

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:

New Water Supply Pipeline

2. Name of applicant:

City of Mercer Island (City)

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

Clint Morris
Capital Division Manager
City of Mercer Island Public Works
9601 SE 36th Street
Mercer Island, WA 98040
(206) 275-7807

4. Date checklist prepared:

February 26, 2026

5. Agency requesting checklist:

City of Mercer Island Community Planning and Development

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

Construction is planned to begin in spring 2026 and is anticipated to require 2 years, including planned winter work suspension.

7. Do you have any plans for future additions, expansion, 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.

The following information has been or will be prepared related to this project:

- *New Water Supply Pipeline – Phase 1 Geotechnical and Engineering Geology Technical Memorandum*, RH2, Engineering, Inc., (RH2), forthcoming
- *Preliminary Stormwater Management Evaluation Technical Memorandum*, RH2, June 2025.
- *Geotechnical Report Gallagher Hill Road Improvements Mercer Island, Washington*, Shannon and Wilson, Inc., January 1998.

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.

Application has been made to the Washington State Department of Transportation (WSDOT) for a Utility Accommodation Variance, and review and approval by WSDOT is ongoing.

Similarly, cultural resources project review under Governor's Executive Order (GEO) 21-02 will be initiated before or in concert with the project's SEPA process.

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

In addition to SEPA, the following permits and approvals are anticipated for this project:

- City Right-of-Way (ROW) Permit.
- GEO 21-02 Cultural Resources Consultation.
- Construction Stormwater General Permit.
- WSDOT Utility Accommodation Variance.

11. Give a 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 City proposes several water supply improvements in the northeast corner of Mercer Island to replace aging Seattle Public Utilities (SPU) pipelines. SPU water supply pipelines were built in the 1950s, with some alignments on Mercer Island installed in slide-prone or poor soil areas. Proposed water supply improvements will be constructed along different alignments than existing SPU pipelines to avoid replacing this vital infrastructure in geologically hazardous areas. The proposed water supply improvements will allow the City to assume service of the SPU water supply within the City limits, improving water system distribution reliability and delivery. Water supply improvements involve the following specific projects and locations, which are shown on the attached **Project Overview Map**:

- Installation of approximately 5,250 linear feet (lf) of 24-inch ductile iron (DI) water transmission main in the roadway prism of the rights-of-way (ROW) of SE 40th Street, Gallagher Hill Road, and SE 36th Street, including:
 - Two approximately 100 square feet (sf) meter vaults along the transmission main alignment in the Frontage Road ROW to monitor water supply from SPU;
 - Approximately 750 lf of transmission main to be installed in WSDOT ROW; and
 - Asphalt overlays and grind/inlay restoration following underground utility replacements.
- Installation of approximately 2,000 lf of 10-inch DI water distribution main in the roadway prism of the existing ROW of Gallagher Hill Road. This includes one

approximately 100 sf pressure reducing valve vault. The distribution main will replace existing 8-inch asbestos cement (AC) water main that is undersized.

- Replacement of approximately 50 lf of 12-inch water main with 24-inch water main in the roadway prism of the existing ROW of SE 43rd Street.
- Reconnection of existing water service connections in the existing ROW at both Greenbrier Lane and Gallagher Hill Road.
- Construction of pedestrian improvements in SE 40th Street and Gallagher Hill Road ROW, including concrete sidewalks, bicycle lanes, Americans with Disabilities Act ramps, driveway approach, curb and gutter, illumination, and striping and signage.
- New and in-kind replacement of stormwater pipe and structures along the water pipeline alignments, within the roadway prism of existing ROWs, necessitated by the proposed pedestrian improvements and water pipeline improvements.

The project is funded by the City and has received direct appropriation funding from the Washington State Department of Commerce (Commerce).

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.

