are located approximately 650-ft off-shore.



IMPACT AVOIDANCE AND MITIGATION MEASURES

Permitted uses shall be designed and conducted to minimize, in so far as practical, any resultant damage to the ecology and environments. Impacts shall be mitigated according to BIMC 16.12.B.2.d, in a sequential analysis to avoid, minimize and mitigate. The mitigation analysis sequence for the shoreline in question is provided below.

MITIGATION MEASURE	MITIGATED ACTION(S)
AVOID the impact altogether by not taking a certain action or parts of an action	• The parcel is a legal lot in which residential use, redevelopment and expansion is permissible. • The new development will be further landward than existing. • The dual access driveway delineates the landward limits of redevelopment and lot width of 31-ft limits the net buildable area. • Impacts to the shoreline buffer are unavoidable.
MINIMIZE impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts	• Development is designed landward from existing footprint. • Mature vegetation is protected where feasible. • The redevelopment does not include a change of use and maintains intensity.
RECTIFY the impact by repairing, rehabilitating, or restoring the affected environment	• Restore established buffer with native vegetation where historic structure used to be.
REDUCE or eliminate the impact over time by preservation and maintenance operations	• Landscape structure and associated use with native vegetation. • No fertilizer or pesticide use recommended. • Installation of directional lighting and timers recommended. • Stormwater collection will tie to existing facilities.
COMPENSATE for the impact by replacing, enhancing, or providing substitute resources or environments	• Maintain the established vegetation buffer along the top-of-slope according to the <i>Vegetation Management Plan</i>.
MONITOR the impact and the compensation project and take appropriate corrective measures	• Restoration area success, performance, maintenance and monitoring are defined in the <i>Vegetation Management Plan</i> section of this document. • As-built, five-year monitoring and final compliance documentation required.



IMPACTS OF SITE DEVELOPMENT

DIRECT IMPACTS

The applied shoreline buffer is 50-ft from the top-of-slope. The existing residence is 2.5-ft from top-of-slope at its closest point and entirely within the shoreline buffer. The existing footprint is 988 sq ft and includes exterior open and covered decking. The structure lacks a foundation and all features associated with the structure will be demolished under the current proposal.

The new structure is designed landward of the existing footprint and aligned parallel to the property lines, off-set 5-ft to each side yard. The proposed 1,114 sq ft structure includes an exterior deck, lateral to the structures footprint, see Exhibit D. The total new impervious surface for redevelopment is 126 sq ft.

	FOOTPRINT
EXISTING	988 sq ft
PROPOSED	1,114 sq ft
NET CHANGE	126 sq ft

Approximately 560 sq ft of existing impervious surfaces within the shoreline buffer will be recovered to pervious surface. Approximately 320 sq ft of the new structure is within the existing footprint resulting in no change to surface use and character. New impervious surfaces within the 50-ft shoreline buffer is estimated at 370 sq ft. The remaining 424 sq ft of the new structures footprint is landward of the shoreline buffer.

In summary, the existing 988 sq ft of impervious surfaces in the 50-ft buffer will be reduced to 690 sq ft post development. Recovered pervious surfaces within the shoreline buffer are 298 sq ft post construction. Approximately 400 sq ft of buffer closest to the bluff will be restored with native vegetation with the enclosed *Vegetation Management Plan*. Mature vegetation removal necessary for construction includes a Camelia bush, an American holly tree, a Laurel bush, and a rhododendron. Ninety percent of the new impervious surfaces are either over existing impervious or bare ground.

Post construction, the structure setback from the top-of-slope will be increased from 2.5-ft to a minimum distance of 11-ft and maximum distance of 20-ft.

ESTABLISHED SHORELINE BUFFER

The Geotechnical Report by Aspect Consulting dated March 6, 2017 recommends a 10-ft minimum structure set-back from the existing top-of-slope (pg6). The proposed structure is aligned parallel with the property lines resulting in a 11 to 20-ft setback the top-of-slope. This Site-Specific analysis established the shoreline buffer 2-ft waterward of the new structural footprint. Denuded areas of the established buffer shall be restored with native vegetation as recommended in the following *Vegetation Management Plan*.



VEGETATION MANAGEMENT PLAN

VEGETATION MANAGEMENT AREA

The established shoreline buffer is defined approximately 2-ft from the proposed structure waterward to the shoreline. The resultant regulated shoreline buffer is approximately 80 to 90-ft perpendicular to OHWM and includes the nearshore landing, the high bluff and the area 10 to 20-ft landward of the break in slope, see Exhibit E.

The vegetation management area identified for the proposed residential redevelopment is landward of the top-of-slope toward the structure. An area of 400 sq ft of top-of-slope buffer shall be restored with native vegetation upon the completion of construction. As there is not ingress or egress to the front of the structure, the established buffer and restoration plan proposes a minimal two-foot setback from the structure for access and maintenance.

The area denuded from the removal of the existing structure shall be restored in accordance with the Conceptual Planting Plan (Exhibit E). Existing native vegetation shall not be disturbed. Individual invasive species should be targeted for removal where accessible. Limitations to access are recognized with the existing high bluff. English ivy shall be pulled from the mature Madrone trunk and removed from the ground to the greatest extent possible. Removal of invasive species where feasible is recommended prior to planting. The removal of all invasive species, specifically English ivy and Himalayan blackberry, should be continued on a yearly basis until eradicated.

PLANTING PLAN SPECIFICATIONS AND DETAIL

SPECIES	COMMON NAME	QUANTITY	SPACING	SIZE MIN.
<i>Polystichum munitum</i>	Sword fern	19	2-ft o.c.	1-gal
<i>Gaultheria shallon</i>	Salal	16	4-ft o.c.	1-gal
<i>Vaccinium ovatum</i>	Evergreen huckleberry	7	4-ft o.c.	1-gal

Plantings shall be established within the approximate locations indicated on Exhibit E. The individuals shall be planted in groups as opposed to a symmetrical row crop pattern. Voids in the mitigation area are acceptable for natural spread and establishment of species to the mitigation area.



PERFORMANCE STANDARDS

Performance standards are necessary for the evaluation of success achieved with the implemented buffer restoration. If the standards are met at the end of the five-year monitoring period, the City shall issue release of the performance bond.

SURVIVAL

100% survival of planted shrubs and ground covers at the end of Year Five.

COVERAGE

The vegetation management area shall achieve at least 80% cover of native vegetation by the end of Year Five. This may be a combination of trees, shrubs, and groundcovers. Volunteer native species apply to the coverage standard.

INVASIVE SPECIES

Removal and eradication of English ivy and Himalayan blackberry landward of the top-of-slope. No tolerance of the presence or establishment of invasive species within the Vegetation Management area is applied.

- 1) Tolerance of invasive species on slope face is acknowledged.
 - a. However, when and if accessible, these species should be cut back and removed for establishing a beneficial native complex within the nearshore.
 - b. Care shall be taken to minimize soil disturbances on the slope face.



CONSTRUCTION AND SPECIFICATIONS

GENERAL NOTES

The proposed mitigation actions are limited in area and complexity. The applicant should seek professional help from a Restoration Specialist with implementation of the mitigation plan yet may complete the actions independently. BGE Environmental personnel, or other persons qualified to evaluate environmental restoration projects (Restoration Specialist), shall monitor the following:

- 1) Invasive and nonnative species removal
- 2) Surface preparation for planting.
- 3) Plant material inspection.

PROJECT SEQUENCING

Planting shall occur during the dormant season, October 1 through March 31.

