



Wetland or Critical Fish and Wildlife Species & Habitat Conservation Areas

- Application information can be found in [PCC Chapter 18E](#).
- **Instructions** are included **on the next page of this form**.

Parcel Number(s) _____

Application Checklist Submittals must be electronic through our online portal (PALS Online Permits) or on a flash drive/CD at the Development Center.	Master Application	Required Findings	Site Plan ¹	Report ³	Received
WETLAND APPLICATIONS					
Analysis Report	X		X	X	
Categorization & Delineation & Non Compensatory Mitigation Plan ²	X		X	X	
Wetland Delineation Report ²	X		X	X	
Compensatory Mitigation Plan Review	X		X	X	
Non-Compensatory Mitigation Plan	X		X	X	
Verification, Wetland or Water Type	X		X	X	
Variance – Wetlands	X	X	X		
Reasonable Use Exception – Wetlands	X	X	X		
Field Visit	X				
FISH & WILDLIFE APPLICATIONS					
Water Type Verification	X				
Habitat Assessment Review	X		X	X	
Habitat Assessment Letter Review	X		X	X	
Habitat Assessment Study Review	X		X	X	
Habitat Assessment Report Review	X		X	X	
Hazard Tree Report Review in Critical Area	X			X	
Variance – Fish & Wildlife and Habitat Conservation Areas	X	X	X		
Reasonable Use Exception – Fish & Wildlife and Habitat Conservation Areas	X	X	X		

For Office Use Only	
App Type	
Fee Code	
Checked by	

¹ May be included with report.

² Please note that when Pierce County Staff completes a wetland delineation for a single-family residence, it is not acceptable for submittal to the U.S. Army Corps of Engineers or the Washington State Department of Ecology as a delineation report.

³ Not required if the County is to create the report.

Instructions for the Application Checklist

Visit our Website to ["Find a Form or Handout"](#)

Master Application:

The Master Application must be **filled out completely and signed**. In the event the applicant is not the landowner, the landowner must provide authorization with a signature giving the agent/applicant authorization to act on his or her behalf.

Required Findings:

Review criteria specific to the application must be addressed by the applicant, a list of the required findings are available on the PALS website.

Site Plan:

Site plan must be drawn to scale and show all existing and proposed improvements, including: parking areas, landscaping, building footprints, porches, walks, decks, overhangs, location of easements, setback measurements, legal access, road approach locations, utilities, location of fire hydrants, drainage courses (if present), site contours at 5-foot maximum intervals, approved septic tank and drainfield locations including reserve areas, retaining walls and rockeries and other information as required by Appendix B of Title 18E. The site plan may be included separately or as part of a required report or plan.

Property Posting:

Per Title 18 Development Regulation – General Provision, Section 18.80.040 C. "Notice shall be posted by the applicant on the subject property in accordance with specifications provided by the Department. In accordance with Department property posting requirements, applicants shall submit declarations of posting to the Department within 28 days from the filing of a complete application." Find Declaration of Posting here:

[Declaration of Posting](#)

Parent Permit:

- Certain types of wetland or fish & wildlife review can't be completed without an accompanying "parent" application, such as: a building permit, septic design, or subdivision. If you intend to submit for review without an accompanying parent application, you are encouraged to first contact the Biologist of the Day (253-798-7005) to discuss your review needs.
- Also, wetland and fish & wildlife review does not provide vesting. Only those application types defined within [Chapter 18.160](#) provide vested rights.

Hazard Tree Report:

The report shall include an assessment of the tree(s) condition and identify the need for removal through a clear and complete discussion of risk. This shall include a description of:

1. Likelihood of tree failure within a defined time frame;
2. Likelihood of a tree failure resulting in a target¹ being struck;
3. Consequences of a target¹ being struck with a discussion of occupancy rates; and
4. Discussion of overall tree risk rating and mitigation options with associated residual risk ratings.
5. A description of the Recommended Abatement treatment for each tree (including but not limited to: removal, habitat cut, thinning and restructuring) and anticipated timeline;
6. A detailed replanting plan and/or mitigation plan.

¹A target may include people, property, or activities.

Table 2.05.040-11A. SF/AG Critical Areas – Environmental Constraints
Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas

Application Type	County			Private Consultant		
	Fee Code	Base Fee (up to 1 acre)	Per Acre Fee (more than 1 acre)	Fee Code	Base Fee	Resub Fee ⁵
Categorization/Delineation/Non-Compensatory Mitigation Plan	LXSM	\$2,150	\$200	LXDN	\$1,760	\$140
Wetland Delineation Report	LXSD	\$1,550	\$200	LXDR	\$1,425	\$105
Compensatory Mitigation Plan Review ¹				LXRC	\$1,540	\$165
Non-Compensatory Mitigation Plan ²	LXSN	\$1,450	\$120	LXRN	\$1,100	\$105
Single-Family Wetland Certification				LXCT	\$375	
Monitoring Report Review					\$500	
Habitat Assessment Field Review	LESA	\$1,160	\$60			
Habitat Assessment Letter Review				LESA	\$840	\$105
Habitat Assessment Study Review				LESA	\$1,100	\$105
Habitat Assessment Report Review				LESA	\$1,250	\$105
Hazard Tree Report Review in Critical Area				LESA	\$635	\$105
Verification, Wetland or Water Type ⁴	LXSV	\$1,070	\$140	LXSR	\$800	\$105
Variance	LXWV	\$2,900				
Reasonable Use Exception	LXRE	\$2,990				
Field Visit ⁶	LXAS	\$330				

Qualification Review for Fish & Wildlife and Wetland Specialists	\$100
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Table 2.05.040-11B. General Critical Areas – Environmental Constraints
Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas

Type	County Biologist			Private Consultant		
	Fee Code	Base Fee (up to 1 acre)	Per Acre Fee (more than 1 acre)	Fee Code	Base Fee	Resub Fee ⁵
Analysis Report				LGWR	\$1,825	\$450
Compensatory Mitigation Plan Review ¹				LGCM	\$2,060	\$460
Non-Compensatory Mitigation Plan ²				LGNM	\$1,430	\$275
Monitoring Report Review					\$690	\$105
Habitat Assessment Letter Review				LESA	\$880	\$105
Habitat Assessment Study Review				LESA	\$1,155	\$260
Habitat Assessment Report Review				LESA	\$1,275	\$350
Hazard Tree Report Review in Critical Area				LESA	\$770	\$90
Verification, Wetland or Water Type ⁴	LGSV	\$935	\$140	LGWV	\$960	\$200
Variance	LGWV	\$2,900				
Reasonable Use Exception	LGRE	\$2,900				
Field Visit ⁶	LGAS	\$330				

¹ Compensatory mitigation plan includes conceptual and detailed phases of the mitigation plan, as described in PCC 18E.30.070 – Appendix D, which are required for regulated activities within wetlands.

² Non-compensatory mitigation plan refers to the information, as described in PCC 18E.30.070 C., which is required for regulated activities in buffers.

³ When an application requires both Critical Fish and Wildlife Review and Wetland Review, just one combined review fee equal to the full amount of the larger fee, plus one-half the amount of the smaller fee shall be charged.

⁴ When an application is submitted to verify the absence of a wetland on a property, and wetlands are found, the applicant must apply for wetland delineation. In this instance only, the delineation fee will reflect the difference between the verification fee paid and the full delineation fee. If there are impacts to a wetland or buffer, a mitigation plan application must also be submitted.

⁵ The Resubmittal Fee must be paid prior to the third review (second resubmittal), and for each review (resubmittal) thereafter.

⁶ This fee is for sites of less than 5 acres that do not have a parent permit. There are no approval documents issued.