

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

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

## ***Instructions for applicants:***

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

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

## ***Instructions for Lead Agencies:***

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

## ***Use of checklist for nonproject proposals:***

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

## **A. Background**

1. Name of proposed project, if applicable:

*Code Amendment related to Conditional Use Permit Applicability (ZTR21-002)*

2. Name of applicant:

*Alison Van Gorp, Deputy Director  
City of Mercer Island Community Planning & Development*

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

9611 SE 36<sup>th</sup> St  
Mercer Island WA 98040  
206-275-7733

4. Date checklist prepared:

February 9, 2021

5. Agency requesting checklist:

City of Mercer Island

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

*A public hearing before the City of Mercer Island Planning Commission on the draft code is scheduled to take place on February 17, 2021. A second reading and final adoption by the City of Mercer Island City Council is scheduled to take place April 20, 2021.*

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

*This is a legislative action, with no additions, expansions or further activity associated with this proposal.*

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

*The City is not aware of any environmental information related to this proposal.*

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 no other applications for governmental approvals of other proposals related to this proposal directly affecting the property covered by this proposal.*

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

*The proposed code amendment will be sent to the Department of Commerce for review and approval.*

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 proposed code amendment amends subsection 19.06.110(A)(5) of the Mercer Island City Code, creating a new subsection (c) and adding clarity on the applicability of Conditional Use Permits (CUPs).*

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 proposed legislative change will be effective city-wide.*

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

*Mercer Island contains a relatively flat plateau ringed by steep slopes that reach to the Lake Washington shoreline.*

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

*There are portions of the east side of Mercer Island with slopes of approximately 85%.*

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.

*Soils found on Mercer Island include: Peat, Lake deposits, Fan deposits, Alluvium, Vashon recessional outwash deposits, Vashon recessional lacustrine deposits, Vashon recessional course-grained lacustrine deposits, Vashon ice-contact deposits, Vashon subglacial till, Vashon advance outwash, Lawton Clay, Pre-Fraser nonglacial deposits, Olympia beds, Pre-Olympia fine-grained deposits, Pre-Olympia coarse-grained deposits, Pre-Olympia glacial deposits, Pre-Olympia coarse-grained glacial deposits, Pre-Olympia fine-grained glacial deposits, Pre-Olympia glacial till, Pre-Olympia glacial diamict, Pre-Olympia nonglacial deposits, Pre-Olympia coarse-grained nonglacial deposits, and Pre-Olympia fine-grained nonglacial deposits.*

*No removal of soils is proposed.*

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

*Yes, approximately 50% of Mercer Island is defined as Landslide Hazard Area, generally in areas adjacent to Lake Washington and on sloped portions of the city.*

- 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 proposed code amendment would not result in any filling, excavation, nor grading.*

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

*The proposed code amendment would not result in any clearing, construction or new uses.*

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

*The proposed code amendment would not result in any impervious surface coverage.*

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

*The proposed code amendment would not result in any erosion or impacts to the earth.*

## **2. Air**

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

*The proposed code update would not result in the emissions to the air.*

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

*The proposed code update would not result emission of odor.*

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

*No measures to reduce or control emissions to the air are proposed.*

## **3. Water**

- a. Surface Water:

- 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.

*Yes, Mercer Island contains wetlands, streams, and is surrounded by Lake Washington.*

- 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.

*The proposed code amendment will not include work over, in, or adjacent to surface waters.*

- 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.

*The proposed code amendment will not include filling or dredging materials.*

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

*The proposed code amendment will not require surface water withdrawals or diversions.*

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

*Mercer Island does not contain any areas mapped as being within a 100-year floodplain.*

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

*The proposed code amendment does not involve any discharges of waster materials to surface waters.*

b. Ground Water:

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

*The proposed code amendment will not cause any withdrawals from groundwater.*

- 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.

*The proposed code amendment will not cause any waste material to be discharged into the ground.*

c. Water runoff (including stormwater):

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

*The proposed code amendment will not generate any water runoff.*

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

*The proposed code amendment will not generate any water runoff.*

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

*The proposed code amendment will not generate any water runoff.*

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

*No measures to address water runoff are proposed.*

#### 4. Plants

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

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

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

*The proposed code amendment will not result in the removal of any vegetation.*

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

*There are currently no threatened or endangered species known to be within Mercer Island.*

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

*The proposed code amendment will not modify any landscaping.*

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

*Mercer Island contains areas of knotweed, English ivy, and Himalayan blackberry; other noxious weeds and invasive species may be present on the island.*

## 5. Animals

- a. List any birds and other 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 \_\_\_\_\_

*Mercer Island contains animal species typical of suburban development in the Puget Sound region, including but not limited to American crows, Stellar's Jays, Bald eagles, songbirds, deer, rats, and salmon. There have also been sightings of band-tailed pigeons, pileated woodpeckers, and cavity-nesting ducks.*

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

*There are currently no threatened or endangered species known to be within Mercer Island.*

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

*The area is within the Pacific Flyway.*

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

*The proposed code amendment does not include measures to preserve or enhance wildlife.*

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

*Invasive animal species on Mercer Island include starlings and 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.

