

BASSETT LARSEN DESIGN LLC

May 26, 2021

Lauren Anderson, Planner
Robin Proebsting, Senior Planner
City of Mercer Island
9611 SE 36th St.
Mercer Island, WA 98040

RE: 4340 E. Mercer Way, parcel #004610-0152, File CA021-002, Leahy CAR

Dear Lauren and Robin,

Thank you for meeting virtually with Scott Spooner and me regarding this application for CAR-2 review. In the meeting it was determined the development application complies with MICC 19.07.130 (A)(2)(a-e) and should be revised to a CAR-1 review. To that end, Scott has revised the report from Wetlands and Wildlife.

The following address your requests in the Notice of Incompleteness letter:

You requested we state how the project is exempt from SEPA review:

In accordance with WAC section 197-11-800(1), the proposed project is categorically exempt from SEPA review because the project includes minor new construction associated with a proposed 2nd-story addition to an existing single-family residence. The proposed 2nd-story addition will be located entirely within the building footprint of the existing single-family residence. Single-family residential projects are categorically exempt from SEPA review as long as none of the proposed project "Is undertaken wholly or partly on lands covered by water". As detailed in the associated Critical Areas Study for this proposed project, no proposed project activities are located among areas that are wholly or partly on lands covered by water. All proposed project activities are located more than 45 feet from the on-site stream and / or off-site wetlands. Therefore, the proposed single-family residential addition project meets all criteria to be considered categorically exempt from SEPA review.

You requested we indicate compliance with MICC 19.07.130(A)(2)(a-e) to revise the development application to a CAR1 application:

- (A)(2)(a) N/A, the project adds 1000 s.f. upper level addition, the footprint is not proposed to be enlarged.
- (A)(2)(b) N/A, the project is located in the buffers, it is not located in the wetland or watercourse
- (A)(2)(c) The proposed upper level addition is no closer to the wetland or watercourse than a distance equal to 75% of the applicable standard buffer.
- (A)(2)(d) The critical area study by Wetlands and Wildlife demonstrates that impacts have been avoided or minimized
- (A)(2)(e) The statement of risk by Tim Peter of Associated Earth Sciences, Inc. is consistent with MICC 19.07.160(B)(3).

You requested we address potential construction impacts from the addition:

The revised report from Wetlands and Wildlife addresses potential construction impacts.

In our virtual meeting, you also requested information be added to the Site Plan:

The watercourse and dimensioning to it has been added.

The development application has been changed to fit the CAR-1 application requirements.

Please let me know if you need anything else.

Sincerely,



Cindy Larsen, Architect