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: [help]

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 [help]

1. Name of proposed project, if applicable: [help]
2436 74th Ave SE SP
2. Name of applicant: [help]
LNL Builds

3. Address and phone number of applicant and contact person: [help]

Applicant: **LNL Builds**
317 4th Street
Kirkland, WA 98033
(206) 499-1277

Contact Person: **Maher A. Joudi, P.E.**
620 7th Avenue
Kirkland, WA 98033
425-827-3063

4. Date checklist prepared: [help]
   April 14, 2025

5. Agency requesting checklist: [help]
   Mercer Island, WA

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in the Summer of 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   Project is the subdivision one existing parcel into two single-family residential lots.

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

Preliminary Drainage Report	**D. R. STRONG Consulting Engineers Inc.**
Geotechnical Report	**Earth Solutions NW, LLC**

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. [help]

   Not at this time

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

SEPA Determination	**Mercer Island, WA**
Grading Permit	**Mercer Island, WA**
Building Permits	**Mercer Island, WA**
Other Customary Construction Related Permits	**Mercer Island, WA**

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.) [help]

Subdivide approximately 0.485 acres into 2 single-family residences with a proposed net density of 4.12 du per acre. Access to the subdivision will be from 74th Ave SE.

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. [help]

NW 1/4 SECTION 12, TOWNSHIP 24 N, RANGE 4E, W.M. The Site address is 2436 74th Ave SE, Mercer Island Washington. The Site is bound by single family residences to the north and south, 74th Ave SE to the west, and Aegis Living to the east.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

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

In general, the majority of the property has slopes greater than 10%. The predominant slope range is between 10 to 60%. Generally, the land slopes from west to the east.

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

60%.

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. [help]

The USDA Web Soil Survey, onsite soil consists of KpD, Kitsap silt loam, with 15-30% slopes.

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

None to our knowledge

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. [help]

The purpose of the site grading will be to construct the driveways, utilities and house pads. Preliminary volumes for cut amount to 376 C.Y. and 319 C.Y. for fill. It is important to note that these volumes are inherently preliminary and as project design progresses through both this stage and construction drawing approval, revisions to road and pad grades may be necessary. These revisions will subsequently affect earthwork quantities and may result in fill material to be imported and/or unwanted soils being exported.

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

There could be a short-term increase in the potential for on-site erosion where soils are exposed during Site preparation and construction. However, the Project will comply with all applicable erosion control measures, short and long term.

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

±40% of the Site will be covered with impervious surfaces after construction.

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

A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, stabilized construction entrance, and other measures which may be required at the time of construction.

2. Air [help]

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. [help]

Short-term emissions will be those associated with construction and Site development activities. These will include dust and emissions from construction equipment. The Project will not result in any known long-term air emissions.

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

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

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

The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site, and maintaining gravel construction entrances.

3. **Water** [help]

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. [help]

No

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. [help]

No

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. [help]

N/A

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

There will be no surface water withdrawals or diversions.

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

There are no FEMA mapped flood plains within the Site.

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. [help]

As long as prescribed BMP's are followed during construction, there is negligible risk of any discharge of waste materials to surface water.

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. [help]

No ground water will be withdrawn.

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. [help]

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. [help]

Stormwater runoff will result from the proposed driveways, and roof areas. The runoff will be collected in a series of catch basins and piped to the existing on-site community flow through system. Please see the Storm Drainage plans and Report for more details.

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

BMP will be followed at all times during construction.

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

A fee in lieu of detention is proposed for this project. Stormwater runoff will tie into the proposed community stormwater system within the Project Site. Temporary and permanent drainage facilities will be used to control surface runoff during construction and after development.

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

A Mercer Island approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control surface runoff during construction and after development.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

_X__deciduous tree: alder, maple, aspen, other
_X__evergreen tree: fir, cedar, pine, other
_X__shrubs
_X__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
_X__other types of vegetation

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

All trees and other vegetation will be removed except those trees shown on the plans to be retained.

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

None known.

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

General landscaping is to be provided.

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

None known.

5. **Animals** [help]

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. [help]
Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Songbirds, raccoon, mouse, opossum, mole.

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

No threatened or endangered species are known to be on or near the Site.

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

Western Washington is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

None.

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

None known.

