May 6, 2026

TO: Scott Waller, City of Sumner Assoc. Planner

FROM: Mark Heckert, Beaver Creek Enviro Services MarkHeckert@Outlook.com

RE: Plan Corrections Report for RWHA-2025-003 for City of Sumner Mitigation Plan Comments Response
SUDHU Olympic Rockery Mitigation Plan
Parcel Number: 4495401045

Greetings M. Waller,

This covers the responses by Beaver Creek Environmental Services (BCES) to the Request for re-submittal for the above project dated 12/03/2025.

CITY COMMENT:
Mark – the Buffer reduction and mitigation plan states the buffer has been reduced by 2825sf in four places. Is this number looking at previous reductions and the proposed? If so please elaborate on that so its clear. The two maps/plans that are included don't really match up to any numbers, and I don't see the attachments mentioned at the end of the Buffer reduction and mitigation plan.

RESPONSE: The buffer reduction areas have been recalculated at 1,796 for present impacts @ 75 ft. buffer. In addition, 12,589 sq. ft. of mitigation area from previous reduction 100 ft. to 75 ft. has been added (p.2). This encompasses the activities, previous and new, through the southern 80% of the site.
Attachments 1-3 are included with this submittal.
has been remeasured to 105 ft.. The discrepancy has been corrected on the engineering drawings. In any case, the entire proposed development, as well as the entire site, is contained within the standard 105 ft. buffer.

CITY COMMENT:
As built exhibit 5v1 – this shows 1757.5 sf of reduction and 3447sf of mitigation.
We want to see an updated map/plan that clearly shows the areas of buffer reduction and their size. Show areas that have development within the buffer that will be removed and planted (this is mentioned on pg 2/PDF pg 6 of the report). The report also points out that 2088sf of area outside the buffer will be created and planted for mitigation (what area is this? Keep in mind that the standard buffer is 100' from OHWM). "Proposed mitigation for the permanent alteration of the buffer of the offsite stream will focus on designating an area of 2,088 sqft outside the standard buffer and enhancing this area with native trees and shrubs."

RESPONSE: An updated map and plan clearly shows areas of buffer reduction and size (map). Areas that have development within the buffer that will be removed are shown on site plan Att. 2. 1,796 sq. ft. of additional buffer has been added between the 75 ft. buffer boundary and west boundary to provide a 1:1 ratio of buffer averaging additions to reductions. The City of Sumner established a 75-ft. buffer on this site in 2008 thru adjudication.

----- POB 731695 • Puyallup WA 98373 -----
MarkHeckert@Outlook.com (253) 732-6515

REVIEW #2
RWHA-2025-0003

CITY COMMENT:
The mitigation plan elements (pg 3/PDF pg 7) needs to include or clarify that removing of illegal buffer encroachment along the East side of the site and planting with native vegetation will also occur (p. 4-5).
Corrective Action: The resubmittal shall include all construction documents in the permit submittal package (the permit application itself is not required to be resubmitted unless the scope of work has changed) All comments need to be addressed, provide a response letter noting how each comment has been addressed within the resubmittal.

RESPONSE: An updated map and plan clearly shows areas of illegal buffer encroachment will be removed and the remaining buffer will be replanted with native vegetation (mitigation plan & site plan) reduction and size (map). All construction docs will be included in submittal. All comments addressed in plan and highlited in this cover memo.

Thank you for your review and attention.

Mark Heckert

Mark Heckert

Attachments: Mitigation plan REV. 1 with map & site plan

BUFFER REDUCTION & MITIGATION PLAN
for
Unpermitted Project Stream Impacts

OLYMPIC ROCKERY

In Response to City of Sumner
Violation: CODE-00015
&
Plan Corrections Report RWHA-2005-0003
Application Date: 12/3/25

Pierce County Parcel No.
4495401045

1827 West Valley Highway East
City of Sumner, Washington

Prepared for:
Mr. Shinda Sidhu
Olympic Rockeries
1827 West Valley Hwy E.
Sumner, WA 98390

olympicrockeries@gmail.com

Prepared by

Beaver Creek Environmental Services
POB 731695
Puyallup, WA 98373
253 732-6515

MarkHeckert@Outlook.com

REV. 1 May 6, 2026

EXECUTIVE SUMMARY

The Olympic Rockery Project Site, 1827 West Valley Hwy E. is located generally west of Hwy 167, in the City of Sumner, Washington. The project site is one parcel approximately 51,401 sq. ft.(1.18 acre). The site is bounded on the north by commercial development, west by West Valley Highway, east by Hwy. 167, and south by a vacant parcel.