- 1) Independently remove invasive or weedy species.
- 2) Install vegetation materials according to specifications for species and spacing per planting detail.
- 3) Cover planting area with a two to three-inch layer of mulch.
- 4) As-built production and submittal to the City of Bainbridge Island within 60 days of planting.
- 5) Annual monitoring, late summer, and reporting submittal at Year 5 to City of Bainbridge Island.

EROSION CONTROL, POLLUTION PREVENTION AND SITE PREPARATION

Temporary erosion and sediment control (TESC) measures shall be implemented under the guidance of approval conditions using BIMP's outlined in the project's Stormwater Pollution Prevention Plan (SWPPP) and TESC Plan prepared by the Project Engineer. Approval by the responsible Restoration Specialist prior to mowing, hand-clearing and planting activities on-site is recommended.

PLANT SCHEDULING, SPECIES AND DENSITY

Planting should occur between October 1 and March 31. All materials to be used on the site will be nursery grown stock from a reputable, local source. Only native species are to be used; no hybrids or cultivars will be allowed. All plant material shall be inspected by the consultant/contractor upon delivery. Plant material provided will be typical of their species or variety and shall be sound, healthy, vigorous plants free from defects, and all forms of disease and infestation. Plant material not conforming to the specifications will be rejected and replaced by the contractor or supplier. Rejected plant materials shall be immediately removed from the site.



PRODUCT HANDLING, DELIVERY, AND STORAGE

All precautions customary in good trade practice shall be taken in preparing plants for moving. Workmanship that fails to meet industry standards will be rejected. Plants will be packed, transported, and handled with care to ensure protection against injury and from drying out. If plants cannot be planted immediately upon delivery they should be protected with soil, wet peat moss, or in a manner acceptable to the project biologist. Plants, fertilizer, and mulch not installed immediately upon delivery shall be secured on the site to prevent theft or tampering. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Plants transported on open vehicles should be secured with a protective covering to prevent windburn.

PREPARATION AND INSTALLATION OF PLANT MATERIALS

Contractor shall verify the location of all elements of the mitigation plan with the materials count upon clearing of invasive and nonnative vegetation and prepping surface for installation. Plant quantities are based on field measurements and density calculations which have a standard error association with planning and implementation. Locations of proposed materials are accurate but may be moved as deemed necessary as the terraced conditions may restrict optimal root and species spacing requirements. All installed vegetation will be marked to a site plan for general areas and quantities. The documented actions will be used to produce an as-built once the mitigation actions are complete.

Circular plant pits with vertical sides will be excavated for all bare root and container stock. The pits should be at least 6 inches greater in diameter than the root mass or container. The pit should accommodate the entire root system. The bottom of each pit will be scarified to a depth of 4 inches. Add slow release Agroform tablet to planting pit. Set plant material upright in the planting pit to proper grade and alignment. Water plants thoroughly midway through backfilling. Water pits again upon completion of backfilling. No filling should occur around trunks or stems. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water. Once planted, the entire area shall be covered with a minimum of two-inches of mulch with a diameter of 18-inches. Add additional mulch if existing grass or denuded soils are visible on the surface.



MONITORING

BGE Environmental personnel, or other persons qualified to evaluate environmental restoration projects (Restoration Specialist), shall implement the Habitat Management Plan. Upon installation of vegetation, the Restoration Specialist shall create an as-built document and submit it to the City of Bainbridge Island within 60 days of completing the work. The document may consist of a summary of actions as they pertain to the restoration efforts defined in this mitigation plan to include alterations and deviations to species, placement, or other actions necessary for proper implementation. A list of planted species, time of installation and supporting photographs, before and after installation, should accompany the document.

Each year, for the following four monitoring years, the vegetation management area should be reviewed by the Restoration Specialist to ensure that the planted materials are healthy, vigorous, and present a high probability of success pursuant the Performance Standards. Conditions shall be documented with photographs during the same time frame. Late summer monitoring and documentation is required. Contingency efforts shall be implemented as deemed warranted by the Restoration Specialist to ensure a successful five-year response to mitigation efforts.

Five years post planting, a review of mitigation and compliance documents should be provided to the City of Bainbridge Island. The compliance documents should be a determination of success regarding vegetation coverage, health and sustainability. The assessment may evaluate, but not be limited to, observations of species survival, replacement vegetation since restoration and a summary of actions completed to support the success of the restored shoreline buffer (irrigation, trimming, fertilizer use, etc.). It may include an estimate of buffer area restoration and quantification of, if any, additional use of native vegetation which promotes ecoregional function within the landscape. The monitoring report shall include yearly photographs of the vegetation conditions and progression.



MAINTENANCE

Maintenance of the vegetation management area shall consist of all actions necessary to ensure that planted materials establish and thrive with the planted area, and that invasive species do not encroach, spread, or establish within the vegetation management area or vicinity. The prescribed maintenance plan shall be implemented for a minimum of five years following completion of the plant installation. However, proper stewardship of the shoreline buffer is the responsibility of the property owner in which effective implementation of this plan will restore natural function to the shoreline ecology which protects the integrity of environment and the residing structures and use.

Anticipated actions and necessary guidelines to meet the performance standards are as follows:

- 1) Replace each plant found dead in the summer monitoring visit after the first year of planting and subsequent years if mortality occurs.
- 2) Invasive species maintenance plan:
 - a. Himalayan blackberry, Japanese knotweed, Scot's broom, English ivy, and other invasive vegetation shall be grubbed out by hand on an ongoing basis, being careful to grub out roots where both safe and accessible. Such work should not result in heavy disturbance of soil surface or jeopardize the roots of installed native or volunteer native plants.
 - b. Where hand removal is observed to have no effect in control and spread, herbicide applications may be applied, particularly for Japanese knotweed. Application of Imazapyr is acceptable. Herbicide applications must be conducted only by a state-licensed applicator during the effective time frame between mid-spring and mid-summer. Applications should be a targeted method such as spot spray or wick.
- 3) At least twice a year, hand remove all competing weeds and weed roots from beneath each installed plant and any desirable volunteer vegetation to eighteen (18) inches from the main plant stem. Weeding should occur as needed during the spring and summer. Frequent weeding will result in lower mortality and lower plant replacement costs.
- 4) Do not weed the area near the plant bases with string trimmer (weed whacker).
- 5) Mulch the weeded areas beneath plant with wood chips as necessary to maintain a minimum two to three-inch thick mat to the planting area

Care shall be taken to promote survival of the planted species. This does not include cutting of vegetation within the shoreline buffer. Height of the shrub cover is not expected to inhibit the view corridor. Pruning is acceptable to maintain building setbacks for structure maintenance and to maintain plant health. Pruning should primarily involve removing all dead, broken, diseased, or problem limbs by trimming them at the point of origin or back to a strong lateral branch or shoot. Removing this material often opens the canopy sufficiently so that no further pruning is necessary.



