

Ecological No Net Loss Assessment Report

Prepared for

Dheeraj Koneru
7002 93rd Ave SE
Mercer Island, WA 98040

Prepared by



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Purpose

The purpose of this report is to fulfill the requirements of City of Mercer Island Municipal Code Shoreline Master Program by assessing overall project impacts and proposed mitigation to determine if the project meets the “No Net Loss” General Regulation of the Shoreline Master Program.

No Net Loss is defined as “An ecological concept whereby conservation losses in one geographic or otherwise defined area are equaled by conservation gains in function in another area.”

Permits are being applied for a boat lift installation.

Location

The subject property is located at 6610 E Mercer Way, Mercer Island, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

Project Description

The proposed work includes installing a free standing boat lift and two Jet-Ski lifts. No new overwater coverage is proposed.

During construction, a floating boom will surround the work barge and pier.

Project drawings are included in Attachment A sheets 1 of 4 to 4 of 4.

Approach

Northwest Environmental Consulting LLC (NVEC) biologist Brad Thiele conducted a site visit on April 28, 2025, to evaluate conditions on site and adjacent to the site. NVEC also consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (<http://apps.wdfw.wa.gov/phsontheweb/>)
- WDFW SalmonScape online database of fish distribution and ESA listing units (<https://apps.wdfw.wa.gov/salmonscape/>)

Site Description

The subject property is a shoreline tract in a residential neighborhood. It has shoreline on its eastern boundary with single-family homes on all other sides.

The only existing structures on the property are the house and the existing pier.

The property is currently under construction. Some lawn area was still present down to the waters edge and BMPs were in place to prevent runoff water from entering the lake. The shoreline is armored with a rock bulkhead. The substrate of the lake is sand and cobble. No submerged aquatic vegetation was observed at the time of the site visit. A small peninsula was present at the north end of the property that was not armored and continues onto the neighboring property.

The property to the north and south are similar with armored shorelines and docks. See Photos 1 through 6 in Appendix B.

Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarkii*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The SalmonScape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead. Juveniles may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Locks. The project site is accessible to any fish migrating or rearing in the lake.

The shoreline is mapped as a Sockeye spawning area by WDFW.

Pioneer Park is mapped as a biodiversity area and is more than 700 feet to the west of the site. No priority habitats are directly associated with the project site except for Lake Washington.

The Mercer Island GIS portal does not map watercourses or other ecological features on the site.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance will occur below the OHWM and along the shoreline of Lake Washington during installation of the lift. Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to/from the site.

A floating boom will surround the work area to contain floating debris. Work will be completed during the in-water work window when juvenile fish are not expected to be present. The project will meet state water quality standards.

Placing the boat approximately 120 feet from the shoreline in water 8 feet deep will minimize instances of propwash in the nearshore environment from moored watercraft at the site over the life of the project.

Shoreline: Planting native vegetation will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. The plantings will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The proposed planting plan is included (see Appendix A - Sheet 4 of 4).

Noise: Construction equipment will create noise audible to neighbors. Noise disturbance will be short-term and should not affect fish and wildlife in the area. Work will be completed during the in-water work window when juvenile fish are not expected to be present.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be minor because of the small amount of petroleum products available for spillage during typical construction activities, and because of spill containment measures that will be employed should a spill occur.

Indirect Impacts:

Shading: The boat and Jet-Ski lifts will not be a significant source of shading. The owner can currently moor a boat at the site. The boat lift will simply lift the boat out of the water and will allow more light under the boat when it is lifted than if floating in the water. Storing the boat above the water also reduces maintenance of the boat which can reduce cleaning materials and other hull maintenance materials from entering the water.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The lifts and boat cover will not introduce additional boating to Lake Washington, as the owners could still moor boats at the pier without the lifts.