As part of the site planning process an assessment of the project site. Drainage corridors were assessed in accordance with the criteria established by the City of Sumner and the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030). These assessment activities resulted in the identification of one critical area, the stream corridor of Sotain Creek. The site is partially encumbered by a regulated stream buffer.

The selected site development action for this project site is the modification of the site development to bring it into compliance with the agreed-to development scheme devised by city staff, owner representative, and Washington Dept. of Fish & Wildlife of Nov 12th 2025(attached). attended by:
Miles Penk. - Wash. Dept. of Fish & Wildlife
Scott Waller -Sumner - Associate planner
Silvia Reyes- Sumner - Code Enforcement
Doug Ruth - Sumner - Attorney
Frank Marescalco - Proponent Engineer
Mark Heckert - Beaver Creek
Vinny Sidhu - Owner
Chris Guzek - Rainer Permits

Through site planning the project team has been able to modify the site development plan as instructed by City of Sumner staff. However, to retain minimal use of the site the 75 ft. stream buffer has been reduced by 1,796 sq. ft. along the buffer boundary in three places. To mitigate for the encroachment into the standard buffer, 1,384 sqft of paved area will be removed from the south end of the existing parking area, and the remaining buffer area of 12,589 sq ft. will be established. An additional area in the southwest corner, outside the 75 ft. buffer, of 1,796 sq ft will be revegetated.

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STANDARD OF CARE

Prior to extensive site planning, this document should be reviewed and the wetland boundaries verified by the appropriate resource and permitting agencies. Wetland boundaries, wetland classifications, wetland ratings, proposed buffers, and proposed compensatory mitigation should be reviewed and approved by City of Sumner Planning dept. personnel and potentially other resource agency staff. BCES has provided professional services that are in accordance with the degree of care and skill generally accepted in the nature of the work accomplished. No other warranties are expressed or implied. BCES is not responsible for design costs incurred before this document is approved by the appropriate resource and permitting agencies.

Mark Heckert
Beaver Creek Environmental Services [BCES]

INTRODUCTION

This report details activities to mitigate for unavoidable impacts to regulated City of Sumner environmentally Critical Areas as an initial element of the site planning process for the OLYMPIC ROCKERY project (Parcel # 4495401045). The project site is one parcel, approximately 51,401 sq. ft.. The site is bounded on the north by commercial development, west by West Valley Hwy, south by vacant parcel.

STUDY PURPOSE

This purpose of this document is to present the plan for mitigation of unpermitted impacts to the regulated stream buffer within the site. This study was designed to accommodate site planning and potential regulatory actions. This report is suitable for submittal to federal, state, and local authorities for permitting actions.

SITE DESCRIPTION

The site is irregular, approximately 1.18 ac., sloping to the east throughout, and located within an urbanizing area of the City of Sumner.

Movement of surface water runoff across the site is generally to the east to the stream (Sotain Cr.) which flows south along Hwy. 167.

Sotain Cr. has an adjudicated (2008) established buffer of 75 ft. from the Ordinary High-Water Mark.

MITIGATION PLAN

The selected site development action for the Olympic Rockery is the redesigning the site to remove some of the encroachments to the regulated stream buffer, and allow use of the remainder of the site consistent with the City of Sumner comprehensive plan and local land use zoning. The redesign will include the removal of some of the parking area in the south end, installation of a detention pond in this area, and revegetating the area south of that. Through site planning the project team has been able to design the development to minimize adversely impacting the identified offsite stream and onsite 75 ft. buffer. The stream buffer will be reduced by 1,797 sqft., at the periphery of the stream buffer, 1,384 sqft of pavement will be removed, a detention pond installed in that location. The remaining buffer area of 12,589 sq ft. will be revegetated. An additional area in the southwest corner, outside the 75 ft. buffer, of 2,671 sq ft will be revegetated.