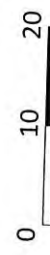
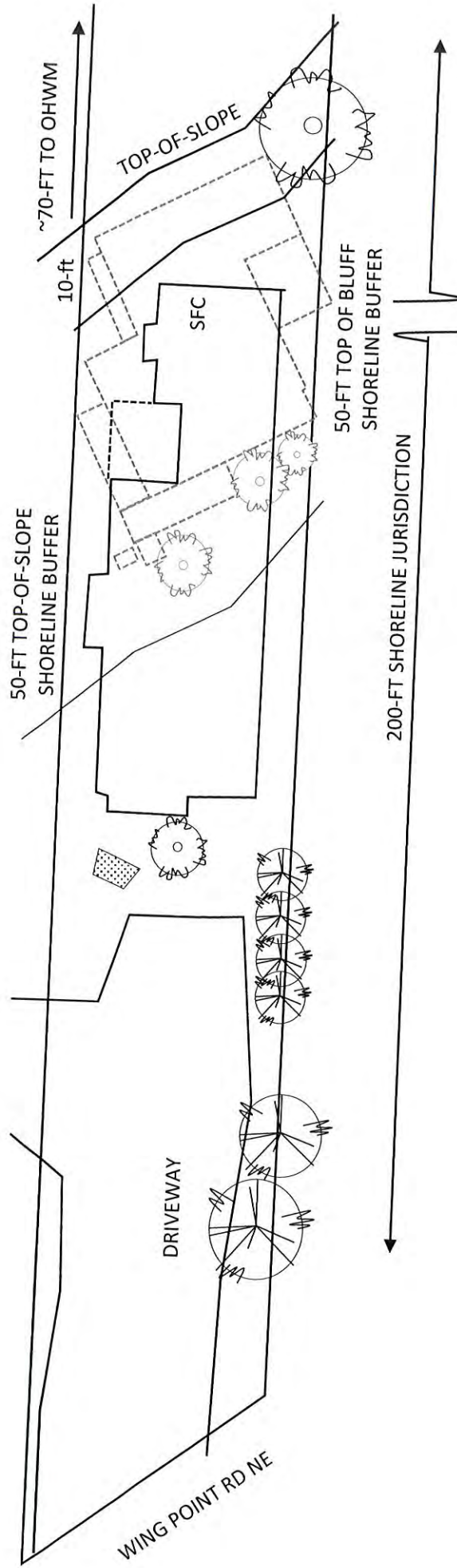
When trimming and pruning vegetation, pile the debris in an area somewhere within the property to create a brush shelter. Tucking the trimmings beneath the shrubs is a perfect option. Downed wood, even a pile of twigs provides food and shelter to many species, while slowly returning nutrients to the soil. The pile can be in the sun or the shade, place it in an unused area of the property. Remove starts of invasive species immediately.

The use of herbicides or pesticides, particularly near the areas of berry, fruit or mast producing shrubs or trees, is not recommended. This will help ensure the availability of foraging for wildlife. Even fertilizing lawn can degrade nutrients and alter the decomposition process of the natural grasses. Limit the use of insecticides. Insect populations are important on many ecological levels particularly as a food source for insectivores.

CONTINGENCY

If any part of the planting area fails to satisfy the goals and performance standards of this plan to such an extent that the failure cannot be adequately addressed through standard maintenance activities, a contingency plan shall be developed. A detailed contingency plan cannot be developed until the specific items that need to be addressed are known. Compliance with the installation procedures and maintenance plans are measures to properly promote a successful restoration. Where the performance is less than satisfactory, attention shall be given to, but not limited to, soil conditions, species installation, and temporal variations. Adaptive management actions taken to ensure success, when practical, are an acceptable means to ensure survival and growth of the planted species.





