

C. Gary Schulz

Wetland/Forest Ecologist

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November 25, 2019

Mr. Harris Klien
c/o Mr. George Steirer
7233 Douglas Avenue S.E.
Snoqualmie, WA 98065

Re: **Wetland & Watercourse Reconnaissance on the Klien Property: (Parcel # 362350-0226) City of Mercer Island, WA.**

Dear Mr. Klien:

A wetland and watercourse reconnaissance was conducted on the Klien Property located at 74XX S.E. 38th Street in the city of Mercer Island (Parcel # 362350-0226). The Property is situated at the east dead-end of improved right-of-way for S.E. 38th Street. Figure 1 is an area map showing the location of the Property and unimproved rights-of-way. This study is provided as a response to the City's Notice of Incompleteness for File No. CAO19-015 (August 21, 2019 Letter – Nicole Gaudette, Senior Planner).

The total area of the Property is 8,800 square feet and is undeveloped land. Single-family homes are located south and west of the Property. The majority of area north and east of the site is undeveloped city park land (Mercerdale Hillside Park). Wetlands and watercourses were not observed on or adjacent to the Property.

Purpose

Due to the potential for wetland areas associated with undeveloped land, the reconnaissance determines if wetland and/or watercourse areas are present. Specifically as requested by the City the reconnaissance determines the presence of wetlands or watercourses within 120 feet of the Property boundaries. Wetland and watercourses and associated buffers are regulated per the City's critical areas code (Mercer Island Municipal Code - Chapter 19.07).

Methodology

In accordance with current State requirements, the 1987 US Army Corps of Engineers Wetlands Delineation Manual (FICWD 1987) combined with the Regional Supplemental to the Corps of Engineers Wetland Delineation Manual (US Army Corps of Engineers 2010) were used for wetland determination. The methodology is based on the presence of dominant hydrophytic vegetation (i.e. plant species adapted to, or tolerant of, growing in saturated soil conditions), hydric soils, and observed wetland hydrology as described in the Delineation Manual and consistent with the Regional Supplemental (Western Mountains, Valleys, and Coast Region).

Wetland determination was assessed on the Property during the site investigation. Cursory soil pits were dug and confirmed upland soil conditions. Figure 2 is an area map showing the location of the Property using the City's Information & Geographical Services inventory mapping of watercourses. An aerial photograph of the Property taken from King County iMap is provided to show information and mapping details based on the field investigation (Figure 3).

Wetland / Watercourse Reconnaissance

The Reconnaissance was conducted on November 1, 2019 to review the potential presence of wetlands or watercourses on and/or adjacent to the subject Property. The site is described as undeveloped land with scattered native tree cover that is mostly Douglas fir (*Pseudotsuga menziesii*) and big leaf maple (*Acer macrophyllum*). There is significant cover of Western hazelnut (*Corylus cornuta*) and dominant groundcover species include sword fern (*Polystichum munitum*) and Pacific blackberry (*Rubus ursinus*). These plant species have dominant cover and are associated with upland habitats.

The Property is located near the top of a hillside but the topography is described as gentle- to steep-sloping to the southeast. There are no visible signs of surface water runoff or related stream channels on the Property. The observed upland soil conditions were a chroma-value (color) of 10YR 5/2 and 10YR 4/2 silt loam to a depth of 20 inches. The soil colors were relatively bright and lack redoximorphic features that are indicative of a non-hydric soil type.

The city-mapped watercourses are shown on Figure 2 and generally mapped as being north of the Property. The maximum watercourse buffer distance is 120 feet (Mercer Island Municipal Code 19.07.180).

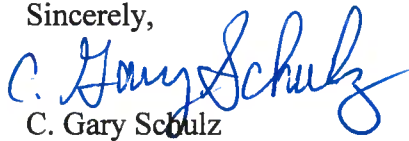
Mr. Harris Klien
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Figure 3 shows the aerial view of the Property and includes approximate distances of 120 feet from Property boundaries. Using iMap and the measure tool 4 locations are marked on Figure 3 (X-1 to X-4). The related land descriptions are as follows:

- X-1 is within the City park and accessible by the public trail system. The area is part of an upland slope and broad swale. No wetlands or watercourses were observed.
- X-2 is within the City park. The area is part of an upland slope. No wetlands or watercourses were observed. This area was walked during a previous review of the S.E. 38th Street right-of-way.
- X-3 to the south is in an area of developed lots with single-family homes and related improvements.
- X-4 is in an undeveloped lot that is elevated above the Property. Viewing this area from off-site indicates it is upland dominated by big leaf maple trees.