Mitigation Sequencing:
Site planning for impact mitigation follows the required mitigation sequencing protocol of Avoidance, Minimization, Mitigation.

Avoidance: The site is presently developed as a landscaping business. This is extant and cannot be avoided.

Minimization: The retained area is the minimum necessary to conduct the rockery business. The parcel is tightly constrained by roads east and west.
Mitigation: Impacts which cannot be avoided or minimized are enumerated according to City of Sumner regulations (Att. 1). The proposed development is the minimum required to achieve reasonable use of the site. The development is situated as far from the stream as practicable.

Through this compensatory mitigation the development would **not** result in a "net loss" of regulated wetland area, function, or value consistent with City of Sumner Zoning Code.

REV. 1Due to site constraints and the imperative of the access, the stream buffer must be reduced by 1,796 sq. ft.

REV. 1Proposed mitigation for the permanent alteration of the buffer of the offsite stream will focus on adding additional buffer area in the southwest corner, outside the 75 ft. buffer, of 1,796 sq ft.

REV. 1In addition, the remaining buffer area of 12,589 sq ft. will be revegetated with native trees and shrubs to mitigate the buffer impact from the 2008 adjudicated buffer reduction. These areas will be cleared of all debris, non-native soil, and exotic vegetation prior to planting and the downslope edge bordered with silt fence throughout.

This development is essential for continued use of the Olympic Rockery site.

REV. 1Impact Area Analysis – (in sq. ft.)

Area	Development Impact	Mitigation required?	Mitigation ratio	Mitigation Sq. Ft.
Buffer –	1,796 In 3 places	YES	1:1	1,796 sq ft buffer add
TOTAL BUFFER IMPACT	1,796	YES	8 :1	14,385 sqft

REV. 1The entire buffer area onsite has been intensively manipulated. The area directly adjacent to the stream retains tree cover, with the remaining area having been cleared and covered in Himal blackberry. Even in areas of canopy closure, there are areas of exotic invasive vegetation. The entire buffer is degraded by previous development. All areas of buffer reduction from the standard 75-ft. buffer have been previously developed.

REV. 1Buffer enhancement will include installation of trees and shrubs through the entire remaining buffer and buffer averaging addition at a stocking rate of 9 ft. on center for trees and 6 ft. on center for shrubs. The stream buffer will derive functional lift from enhancement.

Fencing: A fence will be installed at the southern end of the detention pond and along the remainder of the 75 ft. buffer boundary. City of Sumner Critical Areas buffer boundary

will be attached on every fifth post. No further activity will occur within the fenced area once enhancement planting is complete.
Silt fence along the east boundary in all work area will be installed prior to starting clearing and planting activity.

The existing stream buffer in the interior of the site has been degraded by prior filling and clearing of vegetation.

Potential impacts to habitat from the development are:

1). **Short-term construction disruption**. This impact will be mitigated thru the placement of silt fence barriers in every area which may flow into the stream (see Olympic Rockery Site Civil Plans, erosion control Plan) and oversight by the project biologist during construction. The project biologist will observe and consult with construction crews during construction to ensure compliance with best management practices during the excavation of the buffer area.

2). **Long-term impacts from development**:

a). Permanent loss of habitat area. There will be no functional loss of habitat area. The present buffer in the mitigation area is poor functional. Functional buffer area will increase as a result of installation of trees.

b). Loss of habitat utility due to light and noise from the development and increased visitation by people. Lighting of the developed area will increase "spill-over" of light to the mitigated buffer and wetland. All lighting will be directed away from the mitigation area. The boundary fence will be a 2-post cedar fence to inhibit intrusion by people.

