



**LNL BUILD RESIDENCES
MERCER ISLAND, WA
MITIGATION FEE IN LIEU PLAN
JUNE 30, 2022**

1. Project Description

The site is located at 2430 and 2436 – 74th Avenue SE and consists of Parcels 531510-0458 and -0455. The property is currently undeveloped and the proposed project consists of the construction of two residential structures (one on each parcel). A small (2,010 s.f.) Category IV wetland (Wetland B) is located on the site and must be filled to allow for construction of the residential structures.

2. Existing Conditions of Aquatic Resources

Wetland B consists of a Slope Hydrogeomorphic (HGM) class wetland that was surveyed at 2,010 s.f. in size. The wetland contained hydric soils and saturation to the surface.

Overflow runoff from the wetland infiltrates on the property slightly east of the wetland.

Vegetation within the wetland consisted of a scrub-shrub plant community that was dominated by Himalayan blackberry (*Rubus armeniacus*), grasses, English ivy (*Hedera helix*) and soft rush (*Juncus effusus*).

Wetland B meets the criteria for a Category IV wetland with 4 Habitat Points per the current WA State Department of Ecology rating system.

3. Avoidance and Minimization of Impacts to Aquatic Resources

Impacts to Wetland B cannot be avoided since the wetland is located in the central portion of the site within the only development area. Leaving a small portion of the wetland undisturbed would not be functionally viable so the wetland must be filled for the project to proceed. Since there is no on-site mitigation opportunity, mitigation for the unavoidable wetland impact would occur using the King County Mitigation Reserves Program.

Furthermore, due to its low value Wetland B is exempt from the City of Mercer Island's mitigation sequencing provisions.

4. Unavoidable Wetland Impact Acreage

The project requires the filling of a total of 2,010 s.f. of Category IV wetland.

5. Impacted Wetland Functions

Wetlands, in general, provide many valuable ecological and social functions, including stormwater storage, water quality protection, groundwater recharge and discharge, and wildlife habitat. However, Wetland B on the site has an overall low value for these functions and provides a very limited functional benefit.

As a Slope HGM Wetland B has no significant stormwater storage capability. Currently the wetland does not provide a significant water quality function since hydrologic support appears to be from groundwater discharge and little pollutants are entering the wetland. In addition, the wetland is isolated and highly seasonal and does not: 1) provide a significant benefit to fish and other downstream wildlife since it does not release water slowly during the dry summer months, or 2) transport nutrients to downstream areas or provide biological support for fish and other downstream aquatic wildlife.

The primary value of Wetland B on the site appears to be as a component of the overall habitat provided by the open space on the property. However, since vegetation within the wetland is dominated by Facultative species that are also commonly found in uplands, the wetland does not provide a significant functional benefit to specific aquatic wildlife species.

Based on the small size and low functional benefit provided by the wetland, it is exempt from the City of Mercer Island's mitigation sequencing measures.

6. Wetland Mitigation Site Selection Rationale

The project site consists of an upland forest/shrub slope and there is no suitable location for the creation of new wetland as mitigation for the proposed wetland impact. In addition, there are no on-site options for wetland enhancement.

The current property owner does not own any other off-site properties that contain potential wetland creation or enhancement opportunities. During the field investigations no adjacent properties that were for sale or contained significant mitigation opportunities were observed. Since there are no known sites within the project vicinity that contain mitigation opportunity and could be purchased by the applicant, it was deemed impractical to pursue permittee responsible mitigation and in lieu fee was considered the only realistic option.

There are no known private mitigation banks within the service area of the site that have mitigation credits available for purchase. Since there is no on-site mitigation opportunity, mitigation for the unavoidable wetland impact would occur using the King County Mitigation Reserves Program. The purchase of credits through this fee in lieu program is appropriate due to the low value of the wetland that is impacted and the complete lack of meaningful mitigation opportunity on the site.

7. Wetland Functions Provided at Wetland Mitigation Site

It is anticipated that use of the King County Mitigation Reserves Program would replace the relatively minor wetland functions lost as part of the project. Mitigation conducted as part of this program is intended to mitigate for freshwater wetland functions and has proven success in mitigating for lost water quality, hydrologic, and habitat functions.

8. Wetland Functions Not Mitigated at Wetland Mitigation Site

There are no critical wetland functions that would not be mitigated as part of the King County Mitigation Reserves Program.

9. Proposed Mitigation Credits

Per the attached debit worksheet, the total required acre points are 1.794 (0.69 for water quality, 0.69 for hydrologic, and 0.414 for habitat).

10. Credit Purchase or Transfer Timing

It is anticipated that credits would be purchased upon permit approval. A proof of purchase (e.g., bill of sale) will be provided to the Corps of Engineers.

Acres of Cat. 1 Deciduous forest	<input type="text"/>				<input type="text"/>				<input type="text"/>			
Basic mitigation requirement (BMR)	0	0	0	0	0	0	0	0	0	0	0	0
Temporal loss factor (see below)	<input type="text"/>				<input type="text"/>				<input type="text"/>			
DEBITS	0	0	0	0	0	0	0	0	0	0	0	0

Acres of Cat. 1 Evergreen forest	<input type="text"/>				<input type="text"/>				<input type="text"/>			
Basic mitigation requirement (BMR)	0	0	0	0	0	0	0	0	0	0	0	0
Temporal loss factor (see below)	<input type="text"/>				<input type="text"/>				<input type="text"/>			
DEBITS	0	0	0	0	0	0	0	0	0	0	0	0

TOTALS		Wetland Unit Altered (#1)			Wetland Unit Altered (#2)			Wetland Unit Altered (#3)		
Function	Improving Water Quality	Hydrologic	Habitat	Improving Water Quality	Hydrologic	Habitat	Improving Water Quality	Hydrologic	Habitat	
Acre-points	0.552	0.69	0.552	0	0	0	0	0	0	

Total Debits by Function	Improving Water Quality	Hydrologic	Habitat
Acre-points	0.552	0.69	0.552

Timing of Mitigation	Temporal Loss Factor
Advance – At least two years has passed since plantings were completed or one year since “as-built” plans were submitted to regulatory agencies	1.25
Concurrent – Physical alterations at mitigation site are completed within a year of the impacts, but planting may be delayed by up to 2 years if needed to optimize conditions for success.	
For impacts to an emergent or shrub community	1.5
For impacts to a deciduous forested wetland community	2.0
For impacts to an evergreen forested wetland community	2.5
For impacts to a deciduous Category I forested wetland community	3
For impacts to an evergreen Category I forested wetland community	3.5
Delayed - Construction is not completed within one year of impact, but is completed (including plantings if required) within 5 growing seasons of impact.	
For impacts to an emergent or shrub community	3
For impacts to a deciduous forested wetland community	4
For impacts to an evergreen forested wetland community	5
For impacts to a deciduous Category I forested wetland community	6
For impacts to an evergreen Category I forested wetland community	7