
CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730



ENVIRONMENTAL CHECKLIST

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 reduce or 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

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

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:
PLATOU REMODEL AND ADDITIONS

2. Name of applicant:
BRAD STURMAN

3. Address and phone number of applicant and contact person:
9 - 103rd Ave. N.E., Suite 203, Bellevue, WA 98004

4. Date checklist prepared:
2-14-17 Original and Revised on 4-4-2017

5. Agency requesting checklist:
City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):
Proposed construction would begin 5-1-17.

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:
No, this is the final addition proposed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
There is a watercourse buffer reduction application including a critical area report being prepared.

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:
There are not other proposals affection this project.

10. List any government approvals or permits that will be needed for your proposal, if known:
A watercourse buffer reduction permit and the general building permit for construction.

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.)
The property size is 18,528 square feet. The proposed addition adds 315 square feet of new impervious surface. There are reductions to the impervious surfaces by removing 144 sf of gravel pad, 19.5 sf of walks and 128 sf of patio area so that the net increase is only 22.8 square feet. The addition includes a larger garage with room above and an out door covered patio area at the back of the house.
As part of the enhancement measures, a small, 30" wide cedar chip path is proposed to be located in the buffer for maintenance

access to the plantings and passive access to the stream by the property owners. A rock bridge already exists and will be used for trail access across the stream. Allowing the property owners specific access points into the buffer allows better success of maintenance of the plantings overtime, ease in invasive removal and creates a connections to the stream as a part of the larger property thus increasing stewardship of the stream and the buffer.

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.

The address of the property is 8316 Avalon Drive, Mercer Island, WA 98004. The legal description is as follows:
"AVALON PARK ADD, PLAT BLOCK 4, PLAT LOT 10, QUARTER-SECTION-TOWNSHIP-RANGE NW-31-24-5.

The proposed project is an expansion of the garage at the front of the house and a covered deck area at the back of the house.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous Other

Flat in the front yard and rolling in the back yard.

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

The average lot slope is 7.7%

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.

The site consists of sandy soils.

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

No unstable soils known.

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.

The only grading will be to dig out a crawlspace at the existing exterior entry that will be an enclosed space as part of the project and also to excavate for the new slab on grade at the expanded garage area. The total area to be cut is 47 cubic yards.

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

No, the area of new construction is on flat ground therefore no erosion hazards exist.

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

The site will have 37.6% impervious surfaces including the building roof, driveways and walks.

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

There will be a silt fence erected to protect for any run off, no potential for erosion hazard exists.

2. Air

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

During demolition there would be some dust created but would be managed with watering down debris. There will be no negative emissions after the project is completed.

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

No off-site sources of emissions.

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

Water down debris during demolition.

3. Water

- a. Surface:

- i. 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.

There is a Class II watercourse on the property. This watercourse flows into Lake Washington.

- ii. 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.

The buffer reduction for the watercourse will include mitigations such as removing non-native plants and some trees and adding new native plants, trees to enhance the area around the existing watercourse. See attached plans.

- iii. 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.

There is no work directly in the water and no fill or dredging will be done.

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

No work in the water will be done.

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

No, the proposal is not in the 100 year floodplain.

- vi. 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, the proposal does not involve any discharges into the surface water.

b. Ground

- i. 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 general description, purpose, and approximate quantities if known.

There is no well water on this project.

- ii. 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.

There is no septic system on this project.

c. Water runoff (including stormwater):

- i. 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.

The existing storm water at the front of the house flows into the watercourse leading to lake washington. The storm water at the back of the house is tight lined to an existing storm drainage system leading to lake washington. The proposed additions will tie into these existing systems.

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

There are no waste materials on this project.

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

The project demolition is minor and will not produce much ground water runoff. There will be silt fencing with hay bales to protect the watercourse from potential mud or soils entering the water.

4. Plants

a. Check 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
- Wet soil plants: Cattail, buttercup, bulrush, 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?

There will be six trees removed from the front yard and new trees and plants added. See the attached mitigation plans.

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

There are not threatened or endangered species known on site.

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

There are new native plants proposed to enhance the vegetation on the site. See the attached mitigation plans.