SCALE TO MAP



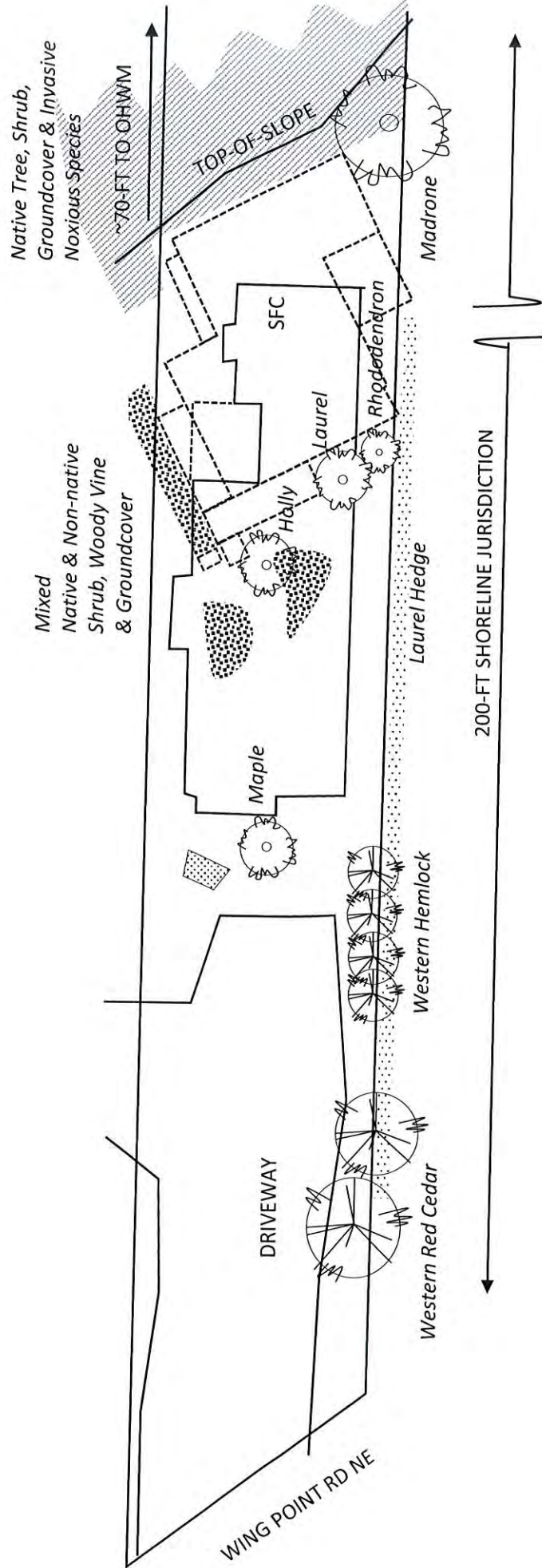
EXHIBIT B
PROPOSED REDEVELOPMENT

SATORIS RESIDENTIAL
6442 WING POINT RD NE
4124-000-008-0206



BGE Environmental, LLC

Wetland Consulting & Land Use Planning



SCALE TO MAP



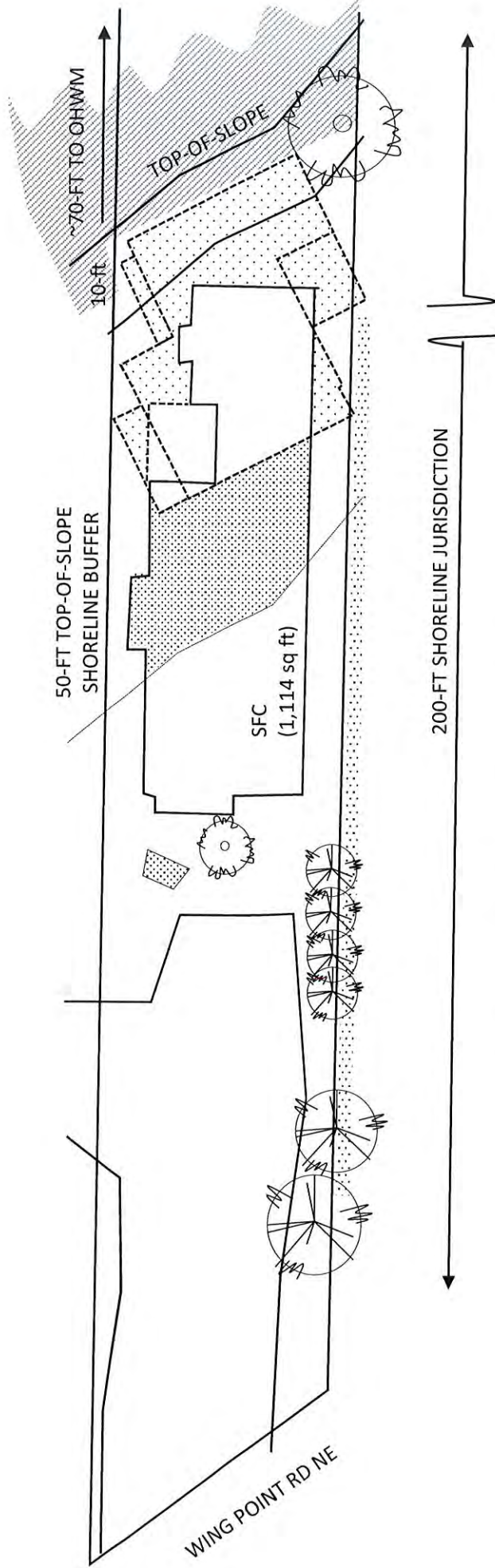
EXHIBIT C
EXISTING VEGETATION INVENTORY

SATORIS RESIDENTIAL
6442 WING POINT RD NE
4124-000-008-0206



BGE Environmental, LLC

Wetland Consulting & Land Use Planning



SHORELINE BUFFER IMPACTS SUMMARY

-  CONVERSION IMPERVIOUS TO PERVIOUS; APPROXIMATELY 560 SQ FT
-  CONVERSION PERVIOUS TO IMPERVIOUS; APPROXIMATELY 370 SQ FT

EXHIBIT D
IMPACT ASSESSMENT

SATORIS RESIDENTIAL
6442 WING POINT RD NE
4124-000-008-0206



BGE Environmental, LLC

Wetland Consulting & Land Use Planning

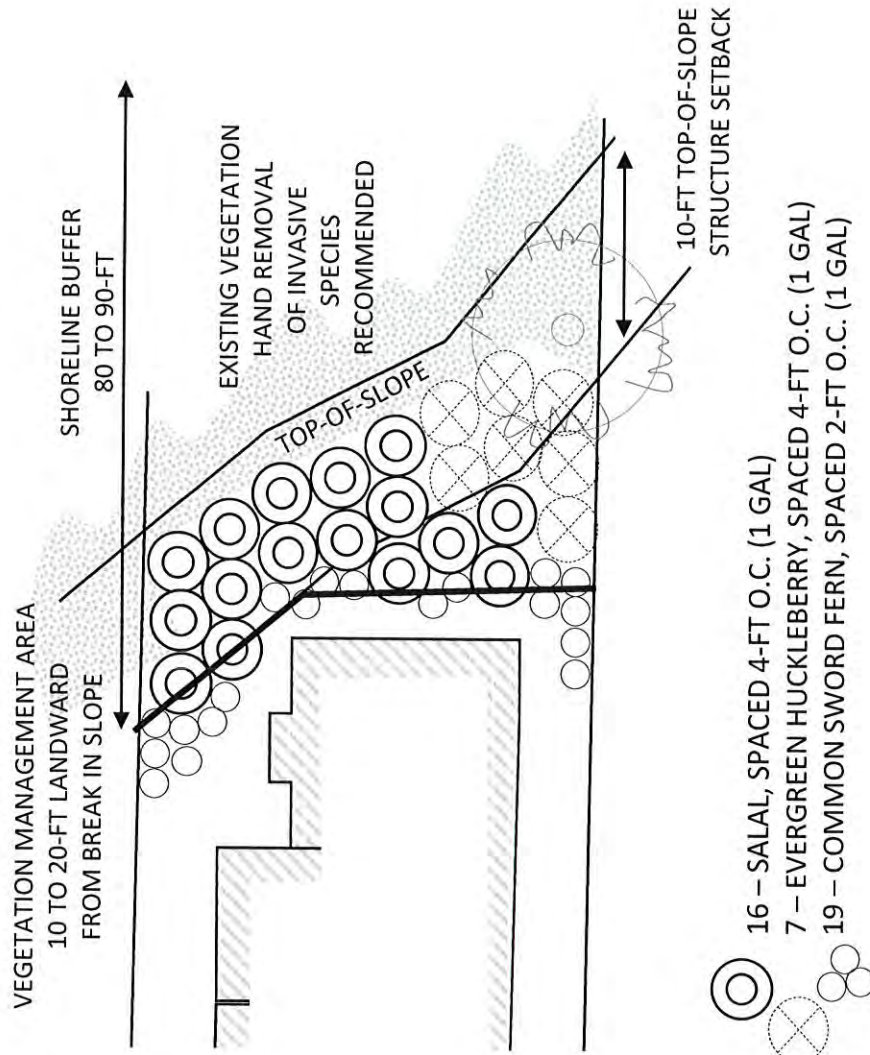
GENERAL NOTES

THE PROPOSED MITIGATION ACTIONS ARE LIMITED IN AREA AND COMPLEXITY. THE APPLICANT SHOULD SEEK PROFESSIONAL HELP FROM A RESTORATION SPECIALIST WITH IMPLEMENTATION OF THE PLANTING PLAN YET MAY COMPLETE THE ACTIONS INDEPENDENTLY. BGE ENVIRONMENTAL PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS (RESTORATION SPECIALIST), SHALL MONITOR THE FOLLOWING:

1. INVASIVE AND NONNATIVE SPECIES REMOVAL
2. SURFACE PREPARATION FOR PLANTING.
3. PLANT MATERIAL INSPECTION.

PROJECT SEQUENCING

1. PLANTING SHALL OCCUR DURING THE DORMANT SEASON, OCTOBER 1 THROUGH MARCH 31.
2. INDEPENDENTLY REMOVE INVASIVE OR WEEDY SPECIES.
3. INSTALL VEGETATION MATERIALS ACCORDING TO SPECIFICATIONS FOR SPECIES AND SPACING PER PLANTING DETAIL.
4. COVER PLANTING AREA WITH A TWO TO THREE-INCH LAYER OF MULCH.
5. AS-BUILT PRODUCTION AND SUBMITTAL TO THE CITY OF BAINBRIDGE ISLAND WITHIN 60 DAYS OF PLANTING.
6. ANNUAL MONITORING, LATE SUMMER, AND REPORTING SUBMITTAL AT YEAR 5 TO CITY OF BAINBRIDGE ISLAND.