Project improvements will occur at the following locations, which are within Sections 7 and 18 of Township 24 North, Range 5 East:

- Transmission Main: In the ROW of SE 40th Street, Gallagher Hill Road, SE 36th Street, E Mercer Way, and Frontage Road from the intersection of 92nd Avenue SE and SE 40th Street north and east to Frontage Road.
- Distribution Main: In the ROW of Gallagher Hill Road from the intersection of 90th Avenue SE and SE 40th Street to the intersection of 92nd Avenue SE and SE 36th Street.
- Reservoir Water Main Replacement: In the ROW of SE 43rd Street at the intersection with 89th Avenue SE, near the City's existing reservoirs in Rotary Park.
- Water Main Reconnection: At the end of Greenbrier Lane and the confluence of the Greenbrier Lane unimproved ROW and Gallagher Hill Road.
- Pedestrian and Stormwater Improvements: Generally will occur along the same alignment as the transmission main in existing ROW.

B. Environmental Elements

1. Earth

a. General description of the site:

Circle or highlight one: Flat, rolling hilly, steep slopes, mountainous, other:

Topography is generally rolling along Gallagher Hill Road and SE 36th Street, and flat in the other project alignment areas.

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

The steepest slope is approximately 13.1 percent, associated with the northeast/southwest facing stretch of Gallagher Hill Road.

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.

According to National Resources Conservation Service soil survey data, the Transmission and Distribution Main alignments, which include the Water Main Reconnection and Pedestrian and Stormwater Improvements locations, are underlain by Kitsap silt loam (2 to 8 and 15 to 30 percent slopes), Arents, Alderwood material (6 to 15 percent slopes), and Urban land, Alderwood gravelly sandy loam (8 to 15 percent slopes). These soil units are not considered hydric. No prime farmland or farmland of statewide importance is present.

The Reservoir Water Main Replacement alignment is underlain by Arents, Alderwood material (6 to 15 percent slopes), which is not hydric but is considered prime farmland if irrigated.

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

The Gallagher Hill and SE 36th Street portions of the project alignment are classified by the City as geologic hazards, including landslide, erosion, steep slope, potential slide, protected slopes, and seismic hazard areas. Water supply improvements are planned in the roadway prism of the existing ROW, which will avoid disturbing adjacent undeveloped slopes and lands.

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.

Project activities will disturb approximately 5.46 acres (26,441 square yards) in the roadway prism of the existing ROWs. Excavation will be needed for water and stormwater utilities, and roadway and pedestrian improvements, totaling approximately 10,000 cubic yards (cy). Fill will be needed for utility trench backfill, roadway and sidewalk subgrade, and miscellaneous restoration of surfaces along the alignment, totaling approximately 8,400 cy.

Fill material is anticipated to include crushed surfacing base and top courses, and topsoil. Fill will be imported from local suppliers and pre-approved by the City prior to use.

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

Improvements are being constrained to the roadway prism of the existing ROW, partially to avoid work in adjacent undeveloped areas and slopes. Additionally, the project minimizes the creation of new impervious surfaces that would warrant increased stormwater infrastructure. Consequently, the risk of erosion is minimized. Construction activities will utilize temporary erosion and sedimentation control (TESC) measures, further controlling the risk of erosion.

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

The project will add approximately 7,200 sf, or 3 percent, of new hard surfaces along the Transmission Main alignment, primarily from the installation of pedestrian facilities.

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

TESC measures will be installed along the entire project alignment prior to construction and shall be maintained for the duration of construction. TESC measures may include, but are not limited to, silt socks in existing catch basins, silt and high visibility construction fence, construction entrance, designated staging and stockpiling locations, cover of stockpiles, winter work restrictions, temporary seeding, and appointment of a project-specific Certified Erosion and Sediment Control Lead to oversee and maintain TESC measures for the duration of construction.

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.

Temporary exhaust emissions and dust from vehicles and construction equipment are anticipated during construction. The project will not generate long-term air emissions.

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

No off-site air emissions are known that would affect the project.

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

Construction equipment and vehicles shall conform with Washington State standards for air quality, including using properly functioning equipment and vehicles that have passed emissions testing, using clean-burning fuels when possible, limiting diesel exhaust, limiting vehicle idling, etc.