In summary the reconnaissance did not observe wetlands or watercourses within 120 feet of the Klien Property. A previous investigation delineated a wetland located within the S.E. 38th right-of-way to the east. This wetland is greater than 200 feet from the Property. Please contact me with any questions or concerns regarding this wetland and watercourse report.

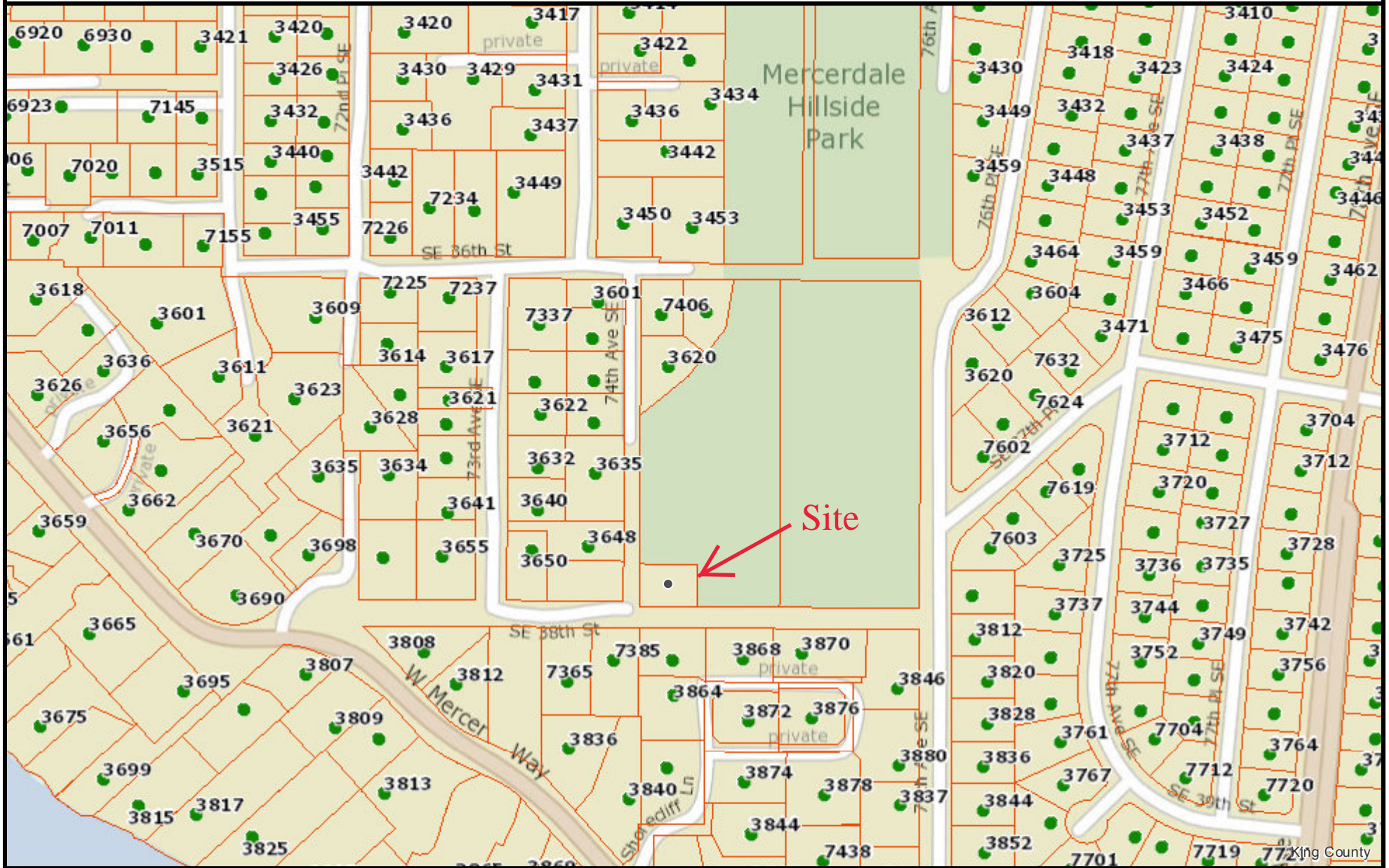
Sincerely,


C. Gary Schulz
Wetland/Forest Ecologist

Klien Property

King County iMap

