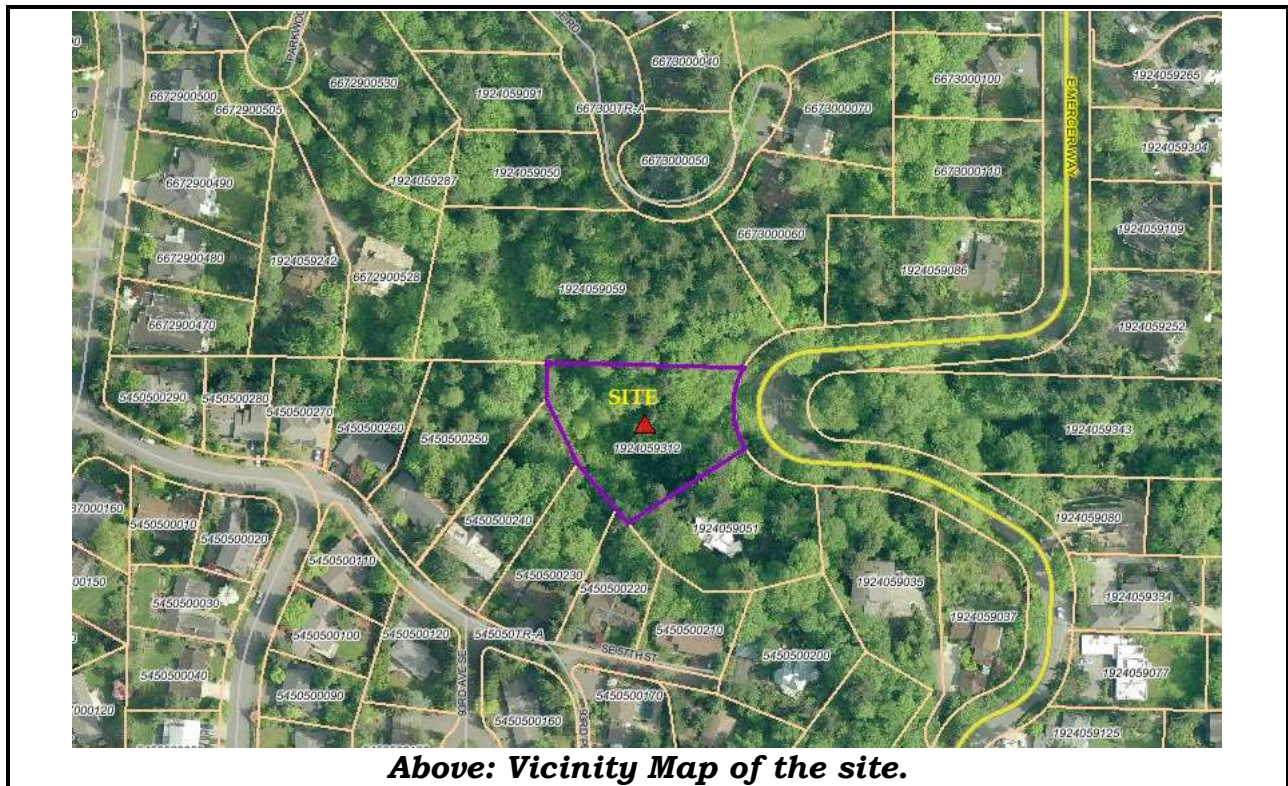


MITIGATION BANK USE PLAN
MI Treehouse, LLC
NWS-2015-0650
October 5, 2022 - Sewall Wetland Consulting, Inc.

For:
Bill Summers
PO Box 261
Medina, WA 98039
Bank Use Plan Outline

1. Project Description

This project is located on Parcel ##192405-9312, located at 5637 East Mercer Way, in the City of Mercer Island, Washington. The proposed project is a single family home. The proposed project would fill 3,075sf of Category III wetlands on the site.



2. Existing Conditions of Wetlands and Buffers

The site is an irregular shaped 0.88 acre parcel (Parcel #192405-9312) consisting of an east sloping site located within the SE ¼ of Section 19 Township 24 North, Range 5 East of the W.M.

The site consists of a bowl shaped parcel sloping to the east with a stream and associated slope type wetlands associated with the stream. The site is generally forested, although a quarry spall driveway accesses the site off an existing paved driveway which passes through the site.

The site has steep slopes to the south as well as an undulating topography in the vicinity of the stream. The site is covered by a mix of red alder, western hemlock and some big leaf maple. Understory species include sword fern, red huckleberry, salmonberry and some stinging nettle.

Soil pits excavated in the upland portion of the site were found to have dry, gravelly loam soils with soil colors of 10YR 3/3-3/4. Soils were found to be dry within the upper 16" during our wet season observations.