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.**

Two drainages cross the project alignment. The Gallagher Hill Open Space area contains a Type Np stream, which flows from southwest to northeast, crossing under Interstate 90 (I-90) and flowing into Lake Washington. Another Lake Washington tributary, also a Type Np stream, crosses SE 36th Street just west of City Hall.

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.**

Proposed water main will not involve work in these stream channels or riparian corridors. Work will be confined to the roadway prism of the existing ROW near these streams with water main installed over the top of established culverts in Gallagher Hill Road and SE 36th Street that convey these stream flows.

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.**

No fill or excavation is proposed in surface water or wetlands.

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

None anticipated.

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

No.

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

No.

b. Ground 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 a general description, purpose, and approximate quantities if known.**

No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.).**

Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including 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 project alignments are in the roadway prism of existing ROWs. As such, stormwater from existing paved and unpaved areas generally flows north and collects in existing catch basins, ditches, depressions, and stormwater pipes. Collected stormwater is then conveyed toward the two existing Type Np streams in the area. General flow of water across the project site is north toward Lake Washington.

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

The potential for waste materials to enter ground or surface waters is minimal given this project involves utility trenching. Potential waste materials will be further minimized with TESC and spill control measures, required as part of project permitting efforts.

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

No. To accommodate new pedestrian improvements, minor new stormwater pipe segments and catch basins will be added along SE 40th Street and Gallagher Hill Road. Infrastructure will tie into existing stormwater improvements in these roadways and will not change the drainage patterns in the area. To accommodate the Transmission and Distribution Main improvements, some minor in-kind replacement of stormwater pipe or catch basins may be needed; however, this would be determined during construction and generally as needed to achieve connections. Ground surfaces will be restored in-kind following construction, and drainage patterns in the vicinity will be unchanged by the project.

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

Project design that focuses on minimizing additional hard surfaces and installing water mains in established roadways helps to reduce the impact to surface, groundwater, stormwater, and drainage patterns in the project vicinity. Additionally, TESC measures implemented during construction will reduce inadvertent impacts to waters in the project footprint.

4. Plants

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

deciduous tree: alder, maple, aspen, other: *Ginkgo biloba*, black cottonwood (*Populus trichocarpa*)

evergreen tree: fir, cedar, pine, other: Western hemlock (*Tsuga heterophylla*)

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: Dewey sedge (*Carex deweyana*)

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: ferns, English ivy (*Hedera helix*), Herb Robert (*Geranium robertianum*), piggyback plant (*Tolmiea menziesii*), Arborvitae (*Thuja* spp.).

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

Water system improvements have been confined to roadway prism of the existing ROWs, which minimizes removal or alteration of vegetation. Proposed hydrants and service connections to the Distribution Main, and the work near E Mercer Way and Frontage Road, will require some disturbance to vegetated areas in the ROW, including grasses, herbaceous plants, English ivy, and possibly one to two small (less than 8-inch diameter) deciduous trees. Pedestrian Improvements along SE 40th Street have the potential to conflict with existing shrubs and trees in the ROW. Design is in progress for these improvements with efforts to minimize vegetation removal. Unavoidable vegetation removal will be coordinated with the City through ROW Permit approvals.

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

According to the Washington State Department of Natural Resources' Washington Natural Heritage Program Data Explorer, there are no rare, endangered, or threatened plant species present within or near the project area. Additionally, no rare or sensitive plant species were observed during RH2's June 2025 critical areas reconnaissance.

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

Disturbed vegetated areas will be restored in-kind, utilizing a City-approved seed mix and/or similar shrub or tree species to those existing. During construction, any trees with potential conflict with the proposed improvements will be assessed by a construction arborist and replaced according to City Code.

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

According to the Washington State Noxious Weed Data Viewer, giant hogweed (*Heracleum mantegazzianum*) and Bohemian knotweed (*Fallopia x bohemica*) are present in or near the project area. During the June 2025 critical areas reconnaissance conducted by RH2, the following noxious weeds were also observed in the project footprint: bittersweet nightshade (*Solanum dulcamara*), broadleaf bamboo (*Indocalamus tessellatus*), and Himalayan (*Rubus armeniacus*) and evergreen blackberries (*R. laciniatus*).

