

June 21, 2019

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RE: Critical Areas Determination Report for King County parcel 2581900210, located at 7216 93rd Ave SE, in the city of Mercer Island

Introduction

Wetland Resources, Inc. (WRI) performed a critical areas reconnaissance on June 19, 2019, to identify regulated wetlands and watercourses on and in the vicinity of the 0.9-acre parcel located at 7216 93rd Ave SE, in the city of Mercer Island. Access is from the west via 93rd Ave SE. The subject property is located in the southeast portion of Mercer Island.



Figure 1: Aerial Overview of Subject Property

The subject property slopes east gently from 93rd Ave SE towards the existing single-family residence, which is located in the eastern portion of the property. A natural ravine is oriented east to west, and encumbers the southern two-thirds of the parcel. Residential development within the property is limited to an access driveway to the primary residence, and a garage located approximately 50 feet west of the residence. Ornamental landscaping and lawn areas are present in the northern one-third of the property. A mix of native trees and shrubs, and ornamental pioneer species dominates the ravine. No wetlands or watercourses were observed within the boundaries of the subject property.

Review of Existing Information

The City of Mercer Island Development Services Group relies on data compiled in the City of Mercer Island GIS Portal to approximate critical areas presence and locate stormwater features (among many other things). This resource was used by WRI staff prior to the site investigation to determine potential critical areas on and in the vicinity of the subject property. This resource depicts a Type 2 (perennial, not used by fish) watercourse within the boundaries of the subject property. The watercourse originates at the top of the on-site ravine, and continues off-site to the east towards E Mercer Way. The watercourse is also depicted in the Storm Utilities layer of the GIS Portal map. This channel is shown entering a private catch basin within the property located at 7223 E Mercer Way, and then entering the municipal storm system along the west side of E Mercer Way.

Legal Access

The proposed project occurs within one tax parcel. Lack of legal access to adjacent parcels prevents Wetland Resources, Inc. (WRI) staff from performing routine wetland and watercourse determinations in surrounding areas. Defensible wetland and watercourse determinations have been made for the subject property only. Off-site portions of the ravine within approximately 30 feet were visible from the edge of legal access (the east property boundary). A watercourse was not observed in this area, but vegetation consists of dense herbaceous plants that mostly obscure the ground surface.

On-Site Critical Areas Findings

No wetlands were observed within the subject property. Typical soils were dry sandy loam and vegetated with distinctly upland species. No watercourses were observed within the subject property. Special care was taken during the site inspection to confirm or deny the presence of the City-mapped watercourse.

The entire on-site ravine was physically inspected during the June site visit for evidence of intermittent flow. The following observations were made, which support the determination that watercourses are absent from the subject property:

- Leaf litter that presumably fell in October 2018 was evenly distributed throughout the ravine,
- No erosion of mineral soil or detritus has occurred along the topographic low point of the ravine, and no defined bank was present,
- Surface soils were dry sandy loam, and did not indicate the regular occurrence of water in the soil profile,
- Bed material within the topographic low point was indistinct from surrounding areas,

- Upland plants were observed rooted in the topographic low point of the ravine, and
- No obvious vegetation or soil transitions were observed within or outside of the topographic low of the ravine.

On-Site Critical Areas Conclusions

Section 19.16.010 of the Mercer Island City Code (MICC) provides the definition for a watercourse:

Watercourses: A course or route, formed by nature and generally consisting of a channel with a bed, banks, or sides throughout substantially all its length, along which surface waters, with some regularity (annually in the rainy season), naturally and normally flow in draining from higher to lower lands. This definition does not include irrigation and drainage ditches, grass-lined swales, canals, storm water runoff devices, or other courses unless they are used by fish or to convey waters that were naturally occurring prior to construction.

Based on physical inspection of the subject property, the topographic low point of the ravine does not have a defined bed, bank, or sides, and water (or evidence of seasonal flow) was not observed during the June site visit. For this reason, no watercourses are present within the subject property.

Use of This Report

This report is supplied to Bogdan Maksimchuk as a means of determining the presence of on-site critical areas as required by the City of Mercer Island. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This report conforms to the standard of care employed by ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



Niels Pedersen, PWS
Senior Ecologist

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