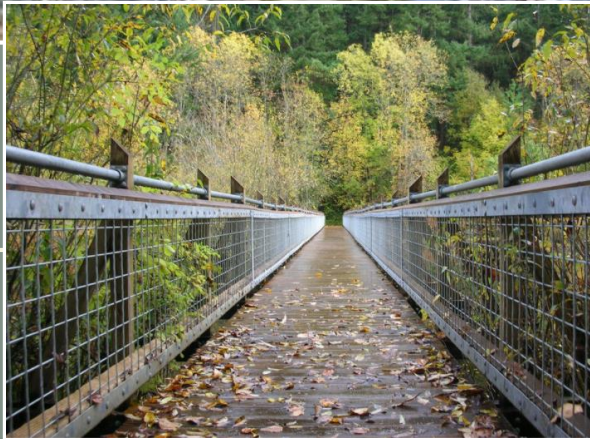


# City of Tacoma Critical Area and Shoreline Monitoring



**City of Tacoma**  
Planning and Development Services Department

# 1.The Reason

- GMA and City Critical Area Preservation Ordinance require “no net loss”.
  - Preservation of existing functions and values of critical areas.
- City SMP policy requires a “no net loss” and an overall “net gain” of ecological function.
  - Preservation of existing functions and values of critical areas.
  - Net Gain- Use preferences with a requirement that non-preferential uses maintain vegetated buffer.

# CAPO and SMP Review/Permits

- Applicability
  - Public or private activities in or near a critical area.
  - CAPO-Any activity that could alter vegetation, soil, water.
    - Includes voluntary enhancement/restoration.
  - SMP – Development.
- Review of activities requires:
  - Specific critical area information including delineation
  - Quantify the work and area impacted.
  - Describe the quality and function and value of the area impacted.
  - Analysis of the project against the code requirements.
- Conditions are provided for compliance

# Building and Site Development Permits

- Approval through a Site Development or Building Permit without a separate CAPO permit.
  - No encroachment.
  - Risk of impacts is low.
  - Not in shoreline jurisdiction.
  - Site Development/Building permit plan set is redlined to show limits of work.
  - Required to install fencing and signage.
  - Notice on title recorded.

## 2. Objectives for Permit Implementation Monitoring

- Track compliance with the goals of the CAPO and SMP for each approval.
  - Permit Tracking - start with City approval
    - Is the project consistent with regulations?
    - Provide clear conditions to ensure compliance.
  - Track compliance with conditions to include:
    - Project constructed as permitted.
    - Mitigation installed and evaluation of long-term monitoring.

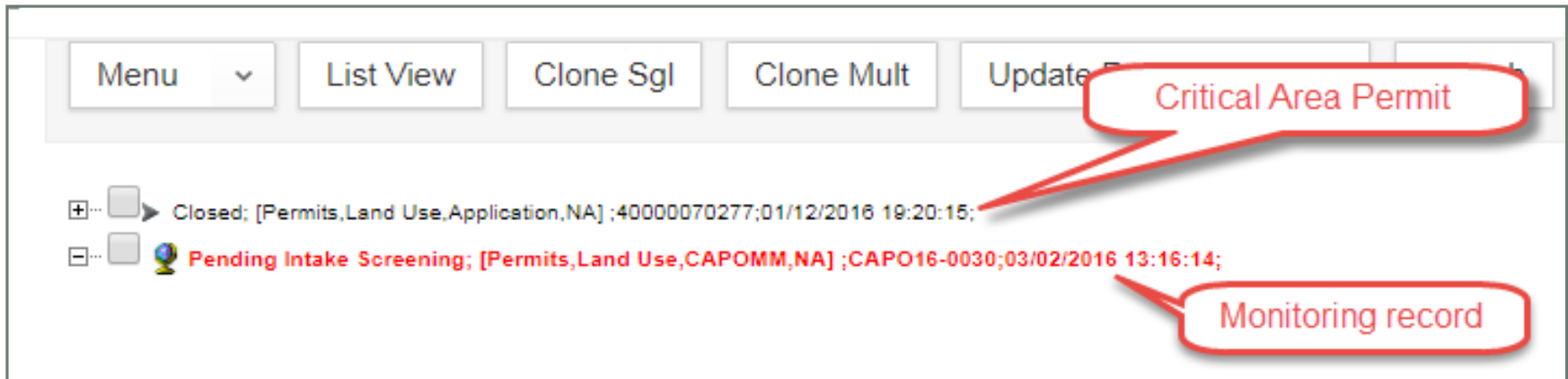
# Track Compliance

- Project constructed as permitted.
  - Site visit to verify construction done in compliance with permit.
  - BMPs installed to minimize impacts.
  - Fencing and signage.
  - Notice on Title recorded.