5. Animals

a. List any birds and other animals that 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: owls, American crow (*Corvus brachyrhynchos*)
- **Mammals:** deer, bear, elk, beaver, other: squirrels, racoons, opossum
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Based on RH2's June 2025 critical areas reconnaissance, habitat available for birds, mammals, and fish along the project alignment is generally associated with the Gallagher Hill Open Space area and the Type Np drainage near City Hall. Both undeveloped riparian corridors provide varying degrees of habitat for the above-listed species. The water system improvements occur in the roadway prism of the existing ROWs, which do not provide habitat for birds, mammals, or fish.

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

According to the U.S. Fish and Wildlife's Information for Planning and Consultation data, marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), northwestern pond turtle (*Actinemys marmorata*), bull trout (*Salvelinus confluentus*), and Monarch butterfly (*Danaus plexippus*) have the potential to be present in the project area. No critical habitat is present for these species in the project area. Based on RH2's June 2025 reconnaissance, as well as review of background environmental data and maps, the project does not provide suitable habitat for any of these listed species. No effects to listed species or habitats will occur because of this project.

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

The project area is within the Pacific Flyway migration route. Forested and riparian areas in the project area likely provide habitat for various migratory birds. Type Np streams along the project alignment do not support fish in the immediate vicinity; however, both stream drainages drain to Lake Washington and support some salmonid migration and/or rearing at their confluence with the lake.

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

Project improvements will primarily be installed in the developed, paved roadway prism of existing ROWs. Vegetation removal and work in natural areas of the ROW have been avoided (in the case of the Gallagher Hill Open Space) and minimized (along the rest of the project alignments). Trees and shrubs will be retained to the maximum extent practicable. Removed vegetation is anticipated to be replaced in-kind and/or in accordance with City standards and per permit approvals.

Implementation of TESC measures during construction will help limit erosion, water runoff, and sedimentation into nearby waterbodies, thereby preventing project impacts to aquatic species that utilize the on-site streams and downstream waterbodies.

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

None known or observed.

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.

Gasoline, electricity, and oil may be used to power construction equipment for the completion of the project. The constructed project will not require additional energy needs.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None proposed.

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 because of this proposal? If so, describe.

No. The project is not anticipated to trigger environmental health hazards. Natural gas, sewer infrastructure, and electric and communication pipelines are present along the water main alignments. Work adjacent to these utilities will require construction best management practices (BMPs) to avoid and minimize exposure during project construction; however, the project does not propose direct work on these utilities.

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

The Washington State Department of Ecology shows the project site within the predicted plume (under 20 parts per million) affected by the Tacoma Asarco Smelter. As project

activities involve work in previously disturbed soils/sediments, the risk of arsenic exposure is not likely or expected despite the model indications. No other known or potential contamination is present along the project alignments.

- a. 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 existing water main along Gallagher Hill Road is AC material, which poses no hazard if in good condition, non-friable, and intact. Removal of this pipeline is not planned; it will be abandoned in place, except as it conflicts with the proposed utilities. Removal, if needed, will be handled according to accepted safety and construction practices to minimize the risk of hazards.

The project alignment includes underground natural gas, sewer, electric and communications pipelines. Project improvements are not planned to disturb this infrastructure per se, unless there are conflicts with the proposed improvements. Construction of the utility infrastructure around these pipelines will also be handled according to accepted practices to minimize the risk of hazards.

- b. 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 will utilize gas and diesel to fuel equipment; otherwise, no hazardous chemicals are needed for this project.

- c. Describe special emergency services that might be required.**

None anticipated.

- d. Proposed measures to reduce or control environmental health hazards, if any.**

Construction BMPs are planned for the safe handling of natural gas, sewer infrastructure, electric and communication infrastructure, and if needed, the safe handling and removal of AC water main. Additionally, construction equipment and vehicles shall conform to Washington State standards for air quality, including using properly functioning equipment and vehicles that have passed emissions testing, using clean-burning fuels when possible, limiting diesel exhaust, limiting vehicle idling, etc. Spill control and containment BMPs shall be implemented for gas and diesel refueling or similar activities occurring during construction.

b. Noise

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

The project area is located within the City limits, in suburban land uses, and at points, paralleling close to I-90. Noise is present from human use and traffic, as well as construction activities occurring in the area. Existing noise will not impact the project.