Other Conservation measures:

RAP: The project required approval from the National Marine Fisheries Service (NMFS) through the Restoration And Permitting (RAP) programmatic consultation. NMFS has developed a calculator to determine appropriate mitigation costs for proposed in-water structures in Lake Washington. This calculator has established a fund that owners can pay into if they cannot find mitigation to offset impacts from the project. The owner was able to complete mitigation on site to offset impacts from placement of the boat lift.

Work window: The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to April 30). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species by doing work when juvenile fish are not expected to be present.

Best Management Practices: Applicable BMPs will be used, such as a floating boom around the in-water work area, to contain any floating debris that may escape during construction. The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment materials such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near surface waters.

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline.

There will be minor, temporary noise disturbance during installation of the lift and negligible sediment disturbance during construction. No change in overwater coverage is proposed and the new boat lift will be placed in the deepest water possible about 120 feet from shore. The Jet-

Ski lifts will be placed more than 30 feet from shore. Placing the lifts more than 30 feet from the shoreline will keep boats in deeper water and minimize the amount of propwash in the nearshore environment. Juvenile salmon tend to stay in shallower water, so this configuration will help minimize impacts to the aquatic environment.

The project will minimize construction effects on the aquatic environment by following the prescribed fish window and using applicable BMPs to prevent construction spills and debris from entering Lake Washington and allow for quick clean up if debris enter the lake or a spill occurs.

A shoreline planting plan will be implemented that will add a shorepine, Scouler willow, and 7 red-osier dogwoods shrubs that will improve natural shading, allochthonous food sources and will eventually be a source of woody materials and will improve shoreline conditions at the site in the long-term.

The owner proposed mitigation is ample to meet the requirements of the RAP program administered by NMFS. The owners are able to mitigate all effects on site.

This project has been designed to meet current residential moorage standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat **and will result in No Net Loss of ecological functions.**

Document Preparers

Brad Thiele

Biologist

31 years of experience

Northwest Environmental Consulting, LLC. (NVEC)

The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report, or based on information or analyses other than what is included herein.

REFERENCES

- Kitsap Conservation District (Kitsap). 2024. Kitsap Conservation District Native Plant Sale <https://kitsapcd.org/plant-sale> accessed 2024.
- ThruFlow. 2020. Legacy Series. Online at <https://thruflow.com/products/legacy/>.
- US Army Corps of Engineers (USACE). 2004. Final Biological Evaluation, Regional General Permit: Construction of New or Expansion of Existing Residential Overwater Structures and Driving of Moorage Piling. Lake Washington, Lake Sammamish, the Sammamish River and Lake Union, Including the Lake Washington Ship Canal, in the State of Washington.
- Washington Department of Fish and Wildlife (WDFW). 2025. Priority Habitats and Species. Online database. Accessed April 2025 at <http://apps.wdfw.wa.gov/phsontheweb/>
- WDFW. 2025. SalmonScape. Online database. Accessed April 2025 at <http://apps.wdfw.wa.gov/salmonscape/>

Appendix A: Project Drawings

PROJECT INFORMATION

OWNER:
DHEERAJ KONERU

DRAWINGS BY:
ECCO DESIGN INC.
7413 GREENWOOD AVE N
SEATTLE, WA 98103
206-706-3937

SITE ADDRESS:
6610 E MERCER WAY
MERCER ISLAND, WA 98040

PARCEL NUMBER:
302405-9153

BODY OF WATER:
LAKE WASHINGTON

LEGAL DESCRIPTION:
GL 1 LESS N 674 FT LESS S 480 FT LESS W
1588.78 FT OF NE 1/4 & SHR LDS ADJ

PROJECT DESCRIPTION:
INSTALL A NEW BOAT LIFT AND TWO JET-SKI
LIFTS. PLANT NATIVE VEGETATION PER THE
PLANTING PLAN.

