



September 19, 2024

Attn: Mei Yang  
1015 3<sup>rd</sup> Avenue N  
Seattle, WA

**RE: Comment Response Regarding CAO23-014 SUB2 Review Letter for 9433 SE 54<sup>th</sup> St, Mercer Island, WA 98040**

The purpose of this letter is to address two of the planning comments provided by Grace Manahan within the referenced letter dated July 24, 2024. The planning comments addressed in this letter relate specifically to the on-site stream and buffer. Comments regarding geologically hazardous areas are not addressed in this letter. Relevant comments are below in italics with WRI responses following in standard text.

- *Further demonstrate compliance with MICC 19.07.180(C)(4)(a) and MICC 19.01.110(B)(8) by addressing MICC 19.07.100, mitigation sequencing and document how each measure listed has been addressed.*

MICC 19.07.180(C)(4)(a) regards buffer averaging within watercourse buffers. Buffer averaging is not proposed as part of this project. All development impacts are sited outside of the Stream A buffer. MICC 19.01.110(B)(8) and MICC 19.07.100 require description of mitigation sequencing implementation and the steps taken to avoid and minimize impacts to critical areas to the greatest extent feasible. Per communication with Grace Manahan at the City of Mercer Island, a description of mitigation sequencing is not required because no mitigation is proposed as part of this project.

- *Applicant needs to show how the mitigation measures shall achieve equivalent or greater ecological function per MICC 19.07.180(E)*

No impacts to critical areas or associated buffer areas are proposed. Therefore, no mitigation is proposed.

*Wetland Resources, Inc.*

A handwritten signature in black ink, appearing to read "Eamonn Collins", is written over a light gray rectangular background.

Eamonn Collins, PWS  
Senior Ecologist