PanGEO INCORPORATED
Geotechnical & Earthquake
Engineering Consultants

October 24, 2025
File No. 25-270.200

Matt and Linnea Augustine
3860 W Mercer Way
Mercer Island, Washington 98040

Subject: **Geotechnical Plan Review and Statement of Minimum Risks**
Proposed SFR Addition
3860 West Mercer Way, Mercer Island, WA

Dear Matt and Linnea,

As requested, PanGEO reviewed the geotechnical engineering aspects of the current plans for the above-referenced project. Our review includes the following:

- Architectural plan sheets A1.0 through A5.0 last revised on September 29, 2025 by Jinny Park, and
- Structural plan sheets S0.1 through S2.5 dated September 26, 2025 by Ke W Cheng.

In general, it is our opinion that the plans reviewed had incorporated all substantial geotechnical recommendations presented in our geotechnical report dated September 4, 2025.

STATEMENT OF MINIMUM RISKS

We understand that the site is mapped as a geologic hazard area. Per Mercer Island City Code Section 19.07.160.B.2, development within geologic hazard areas and critical slopes may occur if the geotechnical engineer provides a statement of risk with supporting documentation indicating that one of the following conditions can be met:

a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe;

b. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area;

c. The alteration is so minor as not to pose a threat to the public health, safety, and welfare;

d. An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area.

Based on our engineering analyses and our review of the current plans, it is our opinion that Criterion (b) and (c) can be met, provided that the project is properly constructed per the approved plans, current building code and common practice. We recommend that best management practices be implemented during construction, including the proper use of silt fence, minimizing earthwork activities during periods heavy precipitations, minimizing exposed areas in wet season, etc. Permanent erosion control measures including landscape and hardscape installations will effectively mitigate the risk of erosion in the long term and should be applied as soon as the grading is completed.

CLOSURE

We trust that the information presented herein meets your need at this time. Please call if you have any questions.

Sincerely,

10/24/2025

Michael H. Xue, P.E.
Principal Geotechnical Engineer