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)?

Construction activities will temporarily increase noise levels above ambient levels, including activities such as sawcutting pavement, excavation, operation of equipment, etc. Work will typically occur between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 9 a.m. and 8 p.m. on Saturday per Mercer Island City Code (MICC) 8.24.020.

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

The contractor will follow regulations set in MICC 8.24.020 regarding timing and control of noise generated during construction.

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 alignment is situated within the ROW of multiple City streets. Adjacent land uses include single-family residential, multi-family residential, and commercial (primarily offices). Additionally, the Gallagher Hill Open Space area along Gallagher Hill Road is a natural wooded open space. The project will not affect current land uses in or near the project area.

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 because 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.

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?

No.

c. Describe any structures on the site.

The site includes existing ROW areas which are largely absent of aboveground structures. Onsite structures include telephone and electrical utility poles and cables, mailboxes, and property and road signs. Structures adjacent to the site include private single- and multi-family residences, with some commercial office buildings to the east of the project area. Retaining walls are present on properties nearby and/or straddling the ROW boundary.

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

No.

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

The project area has multiple zoning classifications. Most of the area is Residential 8,400 sf per lot (R-8.4). The northeast corner of the project area is classified as Commercial Offices (CO) and Multi-Family with a maximum density of 38 units per acre (MF-2). The southern project area is Residential 9,600 sf per lot (R-9.6). The northwest area is classified as Multi-Family with a maximum of 26 units per acre (MF-3).

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

Primarily Residential, with a small portion of the northeast corner being Commercial.

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

Not applicable, no shorelines are present in the project footprint or nearby.

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

The project area along Gallagher Hill Road is mapped as potential geologic hazard areas, including landslide, erosion, seismic hazards, and protected steep slopes. Similarly, potential seismic hazard areas are also mapped around SE 36th Street and Greenbrier Lane.

Two Type Np streams are present along the alignment: one in the Gallagher Hill Open Space area and one crossing SE 36th Street. The project will work in the roadway prism of the existing ROW in the vicinity of these water courses and no impacts are anticipated.

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.

No measures needed.

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

The project is a utility replacement project; therefore, it supports current and future land use plans.

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

None needed or proposed.

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.**

None needed.

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?**

No new structures are proposed; the project involves utility and roadway/pedestrian improvements.

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

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

Replacement of landscape areas in-kind and in accordance with City standards is anticipated, where needed.

11. Light and Glare

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

During construction, work outside of normal daylight hours may warrant use of temporary lighting by the contractor. This is likely limited to early morning and late afternoon/evening work, if approved by the City.

New street lighting is proposed in association with the Pedestrian and Stormwater Improvements on Gallagher Hill Road and SE 40th Street. Lights will be City standard

concrete pole lights, approximately 25 feet in height and outfitted with glare shields abutting residences, and elsewhere along the alignment, as warranted.

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

No. Concrete pole light structures will be outfitted with glare shields, as needed to control light and glare onto nearby roadways and residences.

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

Street lighting is present on SE 40th Street and near the southwestern end of Gallagher Hill Road already; however, glare shields have been installed on those lights and this lighting will not impact the project.

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

Streetlights will be outfitted with glare shields, as needed.

12. Recreation

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

The Gallagher Hill Open Space is an 11-acre natural forested area containing walkable earthen trails, which is used by area residents. The Reservoir Water Main Replacement portion of the project is adjacent to Rotary Park, a 4.8-acre City park that includes the City's water reservoir tanks and emergency well.

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.

Traffic control will be provided during construction to ensure recreation, pedestrian and traffic access persists during construction.

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.