- Compliance with conditions for compensatory mitigation and monitoring.
  - Bonding.
  - Site visits to verify planting installation complies with As-Built.
  - Site visits to verify Annual Monitoring Reports.
    - Percent plant survival.
    - Goals and Performance standards are measured and reported.

### 3. Design the Monitoring Program

- Accela – Permitting database used for permit and monitoring tracking.
- Separate records for each permit/approval and long-term monitoring.





# Permit Implementation Monitoring

## Parent Permit -Metrics for Impacts and Mitigation.

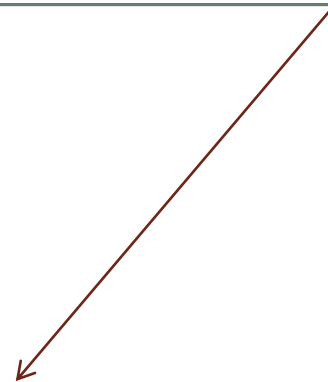
CRITICAL AREAS / SHORELINE		+ Add	Delete	CSV	CSV Export		
Type	Impact	Impact Area(Number)	Mitigation Required?	Mitigation Area(Number)	Monitoring Required?	In-Lieu Fee Paid?	
<input type="checkbox"/>	--Select--	--Select--	<input type="text"/>	--Select--	<input type="text"/>	--Select--	--Select--



CRITICAL AREAS / SHORELINE		+ Add
<input type="checkbox"/>	Type	
<input type="checkbox"/>	--Select--	
	--Select--	
	Aquifer Recharge	
	FWHCA	
	Floodplain	
	Geological Hazard	
	Marine Buffers	
	Stream	
	Wetland	

Delete	CSV	CSV Export
Impact		Impact Area(Number)
<input type="text"/>		--Select--
--Select--		Select--
Both		
Buffer		
Critical Area		
None		
Water Quality		

CRITICAL AREAS / SHORELINE							
<span>+ Add</span> <span>🗑 Delete</span> <span>📄 CSV Export</span>							
Type	Impact	Impact Area(Number)	Mitigation Required?	Mitigation Area(Number)	Monitoring Required?	In-Lieu Fee Paid?	
<input type="checkbox"/>	--Select-- ▼	--Select-- ▼	<input type="text"/>				



Mitigation Required?	Mitigation Area(Number)
<div> --Select-- ▼  --Select--  YES  NO </div>	<input type="text"/>

Monitoring Required?	In-Lieu Fee Paid?
<div> --Select-- ▼  --Select--  YES  NO </div>	<input type="text"/>

## Example – Wetland and Buffer

CRITICAL AREAS / SHORELINE							
<div> <div> <div>+</div> <div>Add</div> </div> <div> <div>🗑️</div> <div>Delete</div> </div> <div> <div>📄</div> <div>CSV Export</div> </div> </div>							
<input type="checkbox"/>	Type	Impact	Impact Area(Number)	Mitigation Required?	Mitigation Area(Number)	Monitoring Required?	In-Lieu Fee Paid?
<input type="checkbox"/>	Wetland	Critical Area	200	YES	600	YES	--Select--
<input type="checkbox"/>	Wetland	Buffer	100	YES	150	YES	--Select--

# Parent Permit-record and track conditions.

\*Work in progress

Standard conditions:

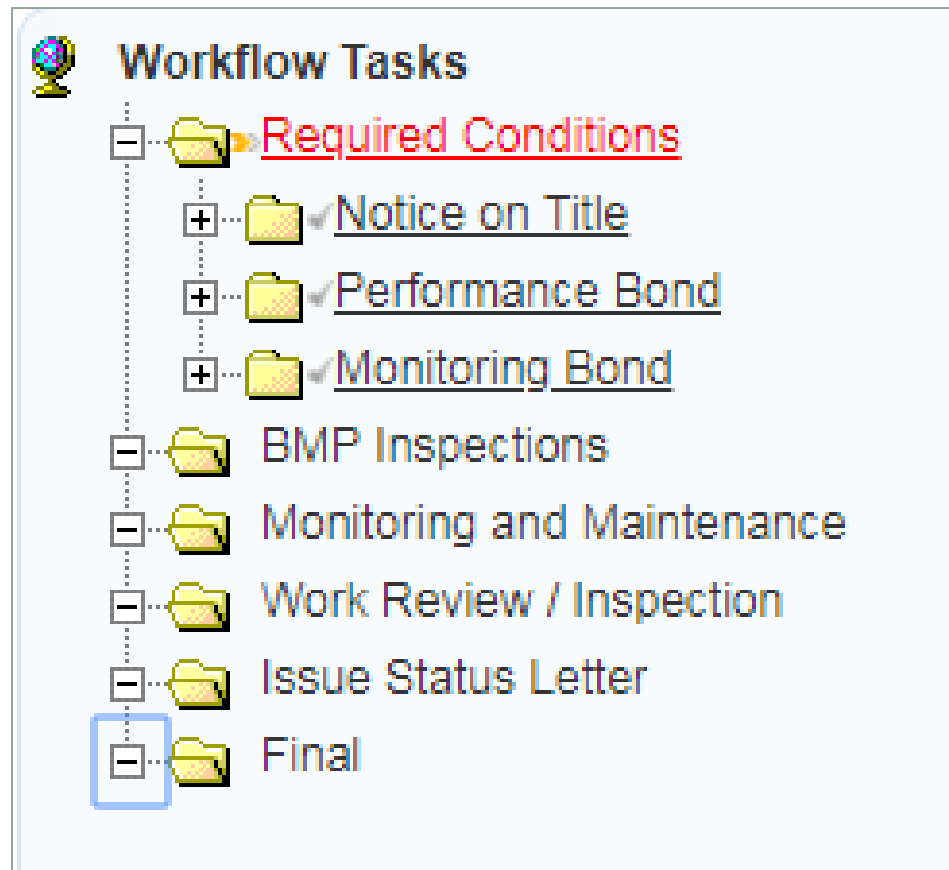
- BMPs installed
- Fencing and signage
- Notice on Title

