



CITY OF PUYALLUP

Development and Permitting Services

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

Critical Areas Report Checklist—Mitigation Plans

This checklist reflects the minimum elements needed for a complete Mitigation Plan as described in Puyallup Municipal Code 21.06.530 and 21.06.620. It is intended to be used as a preliminary review for basic completeness prior to technical review, which may address concerns or requirements beyond the basic elements included here. Use of this checklist will ensure efficient and consistent review of development proposals in the City of Puyallup. If a report element is included, note the page, section, or figure number in Column 2.

Report Details	
Name of Report	Wetland and Stream Study for American Pride Lending Property
Date of Report	12-20-2022
Author of Report	John Altmann - Ecologist with Altmann Oliver Associates, LLC
Application Number	

Included?	Location in Report ¹	Report Element
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 1	Existing Site Conditions: Summary of critical areas and buffer on-site and within 300 feet of the site with a reference to the critical areas report (a detailed description of critical areas must be included if mitigation plan is included as part of critical areas report)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 1	Proposed Development: A description of the proposed site development The report is addressing unpermitted C,F&G work, not future development.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 2-3	Proposed Development: Specific information on construction or the proposed mitigation activity including timing, sequence, equipment needs, and best management practices
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Proposed Development: A description of the proposed storm water management plan for the development and consideration of impacts to drainage alterations
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Impact Analysis: A detailed assessment of the potential impacts to critical areas and buffers resulting from site development
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Impact Analysis: An analysis of mitigation sequencing describing site development alternatives and measures taken to avoid and minimize critical area impacts
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pg. 1	Impact Analysis: A detailed description of the effects of the proposed development on critical areas and buffer areas and functions, including a quantification of the area of critical area disturbance
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	on Mitigation plan	Proposed Mitigation: A description of the proposed mitigation ratios and discussion demonstrating sufficient restoration, creation, enhancement, and/or preservation measures to maintain the functions and values of the critical area, and/or to prevent risk from a hazard posed by a critical area

¹ Location in report can be page number, figure number, or report section.



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Included?	Location in Report ¹	Report Element
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 1-2, mit. plan	Proposed Mitigation: A description of the activities proposed to compensate for critical area impacts, including all clearing, grading/excavation, planting, weed management, installation of habitat structures, irrigation, and other site treatments
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 2, Mitigation plan	Proposed Mitigation: Documentation that the restoration, creation, enhancement and/or preservation areas shall be of the same or greater quality and endurance as the critical area(s) being replaced
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 2	Proposed Mitigation: A description of the functions and values that the proposed compensation area(s) shall provide
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Proposed Mitigation: Assessment of critical area functions under pre- and post-development conditions
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 1	Proposed Mitigation: An assessment of the project's consistency with applicable state and federal regulations, including the need for permits from state and/or federal agencies
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pg. 2	Mitigation Plan: The goals, objectives, and performance standards that the proposed compensation action(s) shall achieve
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pg. 3	Mitigation Plan: A description of how the compensation area(s) will be evaluated to determine if the performance standards are being met
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 3	Mitigation Plan: A program and schedule for construction and post-construction monitoring of the compensation project
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 3	Mitigation Plan: Identification of potential courses of action, and any corrective measures to be taken if monitoring or evaluation indicates project performance standards are not being met (i.e., contingency measures)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Mitigation Plan: Financial guarantees, if necessary, to ensure that the mitigation plan is fully implemented. Financial guarantees shall be posted in accordance with accepted surety as defined by PMC 21.06.650
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pg.3, plan	Maintenance Plan: A description of maintenance activities and timing.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 3,plan	Monitoring Plan: Monitoring plan is for at least 5 years, with longer period for forest or scrub-shrub wetland mitigation
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 3, plan	Monitoring Plan: Monitoring reports shall be submitted annually for the first three years following construction and at least upon the completion of the fifth year to document milestones, successes, problems, and contingency actions of the compensatory mitigation
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	pg. 1, 4	The dates, names, and qualifications of the person(s) preparing the report and documentation of any fieldwork performed on the site
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	c&g plan	Site vicinity map
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	mit. plan	Figure showing critical areas and buffers within study area (including within 300 feet of the site/project area)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	c&g plan	A site plan for the development proposal showing the proposed development footprint and clearing limits



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Included?	Location in Report ¹	Report Element
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	mitigation plan	Detailed drawings of the activities proposed to compensate for critical area impacts, including all clearing, grading/excavation, planting, weed management, installation of habitat structures, irrigation, and other site treatments

Comments:

The site was graded and gravel brought in without a permit. The retroactive C&G permit is intended to address that issue and then eventually we will apply for a change of use. Further modifications to the open gravel area of the site will be limited.