



CITY OF MEDINA

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April 02, 2024

Zion Napier
1080 W Ewing St
Seattle, WA 98119

Via email: zion@seabornpiledriving.com

Re: Correction Required – 226 Overlake Drive East- No: P-24-005

Dear Mr. Napier,

On March 22, 2024, the City of Medina sent over the No Net Loss Report for the Johnson Residence Project to Grette Associates (Grette) for review of the report and to verify that the proposed installation of moorage piles would not have a net loss of ecological function to the shoreline environment. Having transmitted the application materials to Grette and requested their review, the City has received recommendations from Grette and is requesting additional information from the applicant to align with Grette's recommendations:

No Net Loss Report Review

- MCC 16.66.020:** *“monitoring is required to be completed for any mitigation action.”* Grette conducted a review of the No Net Loss report to determine if the project's proposed mitigation efforts would offset the impacts of the proposed development on the project site. Grette found that the No Net Loss report provided by the applicant did not include a summary of any post-project monitoring to ensure survival of the native species and thus no net loss of function, but according to the included figure in the plan set (Sheet 6.0) the proposed project will perform a post project inspection and complete a 5-year monitoring effort for compliance with federal permit requirements. To comply with the listed code section, please provide a copy of the monitoring report as outlined in the provided sheet set (Sheet 6.0) for compliance with the no net loss requirements as defined in Chapter 16.66 of the MMC.
- MCC 16.66.010** Grette reviewed the submitted materials for consistency with the analysis criteria outlined in 16.66.010 which includes, but not limited to:
 - A description of existing conditions of the affected shoreline
 - Demonstration of mitigation sequencing (MMC 16.66.020)
 - An impact analysis; and
 - Proposed mitigation.

Grette's review found that most of the criteria listed above were found within the Report provided by the applicant, but noticed the Report lacks demonstration of mitigation sequencing as required in the net loss analysis requirements as defined in MCC 16.66.010. Provide a revised report that includes mitigation sequencing to demonstrate that all reasonable efforts to avoid impact have been considered and that the proposed mooring pile are necessary.

At this time, the processing of your permit application is placed on hold pending the submittal of the requested information. These determinations do not preclude the City from requesting additional information.

Please upload new items to the permit portal at your earliest convenience. If you have questions, please do not hesitate to contact me at tcarter@ldccorp.com or (425) 949-0152. Contact our Development Services Coordinator, Rebecca Bennett if needed for assistance with the permit portal.

Sincerely,

Thomas Carter
City of Medina
Planning Consultant

CC: Steven R. Wilcox
Jonathan Kesler
Rebecca Bennett