



CITY OF MEDINA

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April 01, 2024

Critical Area/ No Net Loss Director Authorization

The Medina Municipal Code (MMC) authorizes the Director to require more or less information in an application's critical area report than would otherwise be required by the MMC if, in the judgement of a qualified professional, more or less information is necessary to adequately address the potential for a proposed project to impact critical areas and, if so, what mitigation would be needed to offset those potential impacts (see MMC 16.66.010(D)(4) and MMC 16.67.050(C)).

Given these provisions of the MMC, and having read the review of the project's critical area report completed by a qualified biologist and licensed Professional Wetland Scientist at the City's third-party critical area review consulting firm (Grette Associates) prepared on March 22, 2024, I concur with Grette's conclusions and recommendations and find that, where the critical area report is deficient information to strictly conform to the MMC, no further information is needed from the applicant to substantiate the applicant's compliance with the City's No Net Loss requirements set forth in MMC Chapter 16.66 or its Critical Area Report requirements set forth in MMC Chapter 16.67; provided that, the applicant provides the City with the 5-year post-project vegetation monitoring and inspection report that is indicated as having been prepared on Sheet 8.0 of the plan set submitted for P-23-062 and demonstrates compliance with mitigation standards.

Sincerely,

Steven R. Wilcox
City of Medina
Development Services Director