



September 5, 2024
Updated September 16, 2024
ES-9304.01

Earth Solutions NW LLC

Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

LNL Builds, LLC
8015 Southeast 60th Street
Mercer Island, Washington 98040

Attention: Vann Lanz

**Subject: Geotechnical Addendum
8020 Southeast 57th Street
Mercer Island, Washington**

Dear Vann:

As requested, Earth Solutions NW, LLC (ESNW) has prepared this geotechnical addendum letter addressing geotechnical review comments presented in the referenced review letter for the subject project.

Review Comment 2

The Geotechnical Engineering Report prepared by Altmann Oliver Associates, LLC must specifically address the Mitigation Sequencing in MICC 19.07.100. Please have the geotechnical engineer provide an addendum to the report to address Mitigation Sequencing.

ESNW Response

The referenced geotechnical report was prepared by Earth Solutions NW, LLC. Below is the applicable code and our evaluation for each mitigation item.

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;

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;

Of the mitigation strategies listed in this section, in our opinion, the project aligns most with B. The functions and values of the steep slope hazard on this site are very limited, as the surrounding area has been developed with residential structures. There is a 'band' of steep slope area that will be left in place, which provides a relatively continuous section of steep slope area that will maintain existing vegetation. In this respect, the limited functions and values of the steep slope hazard area are maintained. The site layout has considered the steep slope hazard and designed the improvements to limit disturbance in this area, complying with this mitigation technique.

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

Does not apply, as this feature requires no repair/rehabilitation/restoration.

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

Does not apply to this project.

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

Does not apply to this project.

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

Does not apply/not required for this project.

Review Comment 3

MICC 79.07.770(8)(77) requires a post-design memorandum prepared by a qualified professional confirming that the proposed improvements comply with the design recommendations. Please have the geotechnical engineer provide an addendum to the report to address the post-design memorandum.

ESNW Response

ESNW has reviewed the referenced plans which conform to the recommendations provided in the referenced geotechnical engineering study.

Review Comment 5

The submitted Geotechnical Engineering report does not discuss the required buffers for the mapped steep slope at the southeast corner of the property (see image below). MICC 19.07.160(C)(2)(a) requires a buffer equal to the height of the steep slope applied to the top and toe of slope, or, (b) if this could be considered a shallow landslide hazard area, a minimum 25-foot buffer applied in all directions. Please have the geotechnical engineer address this steep slope area, as a buffer might be required that may encroach onto the subject property. If a buffer is required, please update the plan set to show this.

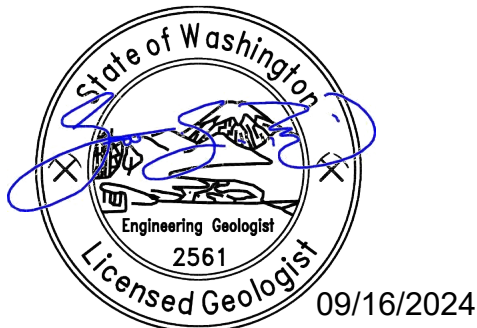
ESNW Response

Based on the topographic information provided in the referenced boundary survey, there is no steep slope hazard in the southeastern corner of the subject property. There is, however, a steep slope hazard located *off site* further to the southeast of the subject parcel. In our opinion, the minimum required buffer of 25 feet may be applied to the top of the steep slope area located off the southeastern corner of the subject site.

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

Sincerely,

EARTH SOLUTIONS NW, LLC



Scott S. Riegel

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

References:

- Boundary Survey, prepared by Touma Engineers and Land Surveyors, LLC, dated July 20, 2024
- CAO24-011 Review Letter, prepared by City of Mercer Island Community Planning & Development, dated May 31, 2024
- Preliminary Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC, ES-9304, dated October 24, 2023