



CITY OF MERCER ISLAND, DEVELOPMENT SERVICES GROUP
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ENVIRONMENTAL CHECKLIST - REVISED

(WAC 197-11-960)

Date Received _____

File No. _____

Fee _____

See Development Application for fees

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant," and "property or site" should be read as "proposal," "proposer", and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Single family residence.

2. Name of applicant: MI Treehouse, LLC

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

Bill Summers
P.O. Box 261
Medina, WA 98039
(425) 454-3775

4. Date checklist prepared: January 7, 2015.
5. Agency requesting checklist:
City of Mercer Island.
6. Proposed timing or schedule (including phasing, if applicable):
Construction: Spring 2015.
7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Revised Critical Areas Report prepared by Sewall Wetland Consultants, Inc. dated March 5, 2015, and a Geotechnical Engineering Study prepared by GEO Group Northwest dated March 13, 2015, a copy of which has been submitted.
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.
None.
10. List any government approvals or permits that will be needed for your proposal, if known.
Clearing & grading and construction permits.
11. Give 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.)
Construction of a one-story single family residence, consisting of approximately 2,200 square feet, partially built over a two-car garage.
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.
5837 East Mercer Way, legally described as: Lot A of City of Mercer Island Short Plat No. MI-77-1-010, as recorded on March 31, 1977, under Recording No. 7703310861.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one): Flat, rolling, hilly, steep slopes, mountainous, other...

b. What is the steepest slope on the site (approximate percent slope)?
66%.

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 prime farmland.
Kitsap silt loam & gravelly loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity?
If so, describe
No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Approximately 400 cubic yards of fill anticipated for the driveway construction.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, except to a limited extent normally related to construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 15%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary erosion control measures normally related to construction of a single family residence. Replanting of all exposed soil.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Small amount of emissions typically associated with single family construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None required.

3. Water

a. Surface:

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.

A perennial flowing non-fish bearing stream, categorized as a type 2 watercourse and category 3 wetland.

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- 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.

Yes, see attached Plans and Wetland Report.

- 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.

Approximately 300 cubic yards of material would be removed from the wetland and 400 filled, both related to the construction of the driveway & house.

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

No.

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

No.

- 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.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) 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.

Roofs and driveway runoff collected and stored in a detention vault with discharge material to flow into existing watercourse. Runoff from existing slope will be disturbed to a minimal extent.

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

No.

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

See response to c,1 above.

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4. Plants

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

<input checked="" type="checkbox"/>	deciduous tree: alder, maple, aspen, other
<input checked="" type="checkbox"/>	evergreen tree: fir, cedar, pine, other
<input checked="" type="checkbox"/>	shrubs
<input type="checkbox"/>	grass
<input type="checkbox"/>	pasture
<input type="checkbox"/>	crop or grain
<input checked="" type="checkbox"/>	wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
<input type="checkbox"/>	water plants: water lily, eelgrass, milfoil, other
<input type="checkbox"/>	other types of vegetation

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

Clearing of a small amount of native vegetation which will be replaced and augmented in accordance with the Wetland Report.

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

None.

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

Native material will be replaced and augmented, supplemented by a small amount of new landscaping per wetland report.

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: None.
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

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

None.

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

No.

d. Proposed measure to preserve or enhance wildlife, if any:

None.

6. Energy and natural resources

a. 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.

Electric, natural gas and, to the extent feasible, solar.

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**EVALUATION FOR
AGENCY USE ONLY**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

- c. 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:
None, except as required by applicable codes.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.
No.

- 1) Describe special emergency services that might be required.
N/A.

- 2) Proposed measures to reduce or control environmental health hazards, if any:
N/A.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.

- 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 noises associated with single family construction.

- 3) Proposed measures to reduce or control noise impacts, if any:
None.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Undeveloped except for concrete drive to adjoining property & a quarry spill driveway on site. Adjacent properties north is open space, east, west & south single family.

- b. Has the site been used for agriculture? If so, describe.
No.

- c. Describe any structures on the site.
None.

- d. Will any structures be demolished? If so, what?
No.

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**EVALUATION FOR
AGENCY USE ONLY**

- e. What is the current zoning classification of the site?
R-16.
- f. What is the current comprehensive plan designation of the site?
Single family residential.
- g. If applicable, what is the current shoreline master program designation of the site?
N/A.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
As confirmed by the Wetland Report, virtually the entire site is classified as environmentally sensitive or setbacks.
- i. Approximately how many people would reside or work in the completed project?
2.
- 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:
All work will be done in accordance with applicable codes and regulations.
- 9. Housing**
- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
1 middle income residence.
- 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:
N/A.
- 10. Aesthetics**
- a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?
Approximately 28 feet from lowest floor to ridge; natural wood is anticipated to be the primary exterior material.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetics impacts, if any:
House will be of natural material & design, trees on site to be retained.
- 11. Light and glare**
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Normal produced by a single family residence.

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**EVALUATION FOR
AGENCY USE ONLY**

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
None.

d. Proposed measures to reduce or control light and glare impacts, if any:
N/A.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Parks and track.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site. If so, generally describe.
No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.

c. Proposed measures to reduce or control impacts, if any:
N/A.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Existing driveway connected to East Mercer Way.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No; approximately 1 mile.

c. How many parking spaces would the completed project have? How many would the project eliminate?
2 surface and 2 garage.

SEPA RULES

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet 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; productions, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce 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.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (Indicate whether public or private).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

15. Public services

- a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

- 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.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: William C. Summers

Date Submitted: January 14, 2015/March 16, 2015