

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT

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ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATION MEETING

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

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

SUBMITTAL REQUIREMENTS

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

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

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Mercer Island Beach Club Marina Reconfiguration

2. Name of applicant:

Gardner Morelli, Mercer Island Beach Club, 630-363-5699

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

8326 Avalon Drive, Mercer Island, WA 98040

4. Date checklist prepared:

January 25, 2024

5. Agency requesting checklist:

City of Mercer Island

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

The work window for the project is July 16-September 30. Permits are anticipated to be issued within the 2025 window. The project will take about 6 weeks and will be done after the summer recreation season in 2025, when fewer club members will be inconvenienced by the work.

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

There are no plans for future additions or expansion related to this proposal.

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

Biological Assessment dated November 21, 2021, by Northwest Environmental Consulting, 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:

No other applications are pending for this property.

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

Hydraulic Project Approval (HPA) from WA Dept. of Fish and Wildlife; Shoreline Substantial Development Permit and Shoreline Conditional Use Permit from City of Mercer Island

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.)

See Project Description sheet attached.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project will take place within the City of Mercer Island, at 8326 Avalon Drive, at a marina on the Lake Washington Ship Canal. The project is located within Section 31, Township 24N, and Range 5E, latitude 47.52604 N, longitude -122.22227 W (Figure 1).

The project is in Water Resource Inventory Area (WRIA) 8 (Lake Washington/Cedar/ Sammamish Watershed) and within the Hydraulic Unit Code (HUC) 171100120400.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other ☒

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

15% (upland)

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.

The lake substrate includes a mix of sand, gravel and silt. It is generally muddy. Upland area is Kitsap Silt Loam series, B associated with shoreline area (0 to 8% slopes), and D (15-30% slopes as the bluff rises).

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

King County iMap (2022) shows the landward third of the site as an erosion hazard because of steep slopes. This area has mostly been graded flat for the tennis courts, and is managed with regular landscaping.

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.

When the bulkhead is removed, the beach area will be regraded and clean sand will be placed to enhance the swimming area.

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

Erosion due to project activities is unlikely; BMPs will be followed when working in the beach area, which is the only place where there will be ground disturbance.

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

No new impervious surface will be introduced.

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

Erosion impacts are not anticipated; BMPs will be followed during work on the beach, including silt fencing and a floating containment boom around the work area.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Normal exhaust emissions from construction equipment during construction; none by the completed project.

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

There are no known sources of emissions or odor; the club has operated at this location since 1954 and no such issues have been noted.

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

Equipment will not be left running when not in use.

3. Water

- a. Surface:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, the site is on the shore of Lake Washington.

- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, there will be work in, over, and adjacent to water. Plans are attached.

- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No dredged material will be removed from the site. Sand fill will be placed on the beach where the bulkhead currently exists. Most of this sand will be placed in the upland; some will be placed in shallow water to enhance the swimming area.

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

No surface water will be withdrawn or diverted.

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

The site is not in the 100-year floodplain. Lake Washington's water level is controlled by the dam at the Hiram M. Chittenden Locks.

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

No waste material will be discharged to surface waters.

b. Ground

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

Groundwater will not be withdrawn for this project.

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals...]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground.

c. Water runoff (including stormwater):

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

No new impervious surface will be introduced by this project.

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

There is no potential for waste materials to enter ground waters. Construction debris could be dropped in the lake; all floating debris will be contained by the boom and all dropped debris will be retrieved from the bottom before construction is finished.

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

BMPs and conservation measures will be followed to protect water quality during construction: Removal of bulkhead materials in the swim area will help restore a more natural shoreline to a portion of the site. A floating boom will be placed around the project area while work is being done. The area inside the boom will be cleared of floating debris before the boom is removed. Spill containment and removal materials will be kept onsite; Piles will be removed completely or cut off 2 feet below the mudline. Holes left by pile removal will be filled, if needed, with clean sand that matches the existing substrate in texture and composition; Treated piles that have been removed will be cut into 4-foot sections and disposed of at a licensed upland facility; The work barge will not be permitted to ground out on the sediments at any time.

4. Plants

- a. Check types of vegetation found on the site

- ☐ Deciduous tree: Alder, Maple, Aspen, other
☒ Evergreen tree: Fir, Cedar, Pine, other
☐ Shrubs
☐ Grass

- ☐ Pasture
- ☐ Crop or grain
- ☐ Wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other
- ☒ Water plants: Water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

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

Very little vegetation will be disturbed. Some mowed lawn may be removed to convert the area to beach.

