

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Hong and Kao Residence Remodel and new DADU

2. Name of applicant:

Dave Buck, Chesmore/Buck architecture

3. Address and phone number of applicant and contact person:

27 100th Ave NE

Bellevue, WA 98004

425-679-0907

4. Date checklist prepared:

6/23/23

5. Agency requesting checklist:

Mercer Island Land Use

6. Proposed timing or schedule (including phasing, if applicable):

Begin construction fall of 2023, complete spring of 2025

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Arborist Report, Drainage Plan, Soils Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

An application for a building permit is being reviewed.

10. List any government approvals or permits that will be needed for your proposal, if known.

Critical Areas Review 2, Building Permit Review

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Construct additions to existing single family residence. No changes are proposed to the existing footprint. Construct new two story garage and DADU east of the residence.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

5425 W. MERCER WAY, MERCER ISLAND, WA 98040

GROVELAND PARK ADD VAC 3-4 & S 10 FT OF 2 & SH LDS ADJ & VAC ST ADJ IN BLK 22 & VAC N 40 FT OF 16 THRU 22 & VAC S 50 FT OF 9 THRU 15 & VAC ST ADJ IN BLK 2

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

SITE IS 1 ACRE, LAKE WASHINGTON SHORELINE ON THE WEST AND SLOPES UP TO THE EAST AT 12.8%. SITE HAS AN EXISTING RESIDENCE, DETACHED GARAGE AND SPORT COURT

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, **other:**

b. What is the steepest slope on the site (approximate percent slope)? 36% SOUTH OF RESIDENCE

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

STIFF TO HARD SILTY SOILS

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO INDICATIONS OF UNSTABLE SOIL, EXISTING RESIDENCE IS 50+ YEARS OLD

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

EXCAVATION PRIMARILY FOR DADU GRADE BEAMS IN RELATIVELY LEVEL AREA 250'+ FROM THE SHORELINE

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

UNLIKELY DUE TO LEVEL NATURE OF AREA

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

38%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

CSWP PLAN

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

NORMAL CONSTRUCTION RELATED EMISSIONS, NORMAL RESIDENCE EMISSIONS

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NONE

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

HOME WILL USE EFFICIENT HVAC EQUIPMENT, HEAT PUMPS AND PHOTO VOLTAIC ELECTRICAL GENERATION

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

LAKE WASHINGTON SHORELINE TO THE WEST

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

ADDITIONS TO THE RESIDENCE ARE WITHING 200' OF THE SHORELINE BUT NO CHANGE TO THE FOOTPRINT. ONE FOOTING WILL BE APPROX 60' FROM THE SHORELINE

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

NO WITHDRAWALS OR DIVERSIONS

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NOT IN 100 YEAR FLOODPLAIN

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO DISCHARGES TO SURFACE WATER

b. Ground Water: [Find help answering ground water questions](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

RESIDENCE IS CONNECTED TO MUNICIPAL WATER

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

RESIDENCE IS CONNECTED TO MUNICIPAL SEWER

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

STORM WATER FROM THE ROOF IS CONNECTED TO EXISTING STORM LINES AND DRAINS TO LAKE, WATER FROM PAVED AREAS IS COLLECTED IN OIL/WATER SEPARATING CATCH BASINS AND DRAINS TO LAKE

- b) Could waste materials enter ground or surface waters? If so, generally describe.

NO WASTE MATERIAL CAN ENTER GROUND WATER

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO ALTERATION TO EXISTING DRAINAGE IS PROPOSED

- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

A CSWP PLAN HAS BEEN PREPARED INDICATING SILT FENCING AND EXISTING SOIL TO BE MULCHED

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

TWO DEAD TREES TO BE REMOVED

c. List threatened and endangered species known to be on or near the site.

NO KNOW ENDANGERED OR THREATENED SPECIES IN AREA

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

NO NEW LANDSCAPING IS PROPOSED

e. List all noxious weeds and invasive species known to be on or near the site.

NO NOXIOUS WEEDS OR INVASIVE SPECIES KNOWN ON SITE

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

DUCKS, GEESE, FISH (TYPICAL LAKE WASHINGTON SPECIES) NO OBSERVED MAMMALS

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

NO THREATENED OR ENDANGERED SPECIES KNOWN

c. Is the site part of a migration route? If so, explain.

NOT AWARE OF ANY MIGRATION ROUTES IN AREA

d. Proposed measures to preserve or enhance wildlife, if any.

NO CHANGES TO EXISTING HABITAT ARE PROPOSED WITHIN 50' OF SHORELINE

e. List any invasive animal species known to be on or near the site.

