



March 9, 2021
ES-6947.04

Earth Solutions NW LLC

Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

RKK Villa Marbella, LLC
7330 West Mercer Way
Mercer Island, Washington 98040

Attention: Mr. Mason Helms

**Subject: Plan Review and Statement of Risk
Proposed Marbella Residence
7311 West Mercer Way
Mercer Island, Washington**

Reference: Earth Solutions NW, LLC
Geotechnical Engineering Study, ES-6947.01, dated November 14, 2019
Second Response to Comments Letter, ES-6947.04, dated February 15, 2021

RFA Architects
Submittal Plan Set, dated January and February 2021

Dear Mr. Helms:

As requested by the project architect, Earth Solutions NW, LLC (ESNW) has prepared this plan review and statement of risk for the proposed single-family residence.

Plan Review

Based on our review, the referenced plan set, which is the most recent plan set provided to ESNW, conforms to the recommendations and conclusions provided in both the referenced geotechnical engineering study and response to comments letter.

Statement of Risk

Per MICC 19.07.160(B)(3), alterations of landslide hazards areas, seismic hazard areas, and associated buffers may occur if the conditions listed in MICC 19.07.160(B)(2) are satisfied and the geotechnical professional provides a statement of risk matching one of the following:

- a. An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a landslide hazard area or seismic hazard area.
- b. The landslide hazard area or seismic hazard area will be modified, or the development has been designed, so that the risk to the site and adjacent property is eliminated or mitigated, such that the site is determined to be safe.
- c. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties.
- d. The development is so minor as not to pose a threat to public health, safety, and welfare.

In our opinion, criterion "c" is met. Provided that appropriate construction methods relating to earthwork and erosion control are incorporated into the project design and execution, as outlined in the referend report, it is our opinion the proposed development be considered as safe as if it were not located in a geologically hazardous area. The proposed construction only affects the subject site and will not impact adjacent properties adversely.

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

Sincerely,

EARTH SOLUTIONS NW, LLC



Chase G. Halsen, L.G.
Project Geologist



Keven D. Hoffmann, P.E.
Senior Project Manager

cc: RFA Architects
Attention: Mr. Richard Fisher (Email only)