BGE18_0010
January 19, 2018



BGE Environmental, LLC

Wetland Consulting & Land Use Planning

SATORIS RESIDENTIAL
6442 WING POINT RD NE
4124-000-008-0206

EXHIBIT E
VEGETATION MANAGEMENT AREA
CONCEPTUAL PLANTING PLAN

PHOTOGRAPHS



ENTRY TO EXISTING STRUCTURE



ENTRY FROM RIGHT-OF-WAY, SHARED WITH NORTHERN ADJACENT PARCEL

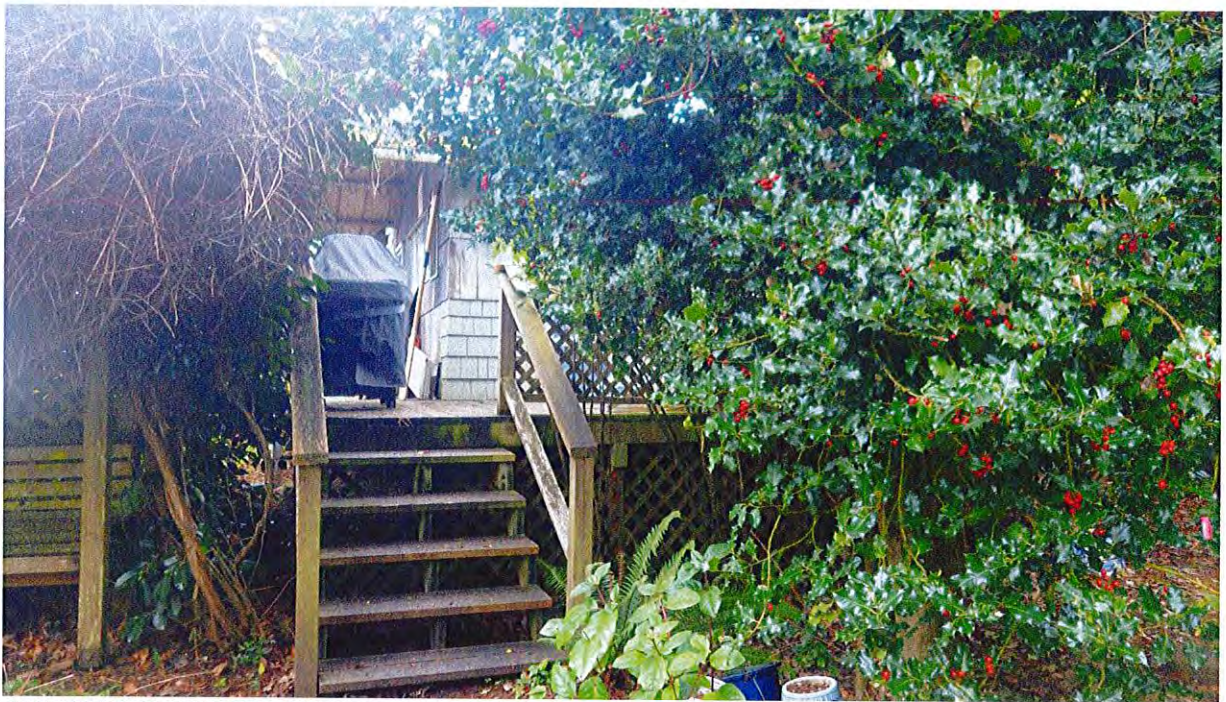


BGE ENVIRONMENTAL, LLC
6442 WING POINT RD NE HABITAT MANAGEMENT PLAN

JANURARY 19, 2018
BGE18__0010



LANDSCAPE ALONG NORTHERN SIDE OF STRUCTURE. ARBOR HIDDEN BENEATH VEGETATION



STAIR ENTRY TO DECKS AND STRUCTURE







DECK ALONG SOUTHERN SIDE OF STRUCTURE



PARCEL BOUNDARY TO THE SOUTH DELINEATED WITH FENCE AND LAUREL HEDGEROW





DECK ALONG THE NORTHERN SIDE OF STRUCTURE (COVERED)



ACCESS ALONG FRONT OF STRUCTURE AND TOP-OF-SLOPE





SLOPE FACE. STRUCTURE ABOVE



VEGETATION CHARACTER OF SLOPE FACE



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CONDITIONS AND USE IN THE NEARSHORE FROM TOE-OF SLOPE. ACCESS STAIRWELL SHOWN





SHORELINE VIEW TO THE SOUTH



SHORELINE VIEW TO THE NORTH



BOND ESTIMATE WORKSHEET
SATORIS VEGETATION MANAGEMENT PLAN

PROJECT LOCATION:
 6442 WING POINT RD NE BAINBRIDGE
 ISLAND, WA

DATE: JANUARY 19, 2017

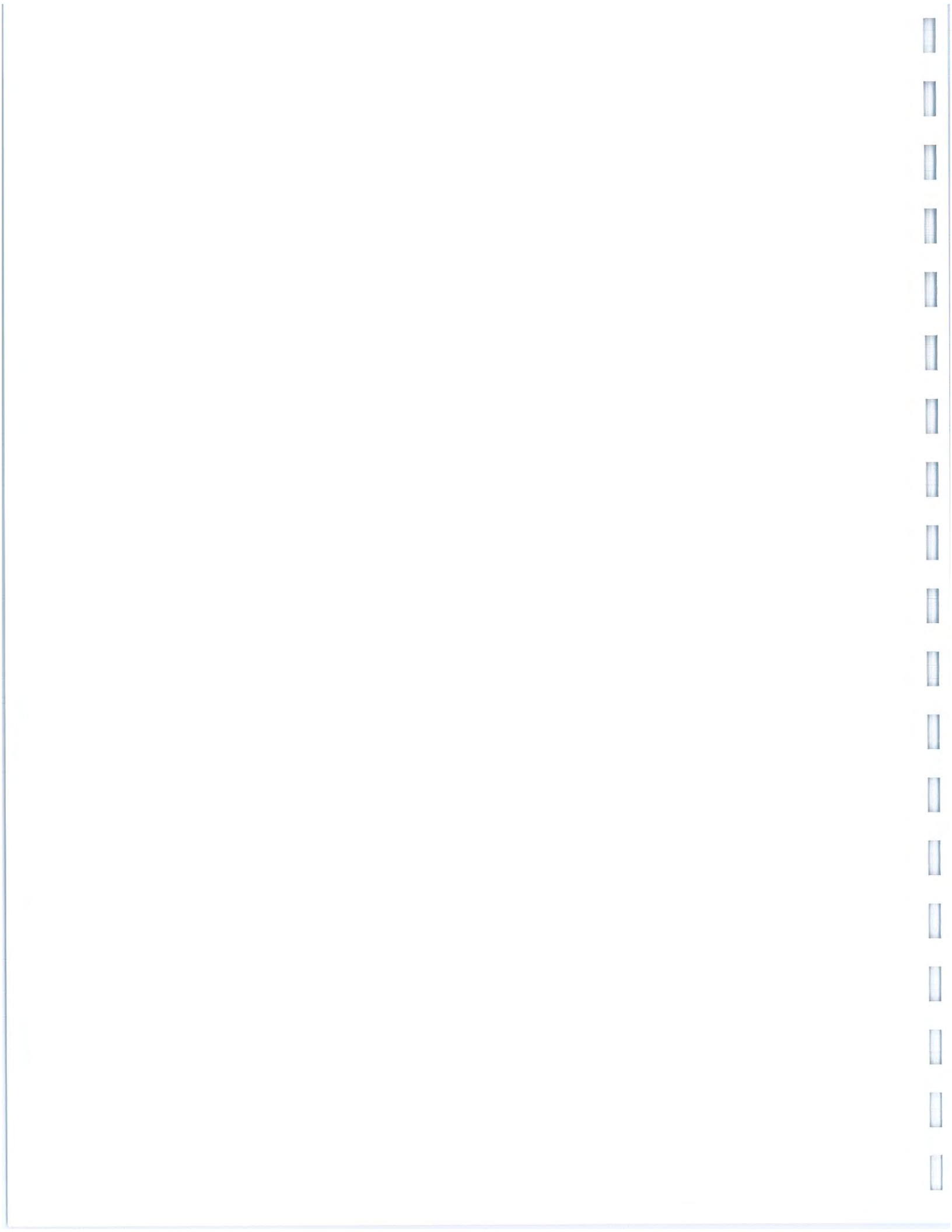
CREATED BY
 BGE ENVIRONMENTAL, LLC
 BGE18_0010