Wetlands

As previously mentioned, a slope type wetland covers most of the site outside the steep slopes. Below is a description of these wetlands;

Wetland A

Wetland A consists of a forested slope type wetland that covers most of the site. This wetland was previously flagged by Wetland resources in 2004 and the delineation was found to still be accurate.

This slope-type wetland is vegetated with a mix of red alder, salmonberry, lady fern, skunk cabbage and some creeping buttercup. red-osier dogwood and lady fern.

Soil pits excavated within the wetland revealed a silt loam with a soil color of 2.5Y 2.5/1 with few, fine faint redoximorphic concentrations. Soils within the wetland were saturated at the surface during our wet season observation period.

Using the US Fish and Wildlife Wetland Classification Method (Cowardin et al. 1979), this wetland contains areas that would be classified as PFO1C.

Using the WADOE Wetland Rating system and rating the wetland as a slope wetland, this wetland scored a total of 34 points with 18 for habitat. This indicates a Category III wetland. According to City of Mercer Island Municipal Code (MIMC) Chapter 19.07.080.C.1, Category III wetlands have a 50' standard buffer.

3. Avoidance and Minimization of Wetland Impacts

The entire site is wetland and buffer. There is no way to develop the site under any reasonable scenario without impacting both wetlands and buffers.

In order to minimize impacts, the site plan has been designed to utilize the existing driveway access point and has pushed the reasonable size home foot print as far away from the stream as is possible. Buffer impacts have been minimized by having no lawn or landscaped areas, and having just the bare essentials, being the driveway and the home structure itself. An area ranging from 5'-10' of temporary disturbance area (total area of 578sf) around the structure has been identified. This area will be restored with a mix of native shrubs following construction of the home. Total area of wetland to be impacted is 3,075sf, and total area of permanent wetland/stream buffer impact is 3,078sf.

4. Unavoidable Wetland Impact Acreage

A total of 0.070 acres Category III wetland will be filled as described in the Jarpa and Critical areas report.

5. Impacted Wetland Functions

Wetland A is a forested wetland and as such provides habitat to numerous species that tolerate being within close proximity to humans. The wetland main function is as a groundwater discharge point, which allows groundwater to reach the surface and provide hydrological support to the Type 2 watercourse passing through the site.

6. Wetland Mitigation Site Selection Rationale

Compensatory mitigation requirements for the MI Treehouse LLC Project are intended to replace the temporary and permanent loss of aquatic resource functions caused by the project's construction activities. The permit applicant will contract with King County Mitigations Reserve Program which manages various mitigation projects within the basin in which the project is proposed.

King County Mitigation Reserves Program has met all required performance standards applicable to the project for credit release. For more information about the King County Mitigation Reserves Program contact:

Megan McNeil
In-Lieu Fee Mitigation and Transfer of Development Rights
King County Water & Land Resources Division
Department of Natural Resources & Parks
(206) 477-3865
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Confirmation of Mitigation Credit Availability

As of December 2020, the King County Mitigation Reserves Program has mitigation credits available for use and transfer. Mitigation credits are provided from the bank to an applicant's project using the suggested ratios in the table below, as approved by the USACE and Washington State Department of Ecology:

Permanent Resource Impact	Credit to Impact Ratio
Wetland, Category I	Case by case
Wetland, Category II	1.2 to 1
Wetland, Category III	1.0 to 1
Wetland, Category IV	.85 to 1
Critical Area Buffer	1 to 1
Stream	Case by case

Proof of the current number of available mitigation credits at the King County Mitigation Reserves Program site can be confirmed by approving agency(s) through the Interagency Review Team (IRT).

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7. Proposed Mitigation Credits

The King County Mitigation Reserves Program will provide 0.070 mitigation credits under this Bank Use Plan. Wetland mitigation is provided at a 1:1 area ratios for Category III wetlands for the project mitigation requirements. The credit calculation is as follows:

Table 6: Mitigation Bank Credits Proposed for Use by Impact Project

Wetland Identifier	Wetland Class	Wetland Area (acres)	Credit:impact ratio	Total Credits Required for Impact
Wetland A	Category III	0.070 acres	1:1	.070
Total		.070 acres		0.070

10. Credit Purchase or Transfer Timing

The applicant will enter into a Purchase Agreement with the representative of the King County Mitigation Reserves Program., for 0.070 mitigation credits that would appropriately mitigate for the proposed project impacts. Purchase of credits will be completed prior to the applicant’s construction activities occurring and as a condition of the applicant’s permit issuance. Nothing in the mitigation credit Purchase Agreement shall be interpreted or construed to permit any activity that otherwise requires a federal, state and/or local permit.

Proof of the mitigation transfer will be provided in the form of a notification letter to the approving agency(s). Upon service of this notification, the mitigation requirement to purchase mitigation credits will be fully satisfied.