MITIGATION FUNCTIONAL COMPARISON

ENVIRONMENTAL FUNCTION	EXISTING	PROPOSED
Hydrological Support Function	Low	Moderate
Stormwater Storage Function	low	High
Floodwater Storage Function	High	High
Water Quality Function	Moderate	High
Groundwater Recharge Function	Moderate	Moderate
Natural Biological Functions	Moderate	High
Education and Recreational Opportunities	Low	low
Threatened and Endangered Specie	Moderate	High

(after Adamus et al. 1987: Reppert et al. 1979)

REV. 1**MITIGATION PLAN ELEMENTS - COMMON**

1. All onsite activities will be monitored by the project biologist. Following the completion of onsite planting activities a "record-drawing" plan will be prepared and submitted to City of Sumner. A **five-year** monitoring program will be undertaken to assure the success of the buffer enhancement program. A series of financial guarantees will also be implemented to assure that the proposed work is completed and is successful.

2. The outer boundaries of the established buffer tract would be marked with standard City of Sumner buffer boundary signs. The buffer boundaries will be fenced to limit human intrusions between the upland boundary of the remaining buffer and the developed portion of the site. In addition, the project team will remove the trash, debris, and invasive shrubs within the retained wetland and buffer areas.

3. Wetland and buffer vegetation cleared or otherwise damaged during the installation of the mitigation plan shall be revegetated with appropriate native plants installed at an appropriate density to restore the damaged condition. These plants shall be subject to the same performance standards indicated in the mitigation plan.

GOAL AND OBJECTIVE OF THE MITIGATION PLAN

The **GOAL** of the Mitigation Plan is to fully compensate for the unavoidable adverse impact to regulated wetland and buffer areas. Upon the completion of this mitigation plan there will be no net loss of wetland acreage, functions, or values; and an increase in the potential for the buffer to protect aquatic habitats.

To achieve the defined **GOAL**, the following **OBJECTIVES and PERFORMANCE CRITERIA** have been established to apply to the compensatory mitigation wetland area.:

REV. 1**Objective A.** The averaged and reduced buffer area will total 14,385 sq. ft. (1,180 sqft. in the north corner and 13,205 sq. ft. along the east boundary and south end). The averaged and enhanced buffer will be connected to the existing City of Sumner stream buffer. The enhanced wetland area will exhibit a tree vegetation class within five years following initial planting.

Performance Criterion #A1: As defined by plant counts 100% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the first growing season.

Performance Criterion #A2: As defined by plant counts 80% of the shrubs installed as a part of the initial planting phase will be alive at the end of the fifth growing season.

Performance Criterion #A3: As defined by aerial cover, invasives will cover less than 10% of the planting area in any one year.

SELECTED PLANT COMMUNITIES

The plant communities and plants selected for the buffer areas will be obtained as nursery stock. These selected species are native and commonly occur in the local area. The plant species prescribed are selected to increase plant diversity, match present onsite communities, increase wildlife habitats, and enhance the aquatic environment. Plantings will be located as depicted on the attached Olympic Rockery Mitigation Plan drawing.

REV. 1

MITIGATION PLANTING AREA: Retained Buffer Enhancement Area – North Corner
1,180 sq. ft. @ 0.012/sq. ft. = 14 trees @ 9 ft. on center
To be planted evenly thru site

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
3	Western red cedar (THP) *Thuja plicata*	Buffer	9 ft	4 ft height minimum	FAC
3	Western Paper Birch (BEP) *Betula papyrifera*	Buffer	9 ft	4 ft height minimum	FAC
3	Scouler willow (SAC) *Salix scouleriana*	Buffer	9 ft	4 ft height minimum	FAC
3	Cascara (RAP) *Rhamnus purshiana*	Buffer	9 ft	4 ft height minimum	FAC
3	Western (black) Hawthorne (CRD *Crataegus douglasii*	Buffer	9 ft	4 ft height minimum	FAC

1,180 sq. ft. @ 0.028/sq. ft. = 33 shrubs @ 6 ft. on center

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
6	Western crabapple (PYF) *Pyrus fusca*	Buffer	6 ft	2 gal	FACW
6	Vine maple (ACC) *Acer circinatum*	Buffer	6 ft	2 gal	FACU
6	Wild rose (ROG) *Rosa gymnocarpa*	Buffer	6 ft	2 gal	FACU
6	Black twinberry (LOI) *Lonicera involucrata*	Buffer	6 ft	2 gal	FAC+
6	Hazelnut (COC) *Corylus cornuta*	Buffer	6 ft	2 gal	FACU
6	Thimbleberry (RUP) *Rubus parviflorus*	Buffer	6 ft	2 gal	FAC-