6. **Energy and Natural Resources** [help]

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. [help]

Electric and Natural Gas, will be used for heating, cooking, etc

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

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: [help]

None

7. **Environmental Health** [help]

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. [help]

There are no known on-site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.

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

None known.

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. [help]

None known

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. [help]

Gasoline will be used to operate construction equipment.

4) Describe special emergency services that might be required. [help]

No special emergency services will be required.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

Special measures are not anticipated.

b. Noise [help]

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

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets

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. [help]

Short-term impacts will result from the use of construction equipment during construction of the storm drainage conveyance system. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Heavy equipment, hand tools and the transporting of construction materials and equipment generate construction noise. Long-term impacts will be the increase in number of cars in the area due to the construction of these homes. Noise would be present mainly during daytime hours.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Construction will be performed during normal daylight hours

8. **Land and Shoreline Use** [help]

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. [help]

The Site and adjacent properties are used as single family residential. Current landuses on nearby or adjacent properties will not be affected.

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? [help]

Not to our knowledge.

c. 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: [help]

Not to our knowledge.

d. Describe any structures on the site. [help]

The Site is undeveloped other than an existing community stormwater conveyance system.

e. Will any structures be demolished? If so, what? [help]

There are no existing structures on-site. Only the existing community stormwater system.

f. What is the current zoning classification of the site? [help]

R-9.6

g. What is the current comprehensive plan designation of the site? [help]

R-9.6

h. If applicable, what is the current shoreline master program designation of the site? [help]

N/A

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

The site is designated as an Erosion Hazard area on the city GIS map.

j. Approximately how many people would reside or work in the completed project? [help]

2.3 x 2 people (approximately 5 people) would reside in the completed project.

k. Approximately how many people would the completed project displace? [help]

2.3 x 0 people (approximately 0 people) would be displaced.

l. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None

m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The proposed development is compatible with the prescribed land use codes and designations for this Site. The development is consistent with the projected land use of this property.

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

None.

9. **Housing** [help]

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

The completed project will provide 2 single-family residential homes. Homes will be priced with a market orientation to the high-income level homebuyer.

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

None.

c. Proposed measures to reduce or control housing impacts, if any: [help]

None

10. **Aesthetics** [help]

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

The maximum building height will conform to Mercer Island building and zoning codes. The exterior building materials will be primarily wood or composite siding.

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

Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this Project. The project will be required to adhere to the maximum building height under City of Mercer Island code.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning district. The landscaping will be installed at the completion of building and paving construction.

11. **Light and Glare** [help]

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

Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.

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

Light and glare from the Project will not cause hazards or interfere with views.

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

The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.

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

Street lighting, when deemed necessary, will be installed in a manner that directs the light downward.

12. Recreation [help]

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

Aubrey Davis Park is located 0.25 miles from the site and Lake Washington is within approximately 0.5 miles of the site.

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

No.

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

The Project will provide no on-site recreation space.

13. **Historic and cultural preservation** [help]

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. [help]

No buildings on-site.

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. [help]

Unknown, no studies have been conducted to date.

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. [help]

Unknown, no studies have been conducted to date.

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. [help]

There are no known impacts. If an archeological Site is found during the course of construction, the State Historic Preservation Officer will be notified.

14. **Transportation** [help]

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. [help]

74th Ave SE is the primary road currently leading to the Site.

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? [help]

No

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

The completed Project will have garage parking spaces. Each home will have a minimum of two-parking spaces and one guest space.

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). [help]

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

Assuming 9.52 vehicular trips per unit day, a total of 20 additional vehicle trips will be generated. Peak hours will generally be 7 AM – 9A AM and 4 Pm – 6 PM.

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. [help]

Not to our knowledge.

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

The development will be contributing a proportionate share for its traffic impacts.

15. **Public Services** [help]

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. [help]

Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in the Mercer Island School District.

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

In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through traffic and school mitigation programs, if required.

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]
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. [help]

Electricity	**Puget Sound Energy**
Natural Gas	**Puget Sound Energy**
Water & Sewer	**City of Mercer Island**
Telephone	**Frontier**

C. Signature [help]

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: _____

Name of signee Maher A. Joudi, PE

Position and Agency/Organization President / DR STRONG Consulting Eng.

Date Submitted: 04.14.25