



CITY OF MEDINA

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March 28, 2024

Zion Napier
1080 W Ewing St
Seattle, WA 98119

Via email: zion@seabornpiledriving.com

Re: Correction Required – 8315 Overlake Drive West File No: P-23-062

Dear Zion Napier

On February 23, 2024, the City of Medina presented your proposed project to its hearing examiner at a public, virtually-held hearing. In his review of the project record, the hearing examiner noted that a third-party review of the application's No Net Loss report and Critical Areas report for consistency with the Medina Municipal Code (MMC) had not been conducted. The hearing examiner held his decision and continued the hearing to provide staff with adequate time to seek this review from its third-party critical areas on-call consultant, Grette Associates (Grette). 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

1. **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 8.0) 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 8.0) for compliance with the no net loss requirements as defined in Chapter 16.66 of the MMC.

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 kmahoney@ldccorp.com or (425) 949-0164. Contact our Development Services Coordinator, Rebecca Bennett if needed for assistance with the permit portal.

Sincerely,

Kim Mahoney

City of Medina
Principal Planner

CC: Steven R. Wilcox
Jonathan Kesler
Rebecca Bennett