According to the Washington State Department of Archaeology and Historic Preservation's (DAHP) Washington Information for Architectural and Archaeological Records Data (WISAARD) online map, there are no buildings, structures, or sites located on or near the site that are listed in national, state, or local preservation registers. City Hall, located south of SE 36th Street, is over 45 years old; however, this structure has not been assessed for eligibility. Further, the project does not propose work that would impact this structure.

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.

According to WISAARD, there are no landmarks, features, or other evidence of tribal 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 WISAARD Archaeological Risk Assessment Model shows that the eastern half of the project alignment (i.e., from SE 36th Street to Frontage Road) is in an area considered to be high for the risk of encountering archaeological or cultural resources. The western half of the project site (i.e., Gallagher Hill Road and SE 40th Street) is in an area considered to be low to medium for the risk of encountering archaeological or cultural resources. The Reservoir Water Main Replacement portion of the project is in an area considered to be medium for the risk of encountering archaeological or cultural resources.

As project funding is partially provided by Commerce, the City will be consulting with DAHP and interested Indian Tribes under Governor's Executive Order 21-02 (GEO 21-02). If warranted through DAHP and Tribal reviews, a cultural resources survey may be warranted; however, due to the developed nature of the site and the depth of proposed improvements in ROW areas being within largely disturbed soils, no impacts to cultural resources are anticipated to result from this project.

- 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.**

GEO 21-02 consultation may warrant additional measures for archaeological and cultural resources protection; however, presently, an on-site Inadvertent Discovery Plan will guide the City and contractor in the event of inadvertent discovery of cultural resources.

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 project area includes utility and project work in SE 40th Street, Gallagher Hill Road, SE 36th Street, E Mercer Way, Frontage Road, and 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 project area is not currently served by public transit. The nearest transit stop is Stop No. 63520 at 86th Avenue SE and SE 40th Street, approximately 0.2 miles west of the western edge of the project alignment.

- c. 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 project will include asphalt overlay following utility replacements and pedestrian improvements (e.g., bike lanes, sidewalks, driveway approach, curb and gutter), primarily along Gallagher Hill Road and SE 40th Street.

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

No.

- e. **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?**

This project, when completed, will not change existing traffic patterns or volumes. This project primarily involves underground utility and pedestrian improvements.

- f. **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.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

Traffic control measures will be implemented during construction to ensure traffic access persists around construction areas. The completed project will not impact transportation but will provide for improved pedestrian facilities along existing transportation routes.

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.**

No.

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

None needed.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:** Underground fiber optic cable, stormwater infrastructure.

- 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 will replace 10- and 12-inch water main, add 24-inch water main, and add metering vaults and other associated City water utility infrastructure along the pipeline alignments.

Stormwater pipe and structures will be added to accommodate new pedestrian improvements, and stormwater pipe/structure replacement in-kind may also occur to facilitate water utility work.

Pipeline and structures will be constructed generally using open-cut trenching techniques. Open-cut trenching and backfilling is anticipated for pipe installation.