VICINITY MAP



REFERENCE:

DATUM: C.O.E. Locks Datum

ADJACENT PROPERTY OWNERS:

1. Jack Hanover
2. North Star Council for Alcohol & Drug Education

APPLICANT: Dheeraj Koneru

LOCATION: 6610 E Mercer Way
Mercer Island, WA 98040

LAT/LONG: 47.54350°/-122.20834°

PROPOSED PROJECT:

Install Lifts

IN: Lake Washington

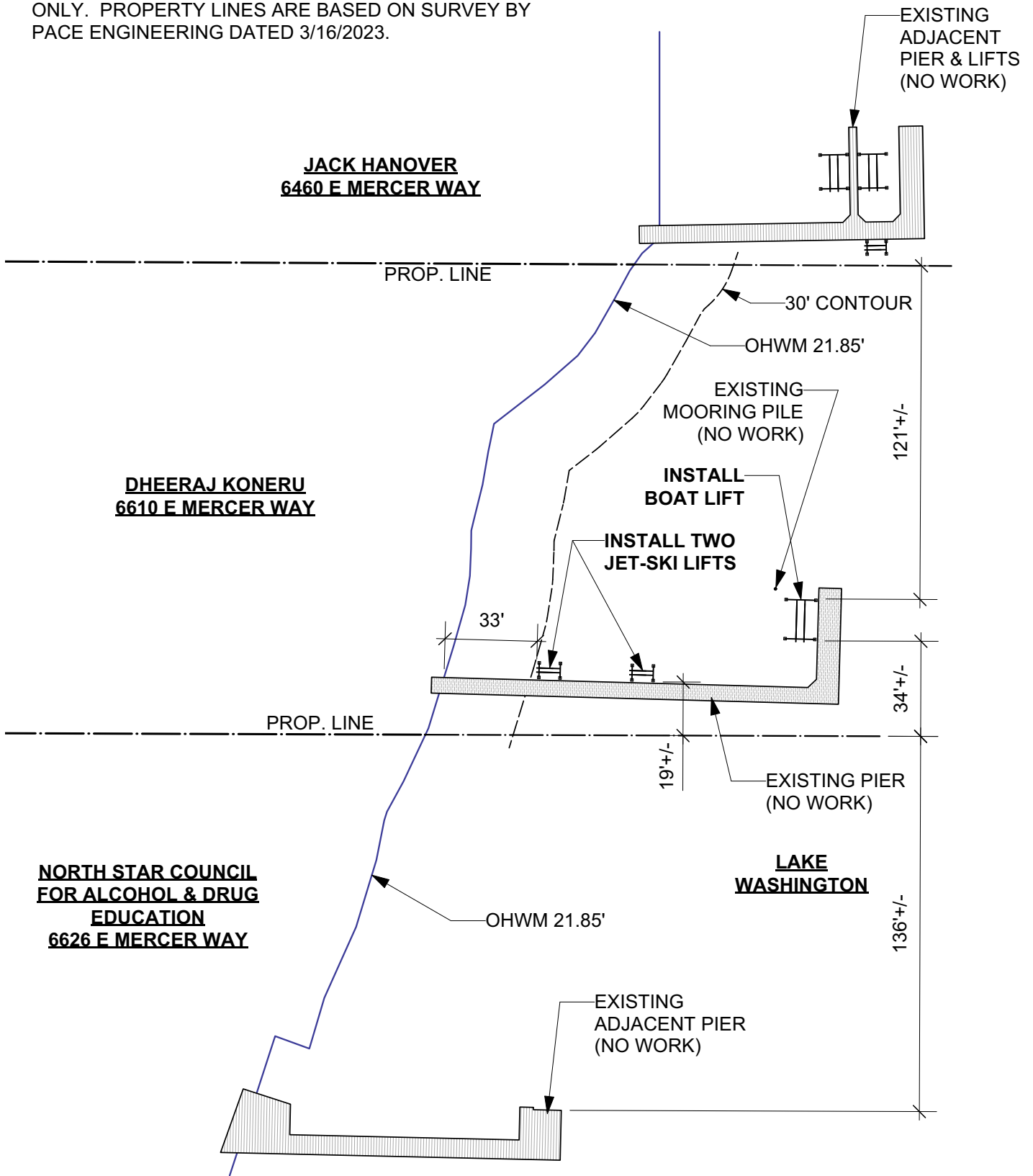
NEAR/AT: Mercer Island

COUNTY: King **STATE:** WA

SHEET 1 of 4

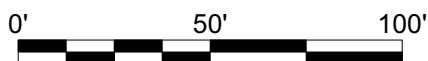
DATE: April 8, 2024

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. PROPERTY LINES ARE BASED ON SURVEY BY PACE ENGINEERING DATED 3/16/2023.