PLANT MATERIALS					
Type	Unit Price	Unit	Quantity	Description	Cost
4" diameter		each			
1 gallon	\$4.90	each	42		\$205.80
2 gallon		each			
5 gallon		each			
Stakes (cost/linear ft)		each			
Plugs (10 in ³)		each			
Seed (lbs/sq ft)		lb/acre			

INSTALLATION COSTS (LABOR, EQUIPMENT, & OVERHEAD)					
Type	Unit Price	Unit			
Compost		CY			
Labor, landscaping	\$45.00	HR	10		\$450.00
Labor, restoration specialist	\$65.00	HR	8		\$520.00
Operations, machinery (bulk)		HR			
Agroform, equivalent fertilizer	\$0.25	each	42		\$10.50
Mulch; straw, 2" deep		CY			
Mulch; wood chip, 2" deep	\$35.00	CY	3.7		\$129.50
Irrigation; temporary		Acre			

MAINTENANCE & MONITORING					
Maintenance, annual					
Less than 1,000 sq ft of buffer	\$200.00	each	4	(4 hrs @ \$45/hr)	\$800.00
Larger than 1,000 sq ft, but < 5,000 sq ft of buffer		each			
Larger than 5,000 sq ft buffer only		each			
Monitoring, annual					
Less than 1,000 sq ft of buffer	\$550.00	each	4	(6 hrs@ \$90/hr)	\$2,200.00
Larger than 1,000 sq ft, but < 5,000 sq ft of buffer		each			
Larger than 1 acre but < 5 acres of buffer and/or wetland		day			
As-Built & Final Monitoring Report		STD			\$1,200.00

TOTAL \$5,515.80
 BOND OF 150% OF TOTAL \$8,273.70





BGE ENVIRONMENTAL, LLC.

Wetland Consulting and Land Use Planning

2102 Brashem Ave
Bremerton, WA 98310
(360) 710-6066
www.bgeenvironmental.com

ISSUED FOR: DATE:

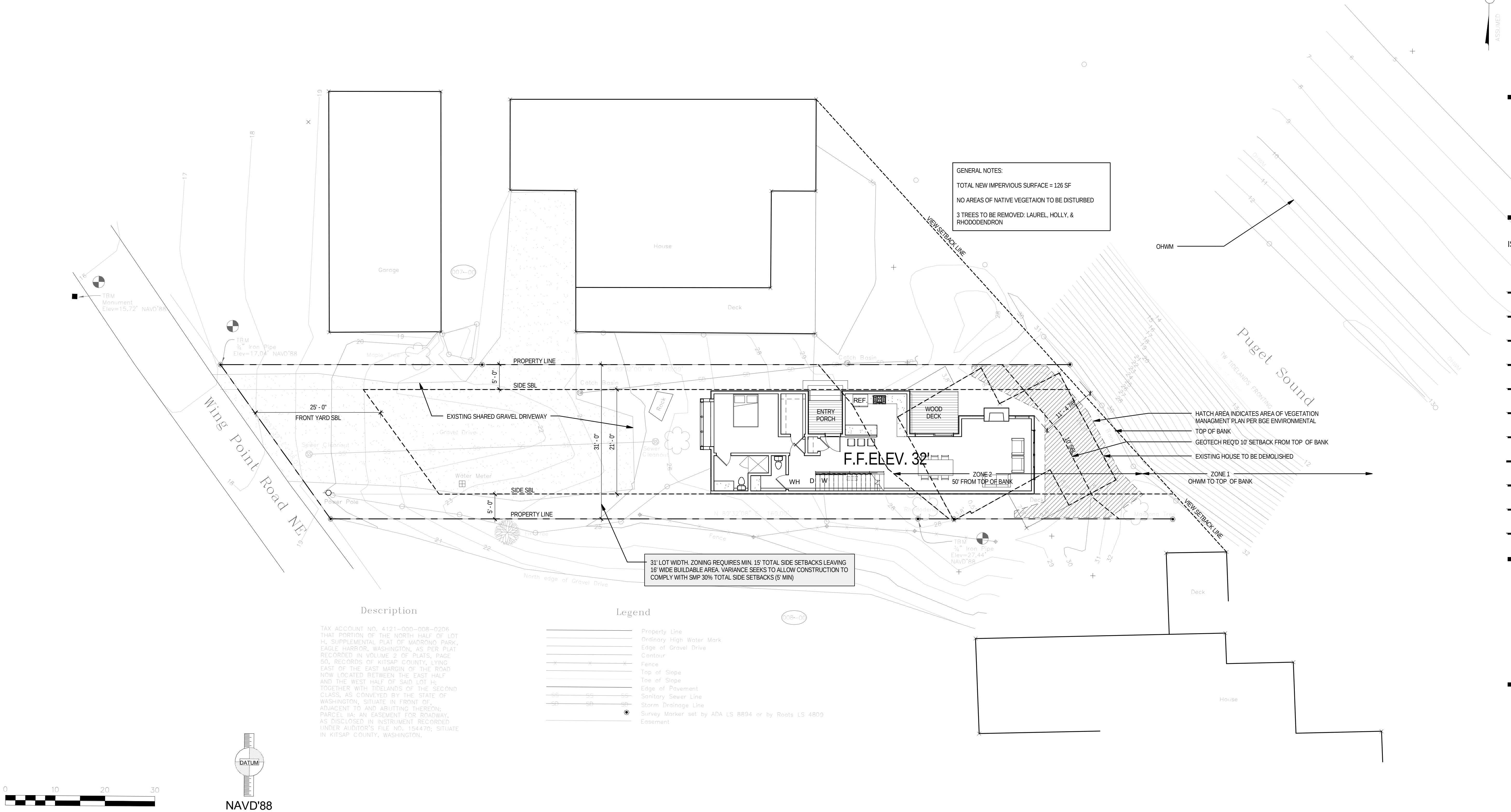
SSDE 2018-01-22

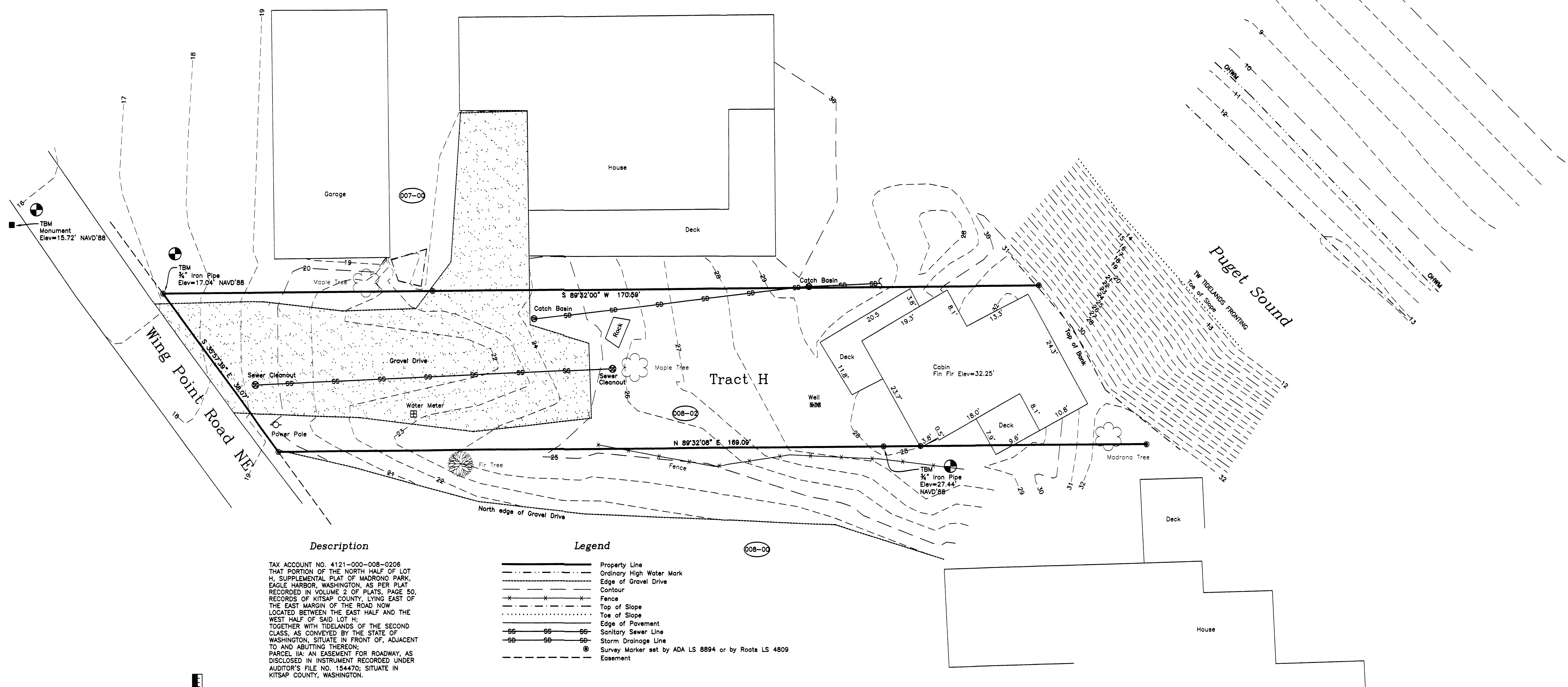
9092 REGISTERED
ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

SATORIS CABIN
6442 WINGPOINT DR
BAINBRIDGE ISLAND, WA

SSDE SITE PLAN

A5



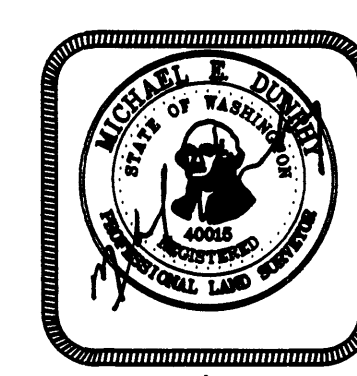
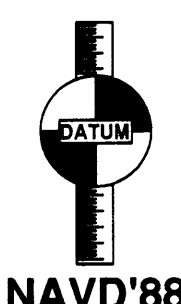


Description

TAX ACCOUNT NO. 4121-000-008-0206
THAT PORTION OF THE NORTH HALF OF LOT
H, SUPPLEMENTAL PLAT OF MADRONO PARK,
EAGLE HARBOR, WASHINGTON, AS PER PLAT
RECORDED IN VOLUME 2 OF PLATS, PAGE 50,
RECORDS OF KITSAP COUNTY, LYING EAST OF
THE EAST MARGIN OF THE ROAD NOW
LOCATED BETWEEN THE EAST HALF AND THE
WEST HALF OF SAID LOT H;
TOGETHER WITH TIDELANDS OF THE SECOND
CLASS, AS CONVEYED BY THE STATE OF
WASHINGTON, SITUATE IN FRONT OF, ADJACENT
TO AND ABUTTING THEREON;
PARCEL (A) AN EASEMENT FOR ROADWAY, AS
DISCLOSED IN INSTRUMENT RECORDED UNDER
AUDITOR'S FILE NO. 154470; SITUATE IN
KITSAP COUNTY, WASHINGTON.

Legend

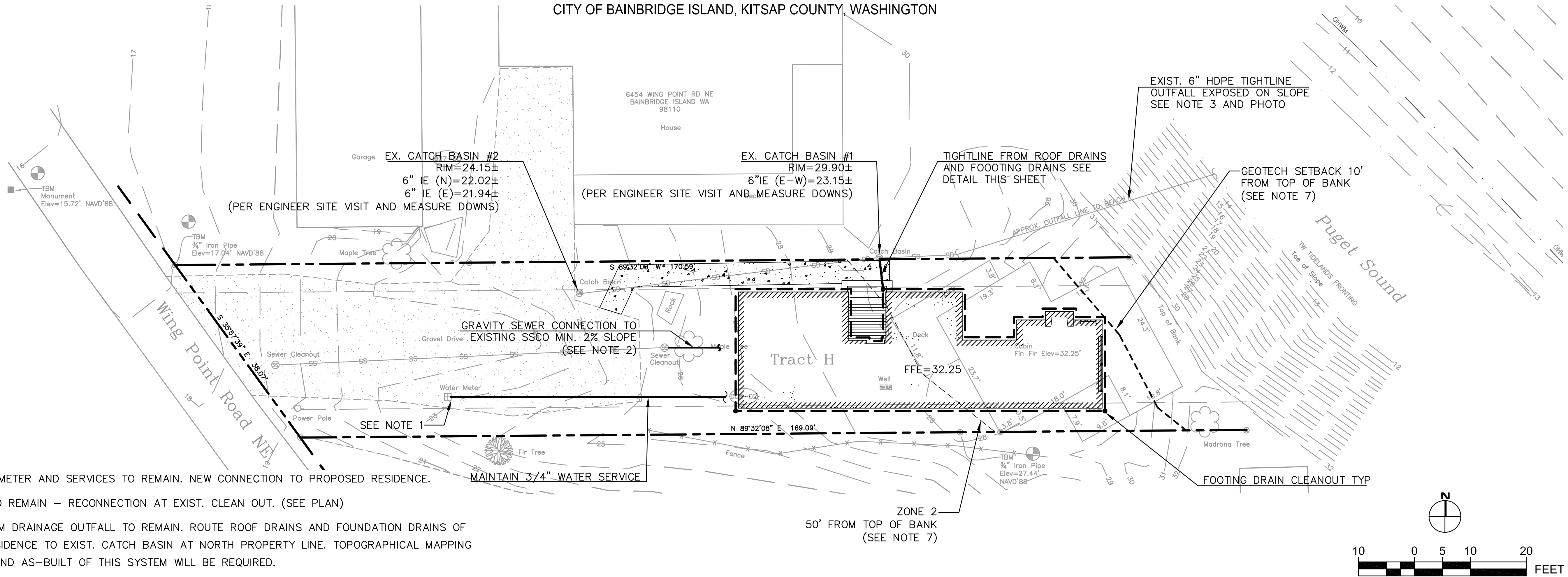
- Property Line
- Ordinary High Water Mark
- Edge of Gravel Drive
- Contour
- Fence
- Top of Slope
- Toe of Slope
- Edge of Pavement
- Sanitary Sewer Line
- Storm Drainage Line
- Survey Marker set by ADA LS 8894 or by Route LS 4809
- Easement



