
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](http://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:

8100 NORTH GARDEN

2. Name of applicant:

JEFF SANDERSON

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

CASSIDY ZIMMERMAN: SHKS ARCHITECTS - 206 224 3323

4. Date checklist prepared:

05/11/17

5. Agency requesting checklist:

MERCER ISLAND

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

AUGUST 2017 - MARCH 2018

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

NO CURRENT PLANS

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

CRITICAL AREA DETERMINATION THROUGH MERCER ISLAND

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 KNOWN

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

NONE KNOWN

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.)

STEEP SLOPE STABILIZATION AND LANDSLIDE MITIGATION, INSTALLATION OF TERRACED GARDEN, STAIR AND FOOT PATHS.

LANDSLIDE OCCURED IN NOVEMBER 2017, CLIENT WISHES TO STABILIZE SLOPE WITH 5000 SF TERRACED PERMECULTURE

GARDEN AREA WITH PERMEABLE SURFACE WALKWAYS, 30" STACK STONE TERRACE WALLS, AND METAL STAIR FROM EXISTING

PARKING AREA. MAIN RETAINING WALL WILL BE APPROXIMATELY 13-20' TALL FROM GRADE ON 55% SLOPE

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous Other

STEEP SLOPE

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

APPROX 65%. DEVELOPMENT AREA IS APPROX 55%. SITE AVERAGE IS 27%

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.

0' DEPTH - TOP SOIL, 3' DEPTH- GRAY BROWN SILT TO SANDY SILT, 6' DEPTH - GRAY BROWN SANDY SILT, BECOMES DENSE @ 8' DEPTH
15' DEPTH - GRAY BROWN CLAYEY SILT, 16' DEPTH - GRAY BROWN SANDY SILT, 21' DEPTH GRAY BROWN SILT TO SANDY SILT

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

YES. TOP SOIL FILL SLOUGHED OFF IN LANDSLIDE IN NOVEMBER. DEVELOPMENT AREA SHOWS 4 - 8 FEET OF ORGANIC FILL AT CREST OF STEEP SLOPE

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.

250 CUBIC YARDS OF REFUSE REMOVAL, 1000 CUBIC YARDS OF STRUCTURAL FILL, 500 CUBIC YARDS OF PLANTING MIX

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

YES, DEVELOPMENT AREA IS ON STEEP SLOPE. TESC METHODS HAVE BEEN OUTLINED BY CIVIL ENGINEER.

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

DEVELOPMENT AREA: 400 SF OF 5000 SF GARDEN AREA. ENTIRE SITE EXISTING: 28.9% ENTIRE SITE PROPOSED: 29.0%

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

REFER CIVIL PLANS IN APPLICATION. STRAW WATTLES, SILT FENCE, MULCH RESTORATION. INLET PROTECTIONS

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.

DUST, EXCAVATOR EXHAUST, WELDING SMOKE

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

TRUCK EXHAUST FOR SOIL/STEEL/CONCRETE TRANSPORT

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

DUST WILL BE MITIGATED BY WATERING DOWN DRY SOIL

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.

A CREEK IS DOWN SLOPE OF DEVELOPMENT AREA. DEVELOPMENT IS OUTSIDE OF DESIGNATED 50' CREEK BUFFER

- 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.

YES.

- 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.

NO FILL OR DREDGE IS ANTICIPATED IN CREEK AREA

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

NO WITHDRAWALS OR DIVERSIONS ANTICIPATED

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

DEVELOPMENT DOES NOT LIE WITHIN THE 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 DISCHARGES ANTICIPATED

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.

NO GROUNDWATER WITHDRAWAL IS PROPOSED

- 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.

NO WASTE MATERIAL IS PROPOSED TO BE DISCHARGED

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.

NO RUNOFF IS ANTICIPATED AS STORMWATER INTENDED TO RECHARGE DEVELOPMENT (5000 SF GARDEN)

EXCESS WATER WILL BE DIVERTED TO EXISTING DRAINAGE SYSTEM WHICH DISCHARGES IN DISPERSAL SYTEM INTO CREEK

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

NO WASTE MATERIALS ARE PROPOSED, AND GARDEN IS INTENDED TO BE PERMACULTURE ORGANIC PLANTINGS WITH NO FERTILIZERS

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

STRAW WATTLES, SILT FENCE, ARBORIST MULCH, FILTER PROTECTION AT DRAIN INLETS, COMPOST BERMS

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?

(2) TREES WILL BE REMOVED. ARBORIST HAS INDICATED THEIR HEALTH HAS BEEN COMPROMISED.