MITIGATION PLANTING AREA: Retained & Average Add Buffer – East & South
13,205 sq. ft. @ 0.012/sq. ft. = 159 trees @ 9 ft. on center
To be planted evenly thru site

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
32	Western red cedar (THP) *Thuja plicata*	Buffer	9 ft	4 ft height minimum	FAC
32	Western Paper Birch (BEP) *Betula papyrifera*	Buffer	9 ft	4 ft height minimum	FAC
32	Scouler willow (SAC) *Salix scouleriana*	Buffer	9 ft	4 ft height minimum	FAC
32	Cascara (RAP) *Rhamnus purshiana*	Buffer	9 ft	4 ft height minimum	FAC

32	Western (black) Hawthorne (CRD *Crataegus douglasii*	Buffer	9 ft	4 ft height minimum	FAC

13,205 sq. ft. @ 0.028/sq. ft. = 370 shrubs @ 6 ft. on center

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
62	Western crabapple (PYF) *Pyrus fusca*	Buffer	6 ft	2 gal	FACW
62	Vine maple (ACC) *Acer circinatum*	Buffer	6 ft	2 gal	FACU
62	Wild rose (ROG) *Rosa gymnocarpa*	Buffer	6 ft	2 gal	FACU
62	Black twinberry (LOI) *Lonicera involucrata*	Buffer	6 ft	2 gal	FAC+
62	Hazelnut (COC) *Corylus cornuta*	Buffer	6 ft	2 gal	FACU
62	Thimbleberry (RUP) *Rubus parviflorus*	Buffer	6 ft	2 gal	FAC-

PLANTING GUIDELINES

1. Trees 9' O.C., or 0.012 per square foot of area; (this assumes 2-5 gal. size) — such trees are to be at least 50% conifers;
2. Plus shrubs 6' O.C., or 0.028 per square foot (this assumes 1-2 gal. size);

**To be planted opportunistically around existing trees

3 Created Detention pond hydroseeded @ 1 lbs. / 500 sq. ft.

CONSTRUCTION INSPECTION

Essential to the success of the compensatory mitigation program is the accurate inspection of onsite activities immediately prior to and during the wetland creation and planting phases. These activities include pre-construction site inspection, onsite inspection and technical direction during wetland creation and planting activities, and post-creation/planting site inspection and evaluation.

The pre-creation site inspection allows the project proponent and the project biologist to evaluate and, if necessary, adjust the onsite construction steps. These steps include analysis of project site elevation features, project sequencing and timing, final grade analysis, unforeseen required minor modifications to the original establishment plan, and the establishment of environmental protections (silt fences, etc.) required during construction. Interaction with City of Sumner wetland staff is also an essential element during pre-construction site inspections and discussions. Onsite technical inspection during construction and planting activities will be implemented by the project biologist. The project biologist will perform oversight and address minor unforeseen difficulties to assure that the intent of the wetland mitigation plan is met.

The project biologist shall also be responsible for ensuring that the species and sizes of native plants selected are utilized during initial planting. If selected native species become unavailable, the project biologist will consult with City of Sumner wetland staff for substitute plant species to ensure that the intent of the wetland mitigation plan is met. Post-creation site inspection/evaluation will include the preparation of a "record-drawings" which will be submitted to City of Sumner wetland staff.

VEGETATION MAINTENANCE PLAN

Maintenance of the created wetland and buffer plant communities may be required to assure the long-term health and welfare of the wetland's and buffer's environmental functions. The overall objective is to establish undisturbed plant communities that do not require maintenance.
The reduced wetland buffer will require irrigation for the monitoring period. Irrigation will be supplied June 1 thru September 1 at a rate of 1 inch per week.
Activities will include, but are not limited to, the removal of invasive non-native vegetation and the additional irrigation of selected areas. Established maintenance activities include the removal of any trash within the buffer.