*The proposed code amendment does not require energy to be completed.*

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

*The proposed code amendment would not affect the potential use of solar energy.*

- 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:

*The proposed code amendment does not address energy conservation.*

## **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.

*The proposed code amendment would not cause environmental health hazards.*

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

*The city contains 16 sites listed as "awaiting cleanup" or "cleanup started" by the Dept. of Ecology's Toxics Cleanup Program.*

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

*The contaminated sites will not affect the proposed code amendment.*

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

*No any toxic or hazardous chemicals will be stored, used, or produced as part of the proposed code amendment.*

- 4) Describe special emergency services that might be required.

*No special emergency services will be required as part of the proposed code amendment.*

- 5) Proposed measures to reduce or control environmental health hazards, if any:

*The proposed code amendment does not contain provisions to control environmental health hazards.*

### **b. Noise**

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

*There are no sources of noise expected to affect the proposed code amendment.*

- 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.

*The proposed code amendment would not create any noise.*

- 3) Proposed measures to reduce or control noise impacts, if any:

*No measures are proposed to reduce or control noise impacts.*



## 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 city is currently used mostly for single-family residential development, with portions of the city used for commercial and institutional development.*

- 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?

*There are currently no working farmlands or forest lands within the city, and none are proposed to be converted to other land uses.*

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

*The proposed code amendment would not be affected by surrounding working farms or forest land.*

- c. Describe any structures on the site.

*The city contains existing single family residences, commercial and institutional buildings, wireless facilities, piers and docks, and associated appurtenances.*

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

*The proposed code amendment will not cause any structures to be demolished.*

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

*The city contains residential, commercial, and public institution zones*

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

*Comprehensive plan designations include residential, commercial, and public institution uses.*

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

*Shoreline Master Program designations for the city include urban residential and urban park.*

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

*Parts of the city have been classified as wetlands, watercourses, fish and wildlife habitat conservation areas, and geologically hazardous areas.*

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

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no development is being proposed. No displacement of people would occur.*

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

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

## **9. Housing**

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

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

## **10. Aesthetics**

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

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

- b. Proposed measures to reduce or control aesthetic impacts, if any:

*The proposal is legislative only, and no development is being proposed, no mitigation measures are proposed to reduce or control aesthetic impacts.*

## 11. Light and Glare

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

*The proposal is legislative only, and no development causing light or glare is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

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

*There are no known existing off-site sources of light or glare that may affect the proposal.*

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

*The proposed code amendment does not contain provisions aimed at reducing light and glare.*

## 12. Recreation

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

*The city contains numerous public parks and open spaces.*

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

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

## 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.

*There are two buildings that are on both the National Register of Historic Places and Washington Heritage Register. There are approximately 3,100 buildings that are over 45 years old or eligible for listing.*

- 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.

*There is no evidence of Indian or historic use or occupation.*

- 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.

*The proposal is legislative only, and no development is being proposed.*

- 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.

*The proposal is legislative only, and no development is being proposed, and no mitigation measures are proposed as part of the code update.*

#### **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 proposal is legislative only, and no development is being proposed.*

- 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 city is currently served by Sound Transit and King County Metro buses.*

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

*The proposal is legislative only, and no change to parking spaces is being proposed.*

- 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).

*The proposal is legislative only, and no change to road improvements is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no development is being proposed.*

- 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.

*The proposal is legislative only, and no development is being proposed.*

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

*The proposal is legislative only, and no impacts to transportation are expected.*

**15. Public Services**

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

*The proposed code amendment is not expected to result in an increased need for public services.*

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

*The proposal is legislative only, and no development is being proposed.*

**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.

*The proposal is legislative only, and no development is being proposed.*

**C. Signature**

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

Signature: \_\_\_\_\_ \s\ Alison Van Gorp\_\_\_\_\_

Name of signee: Alison Van Gorp,

Position and Agency/Organization: Deputy Director, City of Mercer Island Community Planning and Development Department

Date Submitted: February 9, 2021

**D. Supplemental sheet for nonproject actions**

(IT IS NOT NECESSARY to 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; production, storage, or release of toxic or hazardous substances; or production of noise?

*The proposed code amendment aims to clarify an existing requirement and does not make substantive changes to any standard, and is therefore unlikely to increase discharges to water. The proposed code amendment is unlikely to have any effect on emissions to air, or the production, storage, or release of toxic or hazardous substances, or the production of noise.*

Proposed measures to avoid or reduce such increases are:

*The proposal does not include measures to avoid or reduce discharges to water, emissions to air, or the production, storage or release of toxic or hazardous substances, as no impacts to these are anticipated.*

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

*The proposed code amendment is unlikely to affect plants, animals, fish, or marine life.*

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

*The proposal does not include measures to protect or conserve plants animals, fish, or marine life, as no impacts to these are anticipated.*

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

*The proposed code amendment is unlikely to affect the use of energy or natural resources.*

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

*No measures are proposed to protect or conserve energy and natural resources, as no impacts to these are anticipated.*

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 proposed code amendment is unlikely to affect environmentally sensitive areas or areas designated for governmental protection.*

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

*No measures are proposed to protect environmentally sensitive areas or areas designated for governmental protection, as no impacts to these areas are anticipated.*

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?

*The proposed code amendment is unlikely to affect land and shoreline use, and does not include uses that are incompatible with existing plans.*

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

*The proposed code amendment would not allow additional impacts to shoreline and land uses.*

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

*The proposed code update is unlikely to increase demands on transportation or public services.*

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

*No measures are proposed, as no impact is anticipated.*

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

*No conflicts are anticipated.*