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

See mitigation plans.

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. Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

In general there are songbirds, racoons, and other small animals on this site.

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

No threatened or endangered species known on this site.

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

No migration route.

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

No wildlife preservation is proposed.

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

No invasive animals known.

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.

There will be gas fired furnaces for heating the house and electrical for lights and ovens and general use.

- 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:

New windows will be installed with better energy performance.

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 environmental health hazards.

- i. Describe any known or possible contamination at the site from present or past uses.

No know potential of contamination at the site.

- ii. 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 hazardous chemical / conditions on this project.

- iii. 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 storage of toxic or hazardous chemicals on this project.

- iv. Describe special emergency services that might be required.

None.

- v. Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

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

The noise associated with this project would be from a backhoe during demolition and standard framing nail guns saws, and hammers.

- ii. 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.

Standard construction noises between the hours of 8am to 3pm.

- iii. Proposed measures to reduce or control noise impacts, if any:

Construction noise will be limited to the standard hours based on the City of Mercer Island requirements.

8. Land and shoreline use

- 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.

The project is in a residential neighborhood and will not affect any adjacent properties in a negative way.

- 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 as a result 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?

No farmlands.

- c. Describe any structures on the site.

There is a single family residence, two stories over a basement and a two car garage.

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

The garage will be demolished and re-built with a new second floor over the top of the garage.

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

The zoning is residential.

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

The comprehensive plan designation remains as residential.

g. If applicable, what is the current shoreline master program designation of the site?
None, its not on the shoreline.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
The site has the typical Mercer Island hazards which include Erosion, Landslide and Seismic Hazards. The area of the proposed project is on flat ground which minimizes the potential of construction issues related to these hazards.

i. Approximately how many people would reside or work in the completed project?
There will be primarily two adults living in the house.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None.

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

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
This would be a high income house, one unit.

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

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?
The tallest hight of the roof is 22 feet above the entry ground area. The exterior material is a combination of cedar siding and concrete panels.

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

No views would be altered.

c. Proposed measures to reduce or control aesthetics impacts, if any:

The project will upgrade the aesthetics of the house.

11. Light and glare

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

No additional light or glare will be produced by the project.

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:

None.

12. Recreation

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

Lake Washington has recreational opportunities.

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:

None.

13. Historic and cultural preservation

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.

No.

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.

No.

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.

None.

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.

14. Transportation

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.

Avalon Road is the primary street accessing this property. Avalon serves a number of residential properties.

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?

The nearest transit stop would not be on Avalon Road but on the main road call East Mercer Way.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The project will add one additional parking space by expanding the existing garage.

d. 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.

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

No.

f. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

No additional vehicular trips would be generated by this project.

g. 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.

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

None.

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.

No.

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

None.

16. Utilities

a. Check utilities currently available at the site:

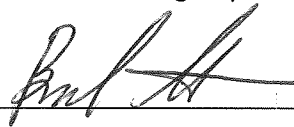
Electricity Natural Gas Water Refuse Service
Telephone Sanitary sewer Septic system Other

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.

The project has existing electricity, gas, sewer, water and storm systems. The proposed project will use the existing utilities.

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: 

Date Submitted:

SEPA RULES

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?

The proposed project will increase noise on a temporary basis for the duration of the demolition of the garage and general construction process.

Proposed measures to avoid or reduce increases are:

Noise levels will be based on the City of Mercer Island standard hours for construction activities.

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

The watercourse mitigation will improve the plants at the front portion of the property. See attached mitigation plans.

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

The watercourse mitigation design will protect some existing plants and restore the buffer with native plant materials.

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

The project will not deplete energy or natural resources.

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

Not required.

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?

The watercourse buffer plantings will enhance this sensitive area and provide a long term solution for the buffer.

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

The watercourse will be protected while the buffer plantings are installed to reduce impacts.

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?

No affect.

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

Not required.

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

No increase.

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

None.

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

No conflict.

[Statutory Authority: RCW [43.21C.110](#). WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW [43.21C.110](#) and [43.21C.100](#) [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW [43.21C.110](#). WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]