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

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

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

No impacts to vegetation are anticipated; therefore, no landscaping is proposed.

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

Eurasian milfoil (*Myriophyllum spicatum*) is known to be in Lake Washington.

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

The site is heavily used by humans, but likely supports suburban wildlife, including birds, deer, rodents, and fish.

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

Chinook salmon (*Oncorhynchus tshawytscha*), Steelhead (*O. mykiss*), and bull trout (*Salvelinus confluentus*).

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

The site is part of the salmon migration route between natal streams and the Pacific Ocean. Fish enter the lake from their natal streams and exit via the Lake Washington Ship Canal, then travel through the estuarine Puget Sound to the ocean. The site is also within the Pacific Flyway bird migration route that follows the west coast of North America.

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

A Biological Evaluation was prepared to comply with the Endangered Species Act: Conversion of the majority of the decking surface to grating will result in a reduction of effective overwater coverage of 7,222 square feet, which may result in increased benthic productivity, increased aquatic vegetation, and reduced predation on juvenile salmon. The marina will accommodate 62 vessels that could have been moored at private docks. Removal of bulkhead materials in the swim area will help restore a more natural shoreline. Piers will be covered with a vibratory hammer and impact piling will not be necessary. Noise will not reach the injury threshold.

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

Nutria (*Myocastor coypus*) are a concern in the region. They have not been observed at the site.

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 marina is currently served by electricity from the public utility, and will continue to use electricity for lighting, pumps, and other necessary marina infrastructure.

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

The project will not affect use of solar energy by adjacent properties.

- 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:

Where lighting and other infrastructure needs to be replaced, the new elements will be upgraded to current efficiency and materials standards.

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.

There is a potential for a fuel spill during construction, though this is unlikely.

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

According to the 303(d) mapping utility, there is an area a half mile north of the site listed Category 2 for PCBs, and Category 5 for sediment bioassay. May Creek, across the water to the east, is Category 5 for multiple parameters.

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

Existing utility lines were located prior to the marina redesign and will be avoided.

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

Fuel from the barge is contained in the tank and fuel line.

iv. Describe special emergency services that might be required.
Hospital services in the event of an accident during construction.

v. Proposed measures to reduce or control environmental health hazards, if any:
Vegetable oil-based lubricants will be used on machinery where practicable. Fuel lines and hoses will be inspected frequently for leaks. A spill kit with oil-absorbent materials will be kept on site.

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Mercer Island is primarily residential in character. Highway noise from the I-90 bridge is distant enough not to affect enjoyment of the shore. The annual Seafair festival creates noise from hydrofoil boats and the air show, these are short in duration and they are considered to enhance enjoyment of the take.

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.
Construction noise will be louder than ambient conditions and may carry to nearby residences. Underwater noise may also affect fish. The contractor will work during daylight hours as permitted by the local noise ordinance.

iii. Proposed measures to reduce or control noise impacts, if any:
The contractor will work during daylight hours as permitted by the local noise ordinance. Piles will be installed with a vibratory hammer and no impact proofing will be needed. Underwater noise will only reach the disturbance threshold for salmonids during driving of the larger piles; the injury threshold will not be reached. The work window prescribed by the Corps and WDFW will be adhered to.

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 Mercer Island shoreline is almost entirely residential. The Beach Club is a co-op established by a group of residents to enjoy shoreline recreation.

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?
The site has not been used as farm or forest land. This project will not change the existing land use, it will simply bring the marina up to current codes and improve the existing beachfront.

c. Describe any structures on the site.
A 2-story club building with gym and restaurant facilities, tennis courts, swimming pool, an existing marina with wooden fixed piers.

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

Dock decking will be removed and piles pulled as shown on the plans, attached. Thirty-eight (38) timber piles, approximately 12 inches in diameter, will be removed, and replaced with a total of 44 8-inch steel piles and 62 15-inch piles.

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

R8.4 (Residential, minimum 8,400 sq ft lots)

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

Single Family Residential

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

Urban Residential

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The landward third of the site is shown as an erosion hazard by King County iMap.
The entire island is shown as "low basin condition."

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

No one resides at the marina. The number of marina employees will not be affected by the reconfiguration of the docks. Mooring capacity will be the same.

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

No one will be displaced.

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

No displacement impacts are anticipated; therefore, no control measures are proposed.

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

The City of Mercer Island is participating in the permit review process and has the opportunity to comment on project elements.

9. Housing

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

No housing will be provided.

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

No housing will be eliminated.

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

No impacts are anticipated; therefore, no control measures are proposed.

