



Sewall Wetland Consulting, Inc.

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December 1, 2017

Evan Maxim
Planning Director
City of Mercer Island

RE: 5637 East Mercer Way – Parcel #1924059312
City of Mercer Island, Washington

Dear Evan,

This letter is in regards to the proposed use of the King County Mitigation Reserves Program to compensate for wetland impacts on the Summers single family home project.

The City Code requires review off-site mitigation possibilities within the same sub-basin as the subject parcel if mitigation cannot be conducted on-site. Our proposed mitigation package includes onsite enhancement of the existing wetland to be impacted, as well as purchase of mitigation “credits” from the King County Mitigation reserves Program. As noted by the City peer reviewer, our mitigation meets the best available science as well as the requirements put on the project by the Corps of Engineers for the 404 permit requiring use of a mitigation bank as a first choice if available.

Prior to deciding that credit purchase from King County was the best choice to make up the functional difference between our proposed enhancement and the proposed impacts, we did look to see what, if any, mitigation opportunities existed within the sub-basin of the project.

In looking within the sub-basin it was found that there was no wetland areas which could be enhanced or created if an easement were granted, or other land was owned by the applicant. At the time we also inquired if the City had any mitigation sites available for use and we were informed that there were none. Any wetland up-slope and off-site was found to be a slope type wetland not usable for wetland creation. In addition this area is already suitably vegetated with native vegetation, therefore making enhancement of little value. Downslope there is only a small stream with no associated wetland. In addition none of this area is

owned by the applicant nor was available to be purchased by the applicant. The applicant has no further land ownership within the sub-basin except the site and there is none suitably available for mitigation.

In addition, in a November 8, 2017, email from Daniel Krenz of the US Army Corps of Engineers to Bill Summers regarding using the he states;

“The Corps has a preference for in-lieu-fee mitigation over permittee responsible mitigation. If an applicant deviates from the hierarchy, then the burden of proof is on the applicant to show that the PRM is as good as or better than what the in-lieu-fee can provide.”

In conclusion, it was found that there is no area on or off-site within the sub-basin that would be physically feasible for wetland creation or enhancement and usable as a mitigation site. The Corps preference is the use of a mitigation bank such as the King County Mitigations Reserve program. Therefore we feel this is the best and preferred method of mitigating the sites wetland impacts.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.

A handwritten signature in black ink on a light-colored background, appearing to read 'Ed Sewall'.

Ed Sewall
Senior Wetlands Ecologist PWS #212