The screenshot shows a web form with a light gray header bar containing four buttons: "Submit", "Reset" (highlighted with a blue border), "Cancel", and "Help". Below the header, the form is organized into two columns. The left column contains a "Condition Name" text input field, a "Short Comments" text area, a "check spelling" link, and a "Display Notice" section with three checkboxes: "Accela Automation", "ACA", and "ACA Fee Estimate Page". The right column contains a "Condition Type" dropdown menu set to "Condition of Approval", a "Long Comments" text area, a "check spelling" link, and an "Include in Condition Notice" section with two checkboxes: "Condition Name" and "Short Description".

Field	Value / Options
Condition Name	[Empty text input]
Condition Type	Condition of Approval ▼
Short Comments	[Empty text area]
Long Comments	[Empty text area]
Display Notice	<input type="checkbox"/> Accela Automation <input type="checkbox"/> ACA <input type="checkbox"/> ACA Fee Estimate Page
Include in Condition Notice	<input type="checkbox"/> Condition Name <input type="checkbox"/> Short Description

# Child Permit - Separate Critical Area Monitoring Record.

General  
Schematic for  
monitoring record.



## 4. Determine the Monitoring Time Frame

- Information is continually tracked for each approval and ongoing.
- Reports can be obtained for any time period.

## 5. Evaluate Results

- Are projects meeting permit requirements?
- Are mitigation sites meeting performance standards in within the minimum 5 years?
- If not...
  - Are critical area code requirements sufficient?
  - Is better enforcement or sureties needed?

# Validation Monitoring

- Program Effectiveness Monitoring
  - Are code standards and mitigation achieving goals and policies.
    - Is avoidance achieving “no net loss”?
    - Is compensatory mitigation successful?
    - Does it help inform and revise regulations.
  - Develop mapping tools to evaluate land cover changes.
  - Resources and funding.
  - Departmental focus/culture is level of service for permit issuance.

# FEMA /BiOp Compliance

- City choose Door 2
  - Describe current conditions and demonstrate that existing conditions will assure compliance.
  - City submitted but has not been approved.
  - How to track compliance with FEMA criteria.
    - Accela uses GIS to recognize if parcel is located in FEMA designated flood hazard area..
    - Incorporated information from FEMA worksheet in Accela.



FEMA Documentation of compliance with FEMA and ESA (FEMA BiOp) to be completed by staff.

Parcel within Flood Plain

--Select-- ▼

Brief Description of the Project

[check spelling](#)

Project scope within Flood Plain

--Select-- ▼

Does FEMA consider this an allowed activity or exempt from habitat assessment?

--Select-- ▼

The following fields are only required when the project does not fall within the exemptions above

Describe the Pre-Development Habitat Conditions at the Site

[check spelling](#)

Anticipated Effect on Habitat

--Select-- ▼

Made by fisheries biologist or other qualified professional

Number of Acres of Flood Plain Partially Restored

Number of Acres of Flood Plain Filled

Mitigation Required to Preserve Habitat

--Select-- ▼

Corrective Actions Required or Enforced

[check spelling](#)

Was a Letter of Map Change Requested

--Select-- ▼

Base Flood Elevation Certificate Required?

--Select-- ▼

Increase in Impervious Surfaces

--Select-- ▼

Increase in Impervious Surfaces - to nearest 1/10 acre

Did the Project Result in a Loss of Trees?

--Select-- ▼

If Yes to Above, Identify Tree Loss

--Select-- ▼

Activity Required to Complete the Project

--Select-- ▼

Evaluation of Mitigation Success

--Select-- ▼

General Comments

[check spelling](#)

Base Flood Elevation

Base Flood Elevation Certificate Received?

--Select-- ▼