10. Aesthetics

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

No buildings are proposed. Dock piles will rise no more than 4 feet above the water line.

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

No views will be affected by the project.

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

No view impacts are anticipated; therefore, no control measures are proposed.

11. Light and glare

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

There will be night lighting at the marina for security.

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

Lighting exists at the site now, and is not hazardous, nor does it interfere with views.

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

No off-site light or glare would affect this proposal.

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

Night lighting will only be as bright as necessary, and will be shielded to direct it at the piers rather than upward, so it does not contribute to regional light pollution.

12. Recreation

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

The Beach Club is a designated recreational opportunity. There is a public park a half mile northeast along the shoreline. A shared-use recreational trail crosses the island parallel to I-90. Recreational boating and jet-skiing are common on the lake.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The project will not displace any existing recreational uses. Vessels will need to be moved during construction and owner access may be limited during this time; the project will be done in the off season so as to limit these impacts.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The project is a recreational enhancement. Temporary construction impacts will be mitigated by doing the project in the off-season when swimming and boating are not in demand.

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.

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 historic use or occupation. The land has been used by the Beach Club for 64 years.

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 database maintained by DAHP (Dept. of Archaeological and Historical Preservation) was consulted to make sure historical properties were not in the immediate vicinity.

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 site is maintaining an existing land use and is not creating any new land disturbance. If artifacts were found at the site, construction would stop immediately and DAHP would be notified.

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 site is served by Avalon Drive. A Vicinity Map is attached as Figure 1.

- 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 site is served by King County Metro Route 204.

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

The project will not affect moorage capacity; no parking spaces will be added or eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will not affect roads.

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

The project is in the vicinity of, and supports, water transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Vehicular trips will only be affected during construction. The parking lot will be sufficient for use by workers.

- 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 project will not interfere with movement of agricultural or forest products.

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

The project will be done in the off season so the existing parking lot can accommodate construction workers. The club is a cooperative owned by nearby residents, and most users live nearby. There may be a small increase in use of side streets by the workers during construction; this is not anticipated to affect traffic in any significant way.

15. Public services

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

The project will not increase the need for public services. User capacity is not being increased.

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

No impacts are anticipated; therefore, no control measures are proposed.

16. Utilities

a. Check utilities currently available at the site:

Electricity ☒

Natural Gas ☒

Water ☒

Refuse Service ☒

Telephone ☒

Sanitary sewer ☒

Septic system ☐

Other ☐

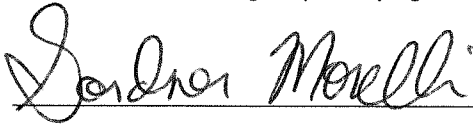
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Existing utilities will be sufficient to serve the renovated marina. Electric lighting and other marina utilities will be brought up to current material and efficiency standards.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Date Submitted:

4/4/2025

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

Mercer Island Beach Club, established in 1954 as a local 500 member owned non-profit swim and recreational club, is planning a reconfiguration and replacement of the almost 60+-year-old portion of the existing marina and swim dock. Due to the age of the marina, over the last several years MIBC has faced significant annual repair costs as well as the loss of about 70 feet of the lakeward day dock. The existing configuration includes 7 moorage docks. Five of those moorage docks would be replaced, the day dock would be replaced and integrated into the outer floating moorage and the swim dock and swim area would also be updated. The total existing facility currently provides moorage for 70 boats and 7 jet skis (in repurposed boat slips)

The proposed reconfiguration is to construct a single point access marina to replace the fixed A, B, C, and D docks with a new hybrid marina consisting of a new fixed shoreward and floating seaward slip marina. The replacement portions of the marina configuration will include moorage for 52 boats and 12 Jet Skis. The total boat slip count after project completion will be the exact same as the current marina. The existing fixed swim platform will be replaced with a reconfigured and separated platform having a narrower fixed walkway and moved slightly further into the lake to access deeper water for safety purposes. A replacement log boom will be installed around the existing swim area to protect swimmers from boats.

The reconfigured moorage will increase overwater coverage by 1,812.7 square feet and will reduce overwater coverage within 30 feet of the shore by 602 square feet and reduce shadowing by using grated decking. Boat moorage will be farther from shore starting approximately 80 feet from shore. The new configuration meets Washington Administrative Code criteria for freshwater marinas by creating a single point access marina in place of the existing multi-point access moorages.

In addition to removal of over water coverage in the nearshore, the proposal will remove 60 linear feet of rock and timber bulkhead and replace it with approximately 60 linear feet of beach in the swim area.