

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 Export

Type	Impact	Impact Area(Number)	Mitigation Required?	Mitigation Area(Number)	Monitoring Required?	In-Lieu Fee Paid?
<input type="checkbox"/> --Select--	<input type="checkbox"/> --Select--	<input type="text"/>	<input type="checkbox"/> --Select--	<input type="text"/>	<input type="checkbox"/> --Select--	<input type="checkbox"/> --Select--



CRITICAL AREAS / SHORELINE + Add

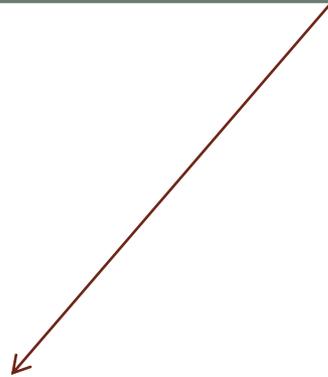
<input type="checkbox"/> Type
<input type="checkbox"/> --Select--
Aquifer Recharge
FWHCA
Floodplain
Geological Hazard
Marine Buffers
Stream
Wetland

Delete CSV Export

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

CRITICAL AREAS / SHORELINE + Add Delete CSV Export

Type	Impact	Impact Area(Number)	Mitigation Required?	Mitigation Area(Number)	Monitoring Required?	In-Lieu Fee Paid?
<input type="checkbox"/> --Select-- ▼	<input type="checkbox"/> --Select-- ▼	<input type="text"/>	<input type="checkbox"/> --Select-- ▼	<input type="text"/>	<input type="checkbox"/> --Select-- ▼	<input type="checkbox"/> --Select-- ▼



Mitigation Required? Mitigation Area(Number)

--Select-- ▼

--Select--

YES

NO

Monitoring Required? In-Lieu Fee Paid?

--Select-- ▼

--Select--

YES

NO

Example – Wetland and Buffer

CRITICAL AREAS / SHORELINE							
+ Add Delete CSV Export							
<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

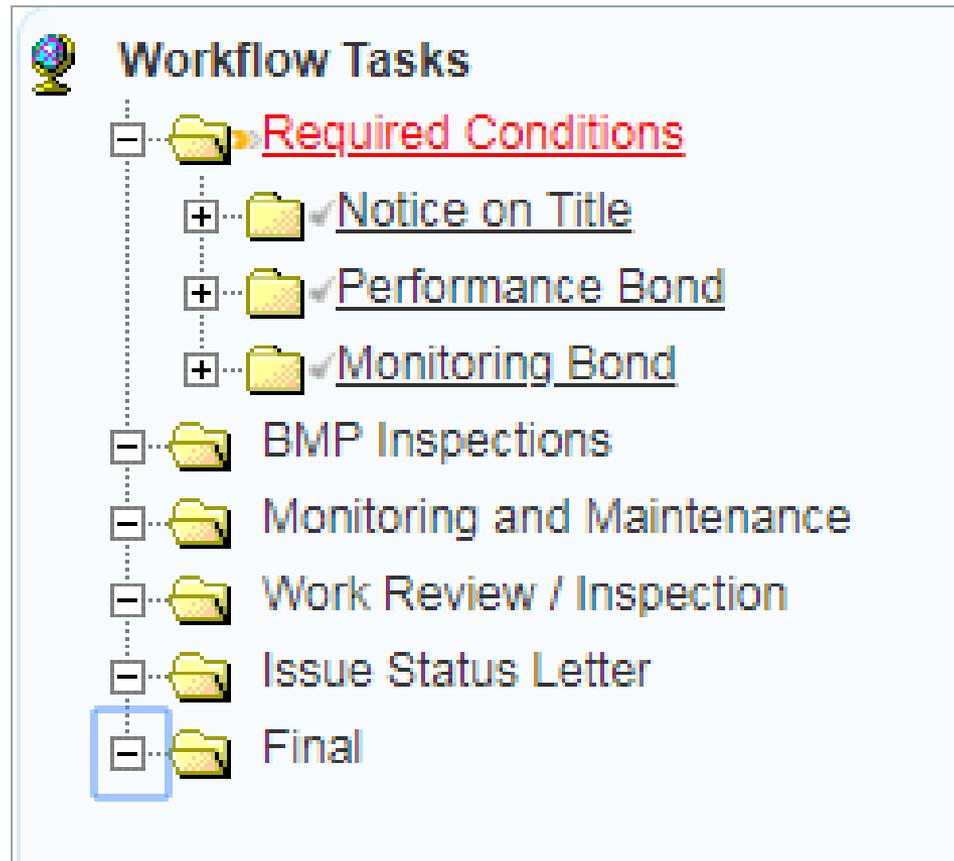
Standard conditions:

- BMPs installed
- Fencing and signage
- Notice on Title

The screenshot shows a web form with a header bar containing four buttons: 'Submit', 'Reset', 'Cancel', and 'Help'. The 'Reset' button is highlighted with a blue border. 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 with a 'check spelling' link below it, 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 with a 'check spelling' link below it, and an 'Include in Condition Notice' section with two checkboxes: 'Condition Name' and '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

Brief Description of the Project

[check spelling](#)

Project scope within Flood Plain

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

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

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

Corrective Actions Required or Enforced

[check spelling](#)

Was a Letter of Map Change Requested

Base Flood Elevation Certificate Required?

Increase in Impervious Surfaces

Increase in Impervious Surfaces - to nearest 1/10 acre

Did the Project Result in a Loss of Trees?

If Yes to Above, Identify Tree Loss

Activity Required to Complete the Project

Evaluation of Mitigation Success

General Comments

[check spelling](#)

Base Flood Elevation

Base Flood Elevation Certificate Received?