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AOA
Environmental
Planning &
Landscape
Architecture

March 7, 2024

AOA-7217

David Grubb
davidg@ghdarch.com

SUBJECT: **Wetland & Stream Reconnaissance & Shoreline Restoration Seifert Residence, 3261 – 67th Ave. SE Parcel 370890-0065, Mercer Island, WA (PRE23-029)**

Dear David:

On September 20, 2023 I conducted a wetland ad stream reconnaissance on the subject property located on Lake Washington utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).* No wetlands were identified on or adjacent to the property during the field investigation. One piped watercourse is mapped off-site to the east on the east side of 67th Ave. SE.

The site is currently entirely developed with a single-family residence and associated maintained yard. The front yard includes scattered Douglas fir (*Pseudotsuga menziesii*) and ornamental trees and the back yard consists of a terraced lawn with ornamental plantings that extend to a rock wall along the shoreline. No intact native plant communities are located on the site and no definitive hydrophytic plant communities were observed on or adjacent to the property.

Borings taken on the site revealed higher chroma non-hydric soils and there was no evidence of ponding or prolonged soil saturation anywhere in the vicinity of the property above the rock wall. **Attachment A** contains a data sheet prepared for a representative location in the upland on the site. This data sheet documents the vegetation, soils, and hydrology information that aided in the no wetland determination for the property.

Piped Watercourse

A piped watercourse is mapped by the City of Mercer Island off-site to the east on the east side of 67th Ave. SE. Piped watercourses require a standard 45-foot structure setback that extends west across the roadway and into the far eastern portion of the property.

Typical view of area on top of piped watercourse looking south.

View of terraced back yard and shoreline.

SHORELINE RESTORATION

It Is my understanding that the proposed residential re-model project will result in an increase of more than 1,000 s.f. of “new development” area and that the shoreline re-vegetation provisions of MIMC 19.13.050.K.4.i apply. As part of this code section, native vegetation coverage must be provided over 75 percent of the 20-foot vegetation area along the shoreline.

Based on the site plan you have provided; we have prepared a conceptual vegetative planting plan (**Figures 1 and 2**) that maximizes native plantings along the shoreline without removing the existing hardscape.

The proposed plantings have been designed to increase the plant species and structural diversity along the shoreline and to provide physical and visual screening to the shoreline from the residence. Increasing the plant species and structural diversity within the shoreline would also increase the wildlife habitat of the area over current conditions.

Goal, Objective, and Performance Standard for Enhancement Area

The primary goal of the enhancement plan is to restore the shoreline with native vegetation. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A: Increase the structural and plant species diversity within the enhancement area.

Performance Standard: At the end of the five-year monitoring period, the enhancement area will contain at least seven native plant species. In addition, there will be 100% survival of all woody planted species throughout the enhancement area at the end of the first year of planting. Following Years 2 through 5, success will be based on an 80% survival rate.

Objective B: Limit the amount of invasive and exotic species within the enhancement area.

Performance Standard: After installation and at the end of the fifth year after planting, exotic and invasive plant species will be maintained at levels below 10% total cover in all planted areas.

Monitoring Methodology

The monitoring program will be conducted for a period of five years, with annual reports submitted to the City of Mercer Island.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement area. Review of the photos over time will provide a visual representation of the success of the plan.

Maintenance Plan

Maintenance will be conducted on a routine, year round basis. Additional maintenance needs will be identified and addressed following a twice-yearly maintenance review. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner. Tall grasses and weeds shall be removed at the base of plants to prevent engulfment. Weed control should be performed by hand removal.

Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the enhancement plan. Plant material shall meet the same specifications as originally installed material. Replanting will not occur until after the reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Mercer Island, or the owner.

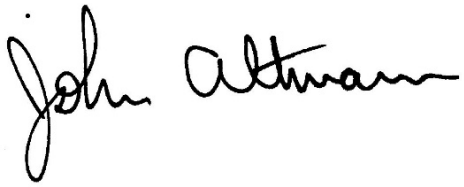
As-Built Plan

Following completion of construction activities, an as-built plan for the enhancement area will be provided to the City of Mercer Island. The plan will identify and describe any changes in relation to the original approved plan.

If you have any questions regarding the reconnaissance or conceptual planting plan, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC



John Altmann
Ecologist

Attachments

Datasheet Map

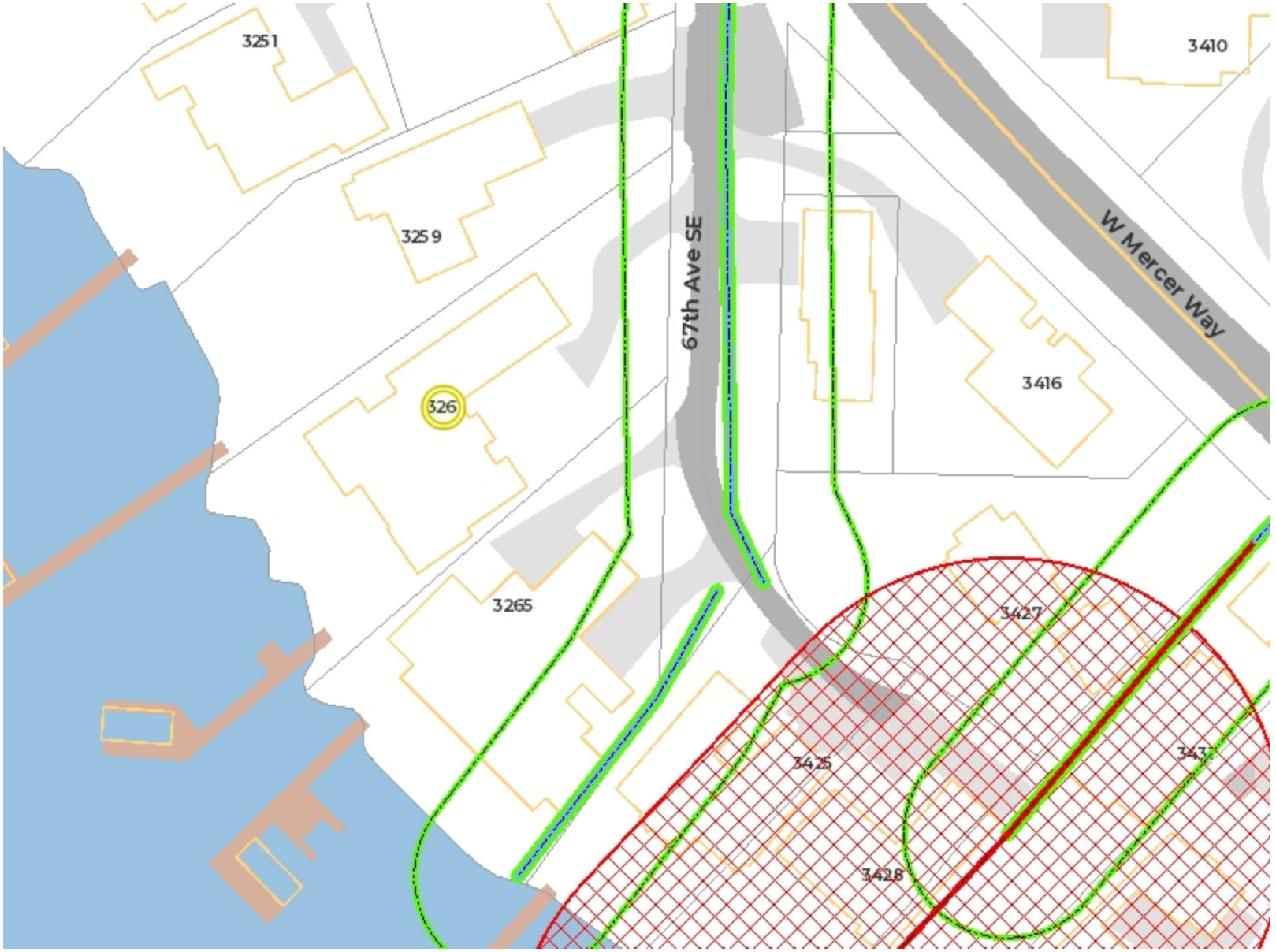
Date: 9/21/2023 Notes:

N

King County

City of Mercer Island

Information & Geographic Services



Legend

- Unpiped Watercourse
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverifed)
- Piped Watercourse
- Watercourse Buffer/Setback
  - Type "F" = 120-Ft Buffer
  - Type "Np" = 60-Ft Buffer
  - Type "Ns" = 60-Ft Buffer
  - Type "Np" Unverifed = 60-Ft Buffer
  - Type "Ns" Unverified = 60-Ft Buffer
  - Piped Type F/Np/Ns = 45-Ft Setbac
- Address
- Building
- Property Line
- Docks
- Freeway
- Major Street
- Street
- Paved Driveway
- Paved Road
- Paved Parking Area
- Parks
- Lake Washington

0 66 131 Feet

1 inch = 131.322736166667 feet

Map Printed: September 27, 2023

Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes

ATTACHMENT A
DATA SHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Parcel 3708900065 City/County: _____/_____ Sampling Date: 9-20-23

Applicant/Owner: Seifert State: WA Sampling Point: DP#1

Investigator(s): John Altmann, Dain Altmann Section, Township, Range: S11,T24N,R4E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope (%): _____

Subregion (LRR): A Lat: 47.57982 Long: -122.24903 Datum: _____

Soil Map Unit Name: KpD NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐	No ☐	**Is the Sampled Area within a Wetland?**	**Yes** ☐	**No** ☒
Hydric Soil Present?	Yes ☐	No ☒			
Wetland Hydrology Present?	Yes ☐	No ☒			

Remarks: Upland plot, see map for location.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
50% = _____, 20% = _____		= Total Cover	
Sapling/Shrub Stratum (Plot size: _____)			
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
50% = _____, 20% = _____		= Total Cover	
Herb Stratum (Plot size: 10)			
1. *mowed lawn*	100	yes	NI
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
50% = 50, 20% = 20	100	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1. _____			
2. _____			
50% = _____, 20% = _____		= Total Cover	
% Bare Ground in Herb Stratum _____			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

☐ 1 – Rapid Test for Hydrophytic Vegetation

☐ 2 - Dominance Test is >50%

☐ 3 - Prevalence Index is ≤3.0[1]

☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

☐ 5 - Wetland Non-Vascular Plants[1]

☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☐ **No** ☐

Remarks: historically graded mowed lawn.

Project Site: Parcel 3708900065

SOIL Sampling Point: DP#1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-10	10YR3/2	100					GSL	gravelly sandy loam
11-15	10YR4/2	100					GSL	gravelly sandy loam

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: no redoximorphic features

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):
Water Table Present?	Yes	☐	No	☒	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches):

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: dry