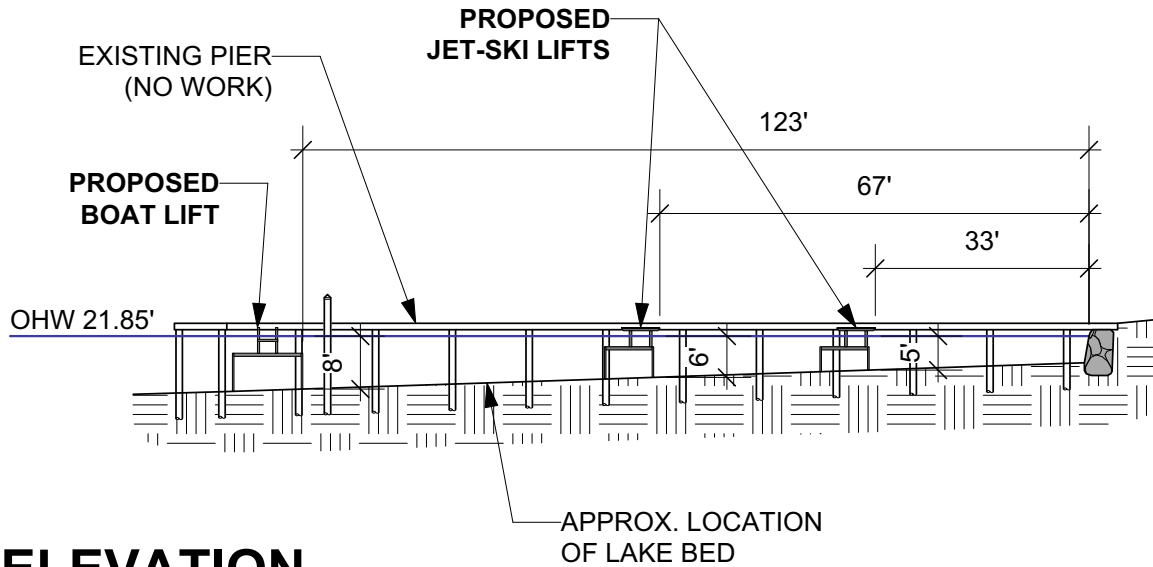
SITE PLAN

SCALE 1" = 50'-0"



Reference:
Applicant: Dheeraj Koneru

Proposed: Install Lifts
Location: Mercer Island, WA



ELEVATION

SCALE 1" = 30'-0"