NOT AWARE OF ANY INVASIVE SPECIES IN THE AREA

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

PRIMARILY ELECTRICITY AND NATURAL GAS

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

NO EFFECT ON ADJACENT PROPERTIES

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

PV GENERATION, HIGH EFFICIENCY HVAC, CODE COMPLYING INSULATION AND UP GRADED WINDOWS AND DOORS

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

NO HEALTH HAZARDS DUE TO PROPOSAL

1. **Describe any known or possible contamination at the site from present or past uses.**

NO KNOWN CONTAMINATION ON SITE AND NONE PROPOSED

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

NO EXISTING HAZARDOUS CHEMICALS OR CONDITIONS.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

NO STORED OR PRODUCED HAZARDOUS CHEMICALS

4. **Describe special emergency services that might be required.**

NO UNUSUAL EMERGENCY SERVICES REQUIRED

5. **Proposed measures to reduce or control environmental health hazards, if any.**

NO NEW MEASURES TO CONTROL HEALTH HAZARDS

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

JUST NORMAL SHORELINE NOISE FROM BOATS AND JET SKIS

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

NORMAL CONSTRUCTION NOISE BETWEEN 7:30 AM AND 5:00 PM MONDAY - FRIDAY

- 3. Proposed measures to reduce or control noise impacts, if any.**

NO UNUSUAL MEASURES PROPOSED

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

SINGLE FAMILY RESIDENCE, NO CHANGE PROPOSED AND NO EFFECT ON ADJACENT PROPERTIES

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

EXISTING SITE IS SINGLE FAMILY RESIDENCE, NO FARMING IN RECENT HISTORY

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

NO FARMS IN THE AREA

- c. Describe any structures on the site.**

EXISTING RESIDENCES (2 STORY AND BASEMENT) AND EXISTING DETACHED SINGLE STORY GARAGE

- d. Will any structures be demolished? If so, what?**

THE GARAGE WILL BE DEMOLISHED, THE DADU WILL BE BUILT NEAR THE SAME LOCATION BUT NORTH TO MOVE AWAY FROM A NEIGHBORS SEQUOIA TREE

- e. What is the current zoning classification of the site?**

R-15 SINGLE FAMILY

f. **What is the current comprehensive plan designation of the site?**

SINGLE FAMILY

g. **If applicable, what is the current shoreline master program designation of the site?**

NO KNOWN

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

THE SITE APPEARS ON CITY MAPS AS A GEOLOGICAL HAZARD

i. **Approximately how many people would reside or work in the completed project?**

THREE

j. **Approximately how many people would the completed project displace?**

NONE

k. **Proposed measures to avoid or reduce displacement impacts, if any.**

N/A

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

PROPOSAL COMPLIES WITH LAND USE REQUIREMENTS

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**

NO SUCH USES IN THE AREA

9. Housing [Find help answering housing questions](#)

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

TWO (RESIDENCE AND DADU), HIGH INCOME

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

NONE

c. **Proposed measures to reduce or control housing impacts, if any.**

NONE

10. Aesthetics [Find help answering aesthetics questions](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

STRUCTURE IS BELOW THE 30' HEIGHT LIMIT, THE EXTERIOR IS BRICK AND GLASS

- b. **What views in the immediate vicinity would be altered or obstructed?**

NO VIEWS ALTERED OR OBSTRUCTED

- c. **Proposed measures to reduce or control aesthetic impacts, if any.**

HEIGHT KEPT BELOW ALLOWABLE

11. Light and Glare [Find help answering light and glare questions](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

NORMAL RESIDENTIAL USE, SOME LANDSCAPE LIGHTING IN EVENINGS, LIGHTS WILL BE SHIELDED TO PREVEN GLARE

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

EXTERIOR LIGHTING WILL BE SHIELDED TO PREVENT GLARE

- c. **What existing off-site sources of light or glare may affect your proposal?**

NONE KNOWN OF

- d. **Proposed measures to reduce or control light and glare impacts, if any.**

USE OF SHIELDED FIXTURES AND TIME CLOCKS

12. Recreation [Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

WATER RELATED ACTIVIES, GROVELAND BEACH AND ISLAND CREST PARKS NEARBY

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

NO DISPLACED USES

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

NO DEVELOPMENT PROPOSED WITHIN 50' OF SHORELINE

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

NOT AWARE OF ANY

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

NOT AWARE OF ANY IN THE AREA

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

NO WORK IS PROPOSED WITHIN 50' OF SHORELINE

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NONE PROPOSED

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

WEST MERCER WAY AND INTERSTATE 90

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

BUS TRANSIT IS AVAILABLE ON ISLAND CREST WAY, .4 MILES

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NO CHANGES TO EXISTING ARE PROPOSED

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO USE OF WATER, RAIL OR AIR TRANSPORTATION

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

APPROXIMATELY TWO CAR TRIPS PER DAY, NO TRUCKS

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO EFFECT ON AGRICULTURE OR FOREST PRODUCT MOVEMENT

g. Proposed measures to reduce or control transportation impacts, if any.

NONE

15. Public Services [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

NO CHANGES TO EXISTING SERVICE LEVEL

b. Proposed measures to reduce or control direct impacts on public services, if any.

HOUSE WILL BE CONSTRUCTED WITH A FIRE SPRINKLER SYSTEM

16. Utilities [Find help answering utilities questions](#)

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NO NEW UTILITIES ARE PROPOSED, THERE WILL BE SOME INCREASE IN CAPACITY

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X

Type name of signee: Click or tap here to enter text.

Position and agency/organization: Click or tap here to enter text.

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- **Proposed measures to avoid or reduce such increases are:**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. How would the proposal be likely to deplete energy or natural resources?

- **Proposed measures to protect or conserve energy and natural resources are:**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.