

LETTER REQUESTING SEASONAL DEVELOPMENT LIMITATION WAIVER

Project Address: 7520 Mercer Terrace Dr, Mercer Island, WA 98040

Building Permit #: 2402-026

Date: 11/18/2025

Applicant: Diego Pineda - One Point Management LLC

To:

Gareth Reece

Building Official - Community Planning and Development

Dear Gareth,

I am requesting approval of a Seasonal Development Limitation Waiver for the project at 7520 Mercer Terrace Dr. The property is located within a mapped landslide/erosion hazard area, which requires a waiver to proceed with construction during the wet season per MICC 19.07.020.

The associated Critical Areas Permit (CAO24-003) was issued on November 4, 2024. The complete geotechnical report from that review is included with this waiver submittal. In addition, Cobalt Geosciences completed a follow-up site visit in November 2025 to assess current wet-season conditions. Their report notes that the native soils remain stable, no significant erosion concerns were observed, and that the TESC measures shown on the approved plans are appropriate for work during the wet season. Standard BMPs, including silt fencing and covered stockpiles, will be in place as recommended.

The approved permit drawings include the Erosion Control Plan, which the contractor will follow throughout construction. The shift into the wet season is due to construction scheduling delays. The project team is prepared to fully comply with all erosion control requirements, emergency procedures, and BMPs.

All required documents for the waiver application have been uploaded to the permit portal for review.

Sincerely,

Diego Pineda - One Point Management LLC

(206) 771-5014

Diego@opm-db.com