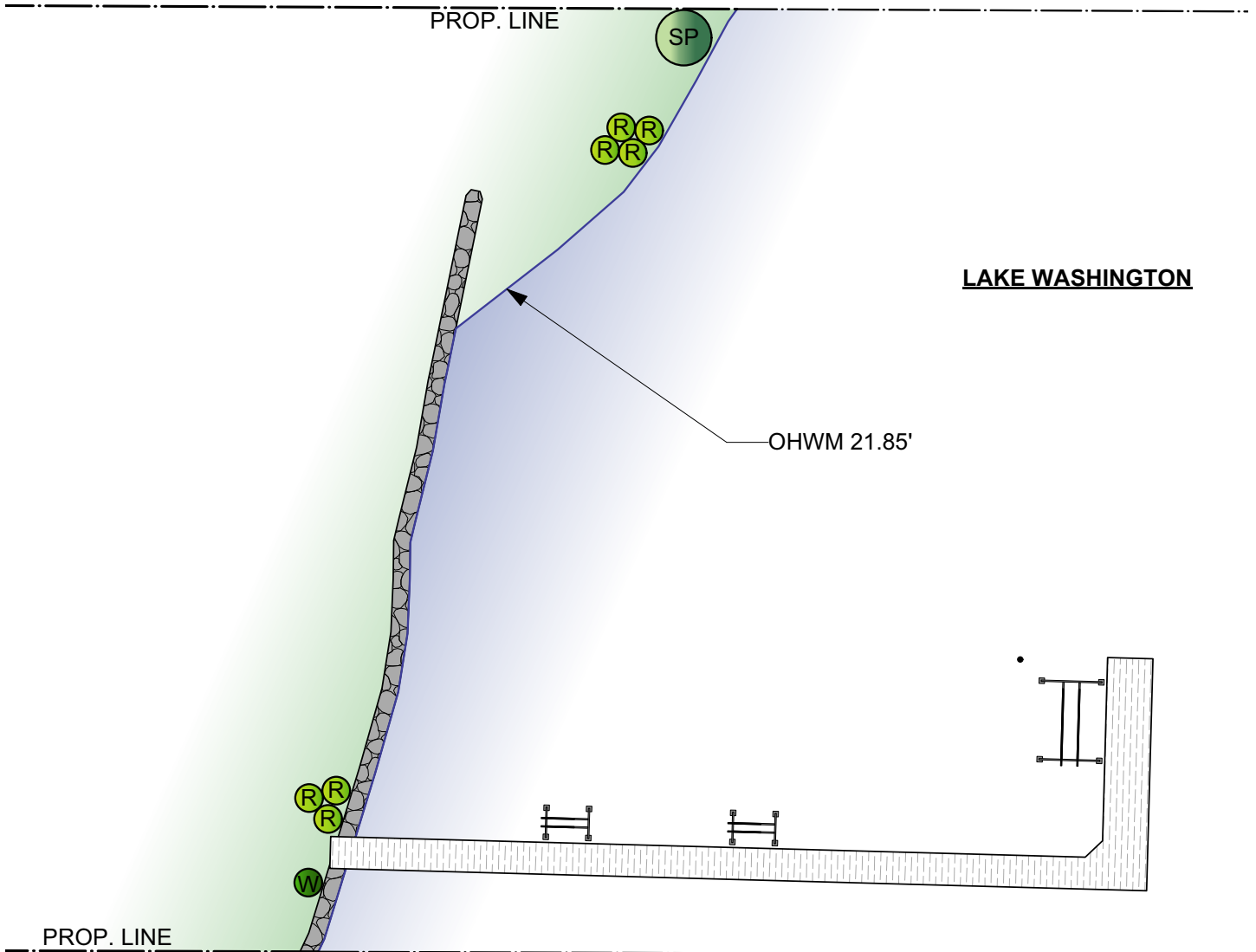
Reference:
Applicant: Dheeraj Koneru

Proposed: Install Lifts
Location: Mercer Island, WA

PLANTING LEGEND

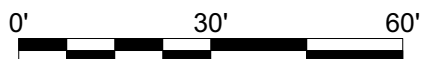
- SP SHORE PINE (1 TOTAL)
- W SCOULER WILLOW (1 TOTAL)
- R RED OSIER DOGWOOD (7 TOTAL)

NOTE: SHRUBS TO BE PLANTED AT 5' ON CENTER MINIMUM AND TREES TO BE PLANTED AT 10' ON CENTER MINIMUM.



PLANTING PLAN

SCALE 1" = 30'-0"



Reference:
Applicant: Dheeraj Koneru

Proposed: Install Lifts
Location: Mercer Island, WA

Appendix B: Site Photographs



Photo 1 - Existing dock looking waterward.



Photo 2 - Existing dock looking landward.



Photo 3 - Existing shoreline looking north.



Photo 4 - Existing shoreline looking south.



Photo 5 - Existing conditions north of the site.



Photo 6 - Existing conditions looking south.