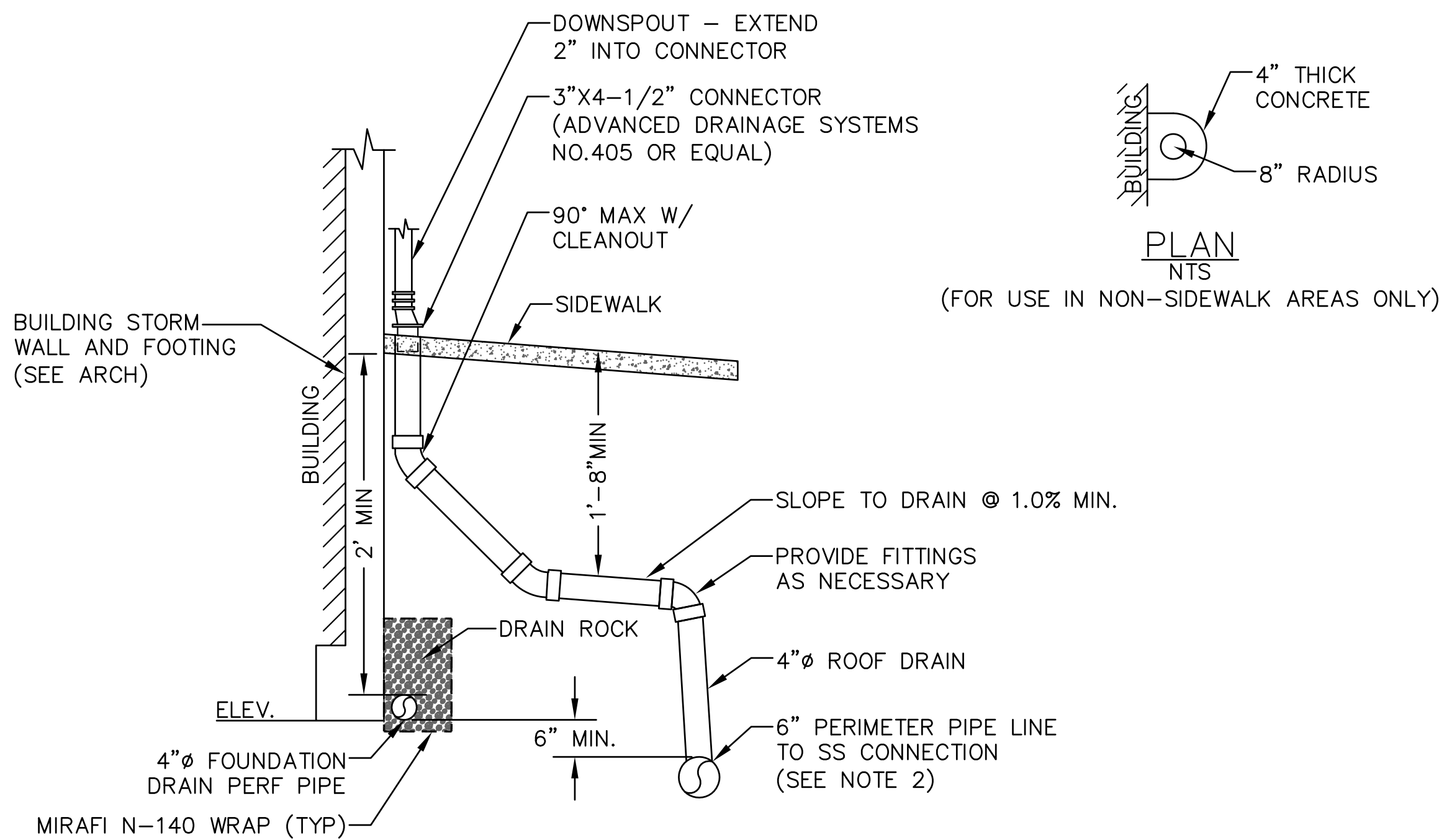
10/17/16

Brad Satoris			
Topography			
6442 Wing Pt. Rd. NE			
Bainbridge Island, WA			
SECTION 25, TOWNSHIP 25 N., RANGE 2 E., W.M., KITSAP COUNTY, WA			
		tim@dcsurveyors.com P.O. BOX 1080 POULSBORO, WA 98370 PHONE: 360-779-6633 B.I. PHONE: 206-842-6123	
DRAWN: TMC	CHECKED: MED	SCALE: 1"=10'	JOB NO.: 16-7597
DESIGN: --	DATE: OCT 2016	SHEET 1 OF 1	FB 1568/20-21

A PORTION OF SEC.25, T.25N., R.2E., W.M.
CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON



- NOTES:**
1. EXIST. WATER METER AND SERVICES TO REMAIN. NEW CONNECTION TO PROPOSED RESIDENCE.
 2. SIDE SEWER TO REMAIN – RECONNECTION AT EXIST. CLEAN OUT. (SEE PLAN)
 3. EXISTING STORM DRAINAGE OUTFALL TO REMAIN. ROUTE ROOF DRAINS AND FOUNDATION DRAINS OF PROPOSED RESIDENCE TO EXIST. CATCH BASIN AT NORTH PROPERTY LINE. TOPOGRAPHICAL MAPPING SUPPLEMENT AND AS-BUILT OF THIS SYSTEM WILL BE REQUIRED.
 4. FOR BUILDING FOUNDATION WATERPROOFING ENVELOPE REFER TO ARCH. PLANS AND SPECIFICATIONS.
 5. PROPERTY TO NORTH (6454) OF THIS PARCEL (TRACT H) IS OWNED BY SAME PARTY.
 6. TOPOGRAPHICAL MAPPING PROVIDED BY OTHERS.
 7. REFER TO GEOTECHNICAL REPORT BY ASPECT CONSULTING DATED MARCH 6TH, 2017 FOR SLOPE SETBACKS.



FOR SITE ASSESSMENT
REVIEW



SITE UTILITY PLAN FOR S.A.R.
SATORIS RESIDENCE - 6442 WING PT RD NE
CITY OF BAINBRIDGE ISLAND

C3.0
17011
12-29-2017

SÁEZ CONSULTING ENGINEERS, INC.
AAE PLANNING, DESIGN, SURVEYING & CONSTRUCTION SUPPORT
748 Winslow Way E.
Bainbridge Island, WA, 98110
PH: (206) 842-4108
FAX: (206) 236-9125



Ethics Requirements for Advisory Commissions and Committees

The [Bainbridge Island Ethics Program](#) (revised March 23, 2011) now applies to the citizen members of advisory commissions and committees as well as city officials. Accordingly, advisory group members must comply with the requirements of the Code of Ethics in Article II of the Ethics Program. These requirements are summarized below; please consult the Code of Ethics for specific language and details of the requirements.

1. Gifts and Compensation. An advisory group member and his or her immediate family members may not accept gifts related to the advisory group member's services to the city, with some exceptions including unsolicited gifts of trivial value.

2. Confidentiality. An advisory group member or former member may not disclose or use privileged, confidential or proprietary information obtained in the course of his or her duties as a member.

3. Conflict of Interest. An advisory group member may not act officially on a matter in which the member or an immediate family member has any substantial employment related to the matter or other financial or private interest in the matter, or is party to a contract or owns an interest in property that would be significantly affected by the action. However, if the member fully discloses the conflict on the public record, the commission or committee may vote to allow the member to participate in discussion or vote. Members of advisory groups shall sign a conflict of interest statement upon appointment and reappointment.

4. Conduct of Public Meetings. Advisory group meetings should be conducted in a manner that maximizes transparency of relationships that could affect decision-making. Meetings should have a standing agenda item for members to disclose relationships with persons and issues on the agenda, and members should discuss these relationships to judge whether a conflict of interest exists.