Area Map



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Date: 11/26/2019

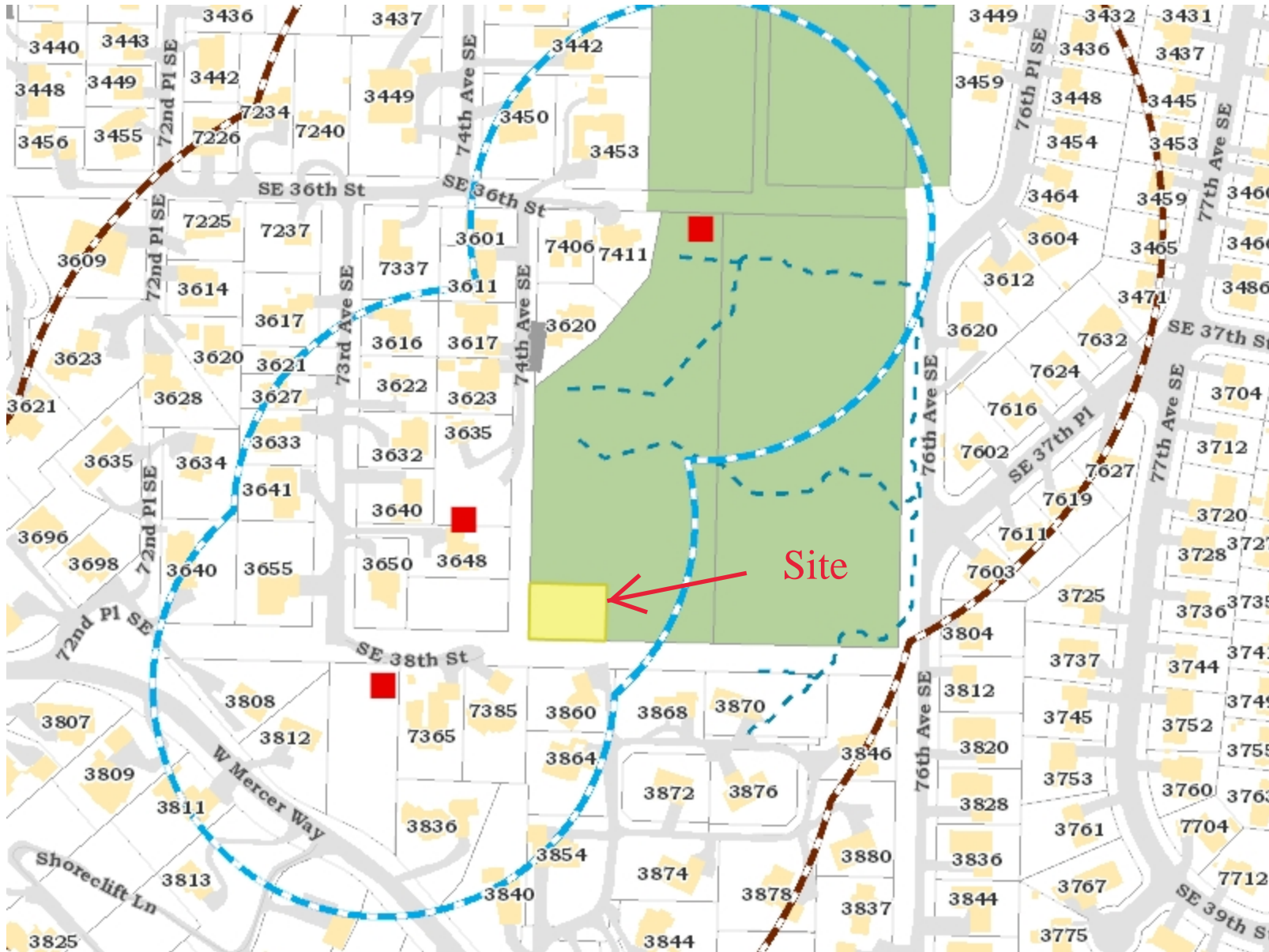
Notes:

Figure 1



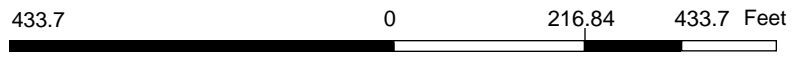
King County

Klien Property - Watercourses



- ### Legend
- Eagle Nest
 - Eagle Nest Buffer
 - 330 Ft
 - 660 Ft
 - Watercourse
 - 1-Potential Fish Use
 - 2-Perennial
 - 3-Seasonal
 - Bridge
 - Paved Road
 - Streets
 - SideWalk
 - Paved Driveway
 - Paved Parking Area
 - Address
 - Building
 - Parcels
 - Docks
 - Parks