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

NONE KNOWN

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

(5) BETULA POPYRIFERA, (2) ALNUS RUBRA OR ACER MACROPHYLLUM, (14) ACER CIRINATUM, (1) THUJA PLICATA, (300) POLYSTICHUM MUNITUM

(9) COMMON APPLE TREES, 5000 SF OF FLOWER AND VEGETABLE ANNUALS

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

ENGLISH IVY HAS BEEN NOTED NEARBY. NOXIOUS AND INVASIVE SPECIES ARE REGULARLY REMOVED BY LANDSCAPING SERVICE

AND WILL NOT BE PROPOSED IN PLANTING PLAN

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:

DEER HAVE BEEN NOTED IN CREEK BED. SONGBIRDS ARE UBIQUITOUS IN TREES, AS WELL AS CROWS.

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

NONE KNOWN

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

NOT PART OF MIGRATION ROUTE

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

NONE PROPOSED

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

NONE 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.

NOT APPLICABLE

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

WILL NOT AFFECT

- 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:

LOW VOLTAGE LIGHTING WILL BE PROVIDED AT STEPS

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.

NONE ANTICIPATED

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

NONE KNOWN

- 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.

NONE KNOWN

- 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.

CONSTRUCTION EQUIPMENT DIESEL/OIL

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

NO SPECIAL SERVICES REQUIRED

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

NO MEASURES REQUIRED (MINOR DEVELOPMENT), NO MEASURES PROPOSED

b. Noise

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

MINOR TRAFFIC, EQUIPMENT, OPERATION

- 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.

MINOR TRAFFIC, EQUIPMENT, OPERATION. ANTICIPATED CONSTRUCTION NOISE - 7AM - 5 PM M-F. DO NOT EXPECT OTHER TIMES BUT MERCER ISLAND CONSTRUCTION HOURS ARE 7 AM TO 10 PM M-F AND 9 AM TO 10 PM SAT/SUN/HOLIDAY

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

NONE PROPOSED, NOISE MINOR AND INTERMITTENT

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.

RESIDENTIAL USES, PROPOSAL WILL NOT AFFECT CURRENT LAND USES.

- 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

- c. Describe any structures on the site.

12,000 SF SINGLE FAMILY RESIDENCE

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

NO STRUCTURES WILL BE DEMOLISHED

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

R-15

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

SFR

g. If applicable, what is the current shoreline master program designation of the site?
NOT APPLICABLE

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
NO

i. Approximately how many people would reside or work in the completed project?
2

j. Approximately how many people would the completed project displace?
0

k. Proposed measures to avoid or reduce displacement impacts, if any:
NOT APPLICABLE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
NO MEASURES PROPOSED, PROJECT DEVELOPMENT TYPE IS ALLOWED IN LAND USE CODE

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
0

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.
0

c. Proposed measures to reduce or control housing impacts, if any:
NOT APPLICABLE

10. Aesthetics

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

20' ABOVE GRADE. RETAINING WALL PROPOSED AS CONCRETE PANEL LAGGING WITH STEEL PIERS @ 8'-0" O.C.

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

NO VIEWS WILL BE OBSTRUCTED

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

DOWNSLOPE FACE OF WALL WILL BE OBSCURED BY SEVERAL TREE AND SHRUB PLANTINGS,

WALL FACE TO PROVIDE CLIMBING SURFACE FOR NATIVE CLIMBING VEGETATION (NOT IVY)

11. Light and glare

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

NONE PRODUCED

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?

NOT APPLICABLE

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

NOT APPLICABLE

12. Recreation

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

NONE

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:

NOT APPLICABLE

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.

THE ASSOCIATED SINGLE FAMILY RESIDENCE WAS ORIGINALLY CONSTRUCTED IN 1946.

-
-
- 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 EVIDENCE OF LANDMARKS, FEATURES OF EVIDENCE OF OTHER HISTORIC USES

- 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.

NOT APPLICABLE

- 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.

NOT APPLICABLE

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.

EVERGREEN LANE IS SERVED BY WEST MERCER WAY.

- 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?

ROUTE 891.

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

NO ADDITIONAL PARKING PROPOSED, NO PARKING ELIMINATED.

- 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).

NOT APPLICABLE.

- 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?

0

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.

NOT APPLICABLE

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

NOT APPLICABLE

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.

NO

16. Utilities

a. Check utilities currently available at the site:

Electricity	<input checked="" type="checkbox"/>	Natural Gas	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Refuse Service	<input checked="" type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	Sanitary sewer	<input checked="" type="checkbox"/>	Septic system	<input type="checkbox"/>	Other	<input type="checkbox"/>

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.

IRRIGATION FOR GARDEN, LOW VOLTAGE ELECTRICAL FOR PATH LIGHTING

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: 6.18.17

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?

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.

[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.]