C. Signature

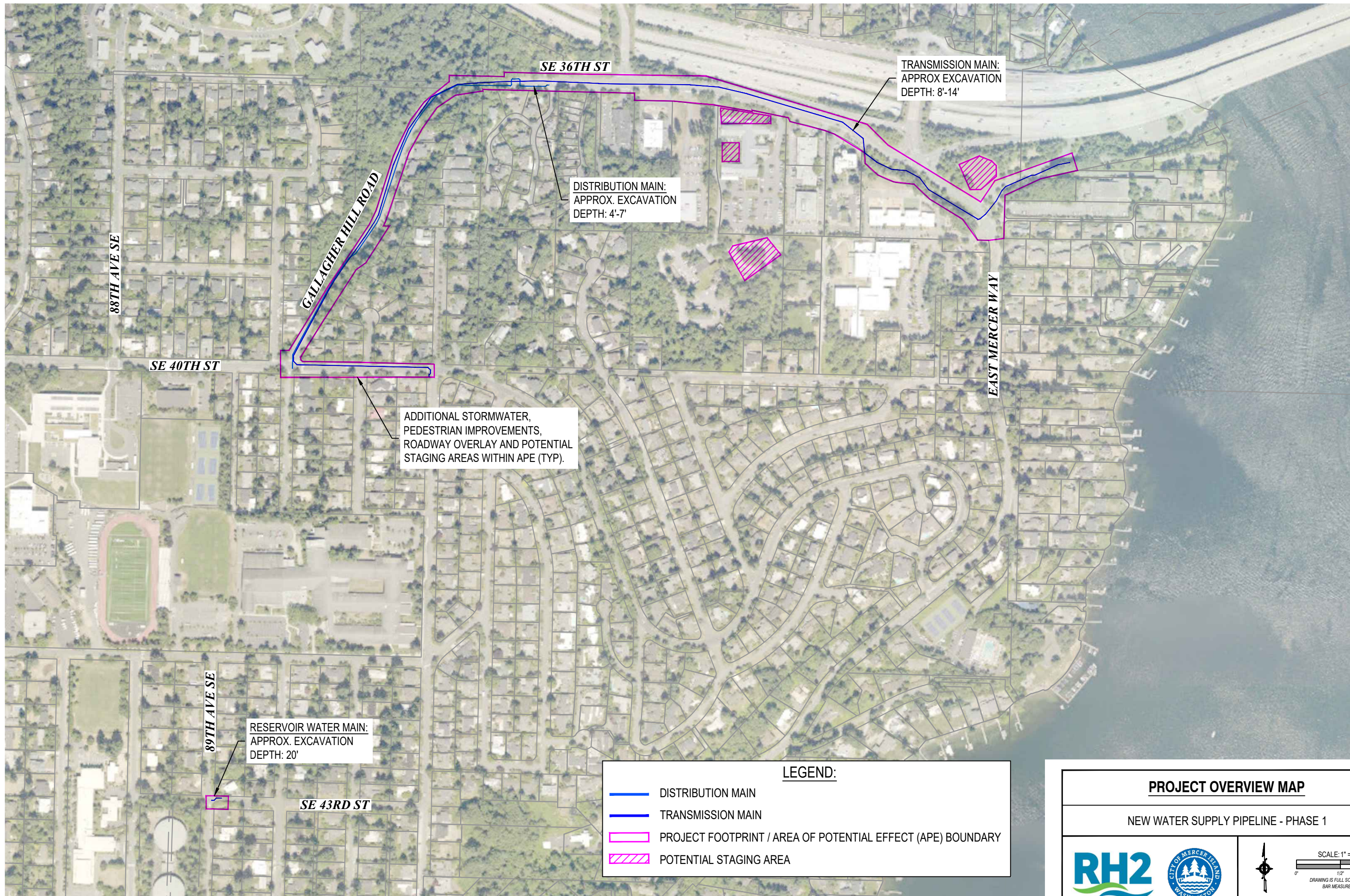
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 
SEPA Responsible Official

Type name of signee: Alicia Pettibone, PWS

Position and agency/organization: Senior Ecologist, RH2 Engineering, Inc.

Date submitted: 2/26/2026



DISTRIBUTION MAIN:
APPROX. EXCAVATION
DEPTH: 4'-7'

TRANSMISSION MAIN:
APPROX EXCAVATION
DEPTH: 8'-14'

ADDITIONAL STORMWATER,
PEDESTRIAN IMPROVEMENTS,
ROADWAY OVERLAY AND POTENTIAL
STAGING AREAS WITHIN APE (TYP).

RESERVOIR WATER MAIN:
APPROX. EXCAVATION
DEPTH: 20'

LEGEND:

- DISTRIBUTION MAIN
- TRANSMISSION MAIN
- PROJECT FOOTPRINT / AREA OF POTENTIAL EFFECT (APE) BOUNDARY
- POTENTIAL STAGING AREA

PROJECT OVERVIEW MAP

NEW WATER SUPPLY PIPELINE - PHASE 1

SCALE: 1" = 400'

DRAWING IS FULL SCALE WHEN
BAR MEASURES 1"

PLOT DATE: 1/22/2026
FILE PATH: J:\DATA\125-0034\CAD\NISP-E-SEP2.DWG