



TECHNICAL MEMORANDUM

Prepared by: Grette Associates, a division of Farallon Consulting, L.L.C. May 22, 2024
2709 Jahn Avenue NW, Suite H-5
Gig Harbor, WA 98335

Prepared for: City of Medina File No.: 3362-001-004
Attention: Rebecca Bennett
PO Box 144 – 501 Evergreen Point Rd.
Medina, WA 98039

Re: P-24-005: Revised No Net Loss Third-Party Review – 226 Overlake Drive East

The City of Medina (City) has contracted with Grette Associates, a division of Farallon Consulting, L.L.C., to assist in the review of the Revised Ecological No Net Loss Assessment Report (the “Revised Report”; dated April 2024) prepared by Northwest Environmental Consulting, LLC (NEC).

The Revised Report was prepared in response to Grette Associates’ April 1, 2024, third-party review of NEC’s Ecological No Net Loss Assessment Report (January 2024). That review identified two revisions that were necessary for the January Report to be compliant with Subtitle 16.6 (Shoreline Master Program) of the current version of the Medina Municipal Code (MMC).

Those necessary revisions included:

- submit copies of the required monitoring reports to the City of Medina, in addition to the U.S. Corps of Engineers, to verify compliance with MMC 16.66.010, and
- address mitigation sequencing for compliance with MMC 16.66.020.

Based on a review of the Revised Report, the two comments from Grette Associates’ initial review have been addressed. On page 4 of the Revised Report, under “Maintenance and Monitoring”, NEC states that “the required report that will be sent to the Corps of Engineers, will also be sent to the City of Medina.” It should be noted that multiple monitoring reports are required to be submitted to the City for this project, including an as-built report documenting the installation of the mitigation plants as well as annual monitoring reports for each of Years 1-5 of the monitoring program. All such monitoring reports must be submitted to the City of Medina to verify compliance with MCC 16.66.010. Additionally, the Revised Report states that the “owner will maintain and monitor the plantings per Sheet 6.0 of the plan set...” However, Sheet 6.0 has not been revised to include the language from the Revised Report stating the monitoring reports must be sent to the City of Medina.

The Revised Report now includes discussion of avoidance and minimization measures, including specific best management practices (BMPs) to avoid and minimize impacts during construction, compensatory measures (native plantings) to ensure no net loss of shoreline ecological functions

will result from temporary and indirect impacts, and maintenance and monitoring of the compensatory plantings to ensure function. With these revisions, the Revised Report is compliant with MMC 16.66.010.

In summary, it is Grette Associates' professional opinion that the Revised Report is compliant with Subtitle 16.6 of the MMC. Submittal of the as-built report and the annual monitoring reports to the City will allow the City to confirm that no net loss of shoreline ecological functions occurs as a result of the project.

If you have any questions regarding this review, please contact me at (253) 573-9300, or by email at scottm@gretteassociates.com.

Sincerely,

Grette Associates, a division of Farallon Consulting L.L.C.

A handwritten signature in black ink, appearing to read "Scott Maharry". The signature is fluid and cursive, with the first name "Scott" written in a smaller, more legible script than the last name "Maharry".

Scott Maharry
Principal Scientist