CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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CITY USE ONLY	
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ENVIRONMENTAL CHECKLIST

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.

PRE-APPLICATON MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

A. **Completed pre-application.**
B. **Development Application Sheet.** Application form must be fully filled out and signed.
C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
D. **Title Report.** Less than 30 days old.
E. **SEPA checklist.**

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:
   Knopf Residence Hillside Improvements

2. Name of applicant:
   Megan Campbell, AIA Authorized Agent
   Harbor Consulting Engineers, Inc

3. Address and phone number of applicant and contact person:
   3316 Fuhrman Ave. East Suite 250
   Seattle, WA 98102

4. Date checklist prepared:
   May 7, 2019

5. Agency requesting checklist:
   City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):
   Upon receipt of the required permits or emergency authorization , the work will proceed as soon as a contractor can be hired.

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:
   Geotechnical Reports by PanGeo dated January 13, 2016 and January 4, 2019
   Site Survey by RW Thorpe & Associates dated 12/06/06

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:
   No

10. List any government approvals or permits that will be needed for your proposal, if known:
    City of Mercer Island Community Planning and Development

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 project consists of installing Tecco-mesh on steep slopes, new water collection trenches, streambed armoring and open channel drains all to stabilize the hillside.

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 project is located at 9507 SE 43rd Street, Mercer Island, WA 98040
    King County Assessor Map - NE Quarter of Section 18 T 24N R 05E

    See attached drawings by Harbor Consulting Engineers, dated April 26, 2019 for vicinity map, site plans and topography.

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)?

Approximately 70 degrees

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

Geologic maps indicate the property is underlain by several different geologic units. Specifically the northeast corner has been mapped as being underlain by advance glacial outwash deposits that typically consist of very dense sands and gravels with silt interbeds. The advance outwash is mapped as being underlain by lacustrine deposits of stiff silt and clayey silt of the Lawton Clay formation. Finally, the southeast corner of the site is shown to be underlain by dense till, which is an unsorted mixture of sand, silt and clay and other non-glacial deposits such as silts.

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

Yes, the hillside stability, including history of previous slides is addressed in the attached Geotechnical Report.

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.

Approximately 940 SF of ground disturbance will occur. 1,695 CF of excavation will be necessary to install new ground water collection trenches. The trenches will then be backfilled with washed gravel and quarry spalls.

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

Localized erosion may occur around trench excavations.

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

After construction approximately 4% of the site will be covered with impervious surfaces.

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

Silt fences, compost socks, a stabilized construction entrance, covering stockpiled material and other construction BMPs will be used to reduce and control erosion.

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.

The air emissions resulting from project construction would be exhaust from construction equipment. No change in air emissions would result from the completed project.

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 air emissions or odor are present that could affect this proposal.

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

N/A

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 are two small seasonal streams present on-site. They ultimately drain into Lake Washington. No fish are present, year round. WDFW has visited the site and says no HPA is required.

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, see attached plans prepared by Harbor Consulting Engineers, Inc.

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.

Approximately 470 cubic feet of material will be removed from the site and replaced with clean gravel and quarry spalls to reestablish the stream covered in the 2017 landslides.

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

Minor surface water diversions will be required while trenching. These diversions will be accomplished with filter fabric fencing.

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

No

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 of any waste materials to surface waters.

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, the proposed project does not include withdrawals of ground water or discharge of water to ground water.

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.

N/A. No waste material will be discharged into the ground.

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.

Stormwater and ground water runoff will be collected in an armored stream bed that discharges to a half round corrugated metal pipe which then discharges to the public stormwater system which eventually discharges to Lake Washington. Approximately 3 cubic feet per second of stormwater will be conveyed during a 100 year storm.

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

The use of Best Management Practices during construction will ensure no waste materials will enter ground or surface waters upon completion of the project.

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

This project intent is to reestablish the perennial water course to its historic location as well as prevent damage to the driveway due to erosion. The amount of water being conveyed will not be impacted by this project and the conveyance has been sized appropriately to handle a 100 year storm event.

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?

Shrubs and grass will be removed to reconstruct the stream bed and trenches to convey the stormwater. Approximately 600 square feet of vegetation will be removed.

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

No endangered species have been found on site but the following are listed as being nearby: Oregon spotted frog, Yellow-billed Cuckoo, Northern spotted owl, Marbled murrelet, Streaked Horned lark, Showy stickseed, Puget oregonian.

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

After construction the hillside will be landscaped with native plants.

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

Himilayan Blackberry

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:

Birds and animals which have been observed on or near the site include bird species such as crows and eagles, and mammal species such as Racoons and Norway rats. Deer are also present near the site. The proposed project is not expected to have significant impacts on bird and animal resources in the area.

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

Eagles

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

N/A

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

N/A

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

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.
N/A

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

N/A

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:

N/A

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 significant environmental health hazards are anticipated as a result of this proposal. However, there is a potential for spills of fuels and oils from equipment used during demolition and construction activities. In addition, there is a potential for contaminated soils to be exposed during the project. The contractor will be required to use BMP's during construction to minimize the risk.

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.
There is a natural gas line and sanitary sewer drain near the project area along the driveway. The contractor will be required to call for utility locate to identify the gas line, and use BMP's to avoid damaging any utilities.

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.

N/A. No toxic or hazardous chemical will be stored, used, or produced

iv. Describe special emergency services that might be required.

No special emergency services are expected to be needed during the proposed project.

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

Potentially hazardous fuels, lubricants and associated materials used for operation of motorized equipment as part of the proposed project will be subject to existing local, state and federal controls for use, handling and storage, with the objective of avoiding potential environmental health exposure and hazards.

b. Noise

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

The project is located in a residential neighborhood. Existing noise would include vehicle traffic, lawn mowers, and other residential maintenance tools.

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.

Short term - construction excavation equipment. Long term - None.

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

N/A

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, no impact to 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 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?

N/A

c. Describe any structures on the site.

One 4,800 square foot single family house and a detached garage.

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

Yes, Emergency catchment walls.

e. What is the current zoning classification of the site?
R-15 per Mercer Island Zoning Map

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

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.
The site includes steep slopes, and 2 perennial water courses.

i. Approximately how many people would reside or work in the completed project?
None

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:

N/A

9. Housing

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

None

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?

4" Quarry Spalls and open channel half pipe

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

None

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

N/A

11. Light and glare

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

None

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?

N/A

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?

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:

N/A

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 listed historic or cultural resource sites are known to exist at or adjacent to the project site.

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.

N/A

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.

We believe no such measures are required.

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.

The property is accessed by a driveway off of SE 43rd Street

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 closest public transit is 1.4 miles away.

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

None

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?

None

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:

N/A

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.

N/A

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.

None

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?

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.]