

Nov 5, 2025

Nathan Rupcich  
[nate@McCullougharchitects.com](mailto:nate@McCullougharchitects.com)

RE: Land Use / Critical Areas Review  
Proposed Residence  
9412 SE 33rd Street  
Mercer Island, Washington

**CRITICAL AREA COMPLIANCE NARRATIVE FOR CRITICAL AREA REVIEW 1**

**MICC 19.07.090 - Critical area reviews.**

This section describes the purpose and procedures by which the city will review and authorize development and verify consistency with this chapter.

*A. Critical area review 1.*

1. The purpose of a critical area review 1 is to review
  - b. Verification of the presence or absence of a critical area;

Answer:

Initial Geotech report states on pages 1-3 under Project Description through to the section on the City of Mercer island GIS Mapped Hazards, it is determined the project site does not contain the geological hazards noted on the Mercer Island GIS Hazzard Map. Below are clips from that report with their findings and recommendations.

“City of Mercer Island GIS Mapped Hazards

The City of Mercer Island GIS maps indicate that the site contains a potential slide and seismic hazard area. These designations are likely present due to the mapped geologic conditions and historical data.

We did not observe evidence of soil susceptible to liquefaction or landslide activity. It is our opinion that the site does not contain these geologic hazards based on our observations and subsurface explorations. There may be a small area of seismic hazards near the shoreline; however, this would be within buffers and setbacks from shorelines and not within the subject property.”

**MICC 19.07.160 - Geologically hazardous areas.**

*B. General review requirements.* Alteration within geologically hazardous areas or associated buffers is required to meet the

standards in this section, unless the scope of work is exempt pursuant to section [19.07.120](#), exemptions, or a critical area review 1 approval has been obtained pursuant to section [19.07.090](#)(A).

Answer:

We are seeking approval for a Critical Areas Review 1, pursuant to Section 19.07.090 A, as determined by the GeoTech report findings as stated “It is our opinion that the site does not contain these geologic hazards based on our observations and subsurface explorations.” See Geotech report page 2 and related findings for more detailed information.