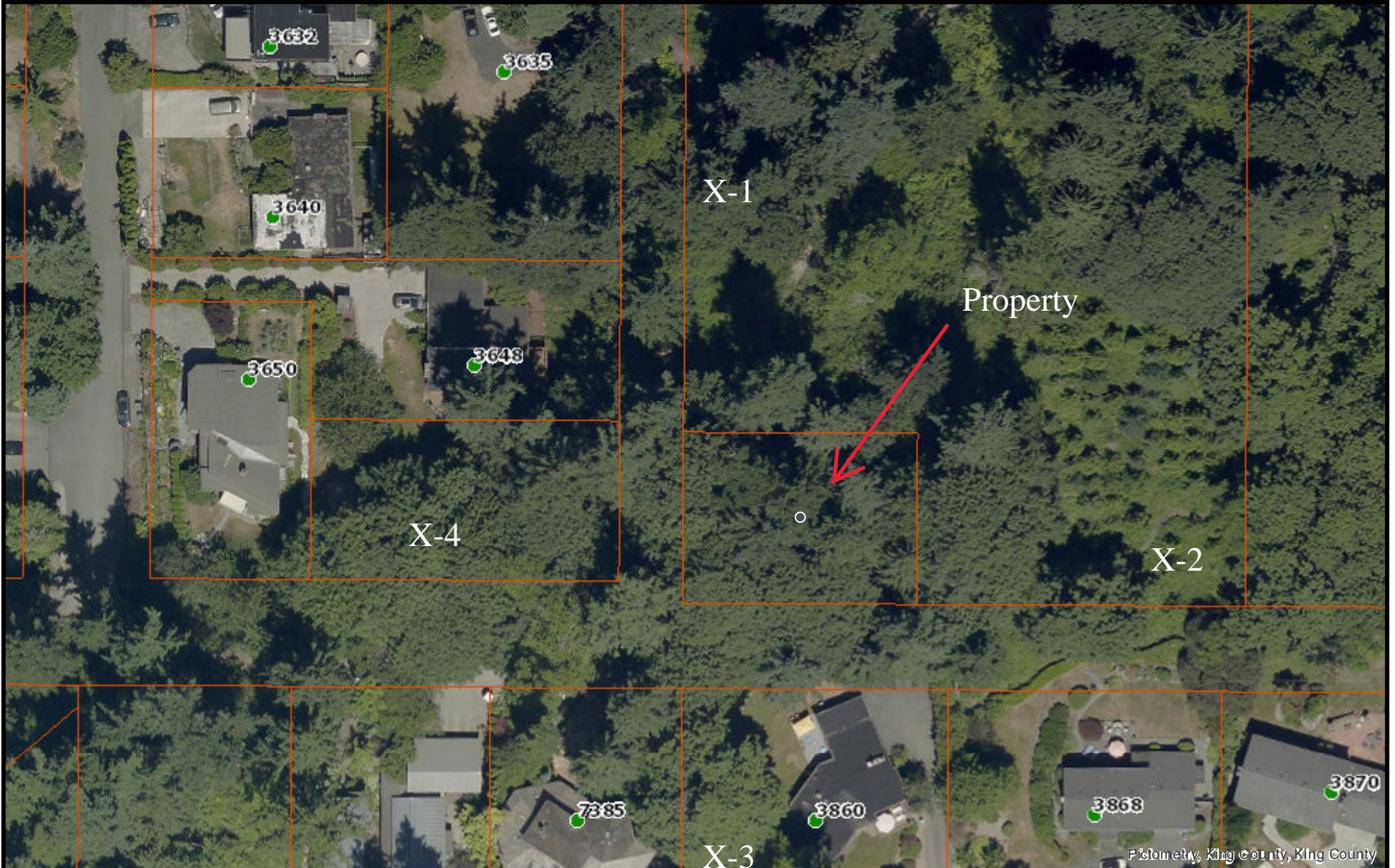
1: 2,602



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Notes

Figure 2



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Date: 10/31/2019

Notes:

120 feet Locations (X-1 to X-4)



Figure 3



King County