



August 20, 2024
ES-8332.02

Earth Solutions NW LLC

Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

LNL Builds, LLC
317 – 4th Street
Kirkland, Washington 98033

Attention: Vann Lanz

**Subject: Response to Review Comments
2430 and 2436 – 74th Avenue Southeast
Mercer Island, Washington**

CAO23-027

Dear Vann:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has prepared this response letter for the subject projects. This response addresses the current short plat that has been submitted for building permit review and was included in the referenced geotechnical report and addresses recent review comments provided in the referenced Review Letter.

Review Comment 4

The Geotechnical Engineering Study should include Mitigation Sequencing specific to the two proposals consistent with the requirements in MICC 19.07.100

ESNW Response

This response applies to both lots under review, as they both share similar geologic hazards and related code requirements.

A. Avoiding the impact altogether by not taking a certain action or parts of an action. The applicant shall consider reasonable, affirmative steps and make best efforts to avoid critical area impacts. However, avoidance shall not be construed to mean mandatory withdrawal or denial of the development proposal or activity if the proposal or activity is an allowed, permitted, or conditional use in this title. In determining the extent to which the proposal should be redesigned to avoid the impact, the code official may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal and identified changes to the proposal. Development proposals should seek to avoid, minimize and mitigate overall impacts based on the functions and values of all of the relevant critical areas and based on the recommendations of a critical area study. If impacts cannot be avoided through redesign, use of a setback deviation pursuant to section 19.06.110(C), or because of site conditions or project requirements, the applicant shall then proceed with the sequence of steps in subsections B through E of this section;

Avoidance of geologic critical areas on these lots is impractical due to site constraints; therefore, the site has been designed to maintain stability through various technologies.

B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, using a setback deviation pursuant to section 19.06.110(C), using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

The site has been designed using appropriate technology, such as pile foundations, lightweight backfill (geofam) and grading techniques to reduce grading associated with minimum code requirements. Site disturbance has been reduced to the minimum required that satisfies the applicable code requirements, to the extent practical.

C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

Does not apply to this proposal.

D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

Does not apply to this proposal.

E. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or

Does not apply to this proposal.

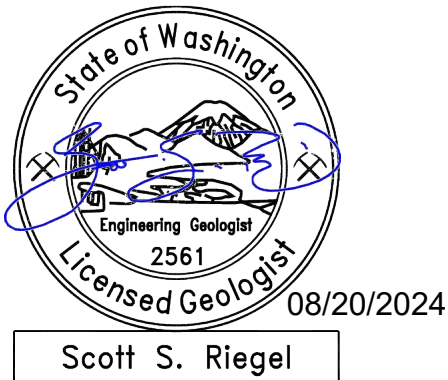
F. Monitoring the impact and taking appropriate corrective measures to maintain the integrity of compensating measures.

Does not apply to this proposal.

We trust this response letter meets your current needs. Should you have questions, or if additional information is required, please contact us.

Sincerely,

EARTH SOLUTIONS NW, LLC



Scott S. Riegel, L.G., L.E.G.
Associate Principal Geologist

cc: Medici Architects
Attention: Dan Alexander, AIA

References:

- Geotechnical Addendum and Response to Correction Notice, prepared by ESNW, ES-8332.02, dated December 7, 2023
- Geotechnical Engineering Study, prepared by ESNW, ES-8332.01, dated May 2, 2023
- Medici Architects, Architectural Site Plan, dated April 30, 2024
- Review Letter 2, prepared by City of Mercer Island Community Planning & Development, dated July 22, 2024