MITIGATION CONSTRUCTION SCHEDULE

PROJECT TASK	TASK SCHEDULE (on or before)
Onsite pre-creation meeting	September, 2026
Placement of protective fencing, final marking, and identification of work area.	September, 2026
Planting of enhancement wetland & buffer	September, 2026
Record-drawings report to City	October, 2026

PROJECT MONITORING

Following the successful completion of the proposed compensatory mitigation plan a **five-year** monitoring and evaluation program will be undertaken. The purpose of this program is to assure the success of the selected mitigation as measured by an established set of performance criteria (*see above*). This monitoring will also provide valuable information on the effectiveness of mitigation procedures.

STANDARDS OF SUCCESS

Vegetation Sampling Methodology and Monitoring Schedule

Onsite monitoring will count and clearly identify each tree and shrub installed during the initial planting phase. Such monitoring will also include any subsequent planting required to meet the performance criteria. These defined performance criteria will be applied at

the time of monitoring. All installed trees and shrubs will be visually evaluated to determine the rate of survivorship, health, and vigor of each plant.

Vegetation Monitoring

1. Upon the completion of initial planting and as a part of each monitoring period the project biologist will count the number of live plants which were planted within the wetland and buffer areas. Plants will be identified to species and observations of general plant condition (i.e., plant health, amount of new growth) are to be recorded for each plant.

2. The project biologist will count the number of undesirable invasive plants and estimate the aerial coverage (as if the observer were looking straight down from above) of these invasive plants. Undesirable plants include blackberries, Scot's broom, tansy ragwort, and other such plants listed in the Washington State Noxious Weed List.

3. The project biologist will count the number of desirable "volunteer" plants and estimate the aerial coverage of these plants within the mitigation area.

4. The project biologist will take photographs that show the entire mitigation area. During the five-year monitoring period photos will be taken in the same direction and at the same location to provide a series of photos. These photos will show plant growth, plant species, and plant coverage.

5. Upon the completion of the initial project planting and upon the completion of each monitoring period the project biologist will prepare a report defining methods, observations, and results along with the date the observations were completed. Each report will be sent to the City of Sumner Planning Dept..

6. The monitoring schedule is defined as:

    A. **At the completion of initial project planting**. This report will include a "record drawing" defining the species used, locations, and general site conditions. This report will also include a "lessons learned" section to assist in future monitoring and final project assessment. This "record drawing" and report will be provided to the City within two weeks after the completion of onsite planting.

    B. **Once per year for five years following the completion of initial onsite planting.** Onsite monitoring will be completed once near the end of the growing season (late September). For each onsite monitoring activity a report will be prepared and provided to the City within two weeks after the completion of onsite monitoring.

The last monitoring report will include notification to the City biologist that the monitoring program has concluded and that City review and site inspection is required for project analysis and release of the financial guarantee. This final report will also include a "lessons learned" section to assist and final project assessment and to potentially assist in the evaluation other mitigation projects.

Vegetation Monitoring Sequencing

IDENTIFIED TASK	DATE OF COMPLETION (on or before)
First growing season fall plant inspection	September 30, 2026
First growing season fall report	October 15, 2026
Second growing season fall plant inspection	September 30, 2027
Second growing season fall report	October 15, 2027
Third growing season fall plant inspection	September 30, 2028
Third growing season fall report	October 15, 2028
Fourth growing season fall plant inspection	September 30, 2029
Fourth growing season fall report	October 15, 2029
Fifth growing season fall plant inspection	September 30, 2030
Fifth growing season fall report	October 15, 2030

WILDLIFE OBSERVATIONS

Observations of wildlife will coincide with the onsite activities undertaken as part of the Vegetation Monitoring Program. The onsite team will document the extent of bird species abundance, site utilization, nesting and feeding activities, and species diversity. In addition, documentation of terrestrial and aquatic reptiles, amphibians, and mammals observable without trapping will also be documented. Wildlife observations will be documented within the Vegetation Monitoring Reports noted above.

REMOVAL OF INVASIVE NON-NATIVE VEGETATION

As a contingency, should the removal of invasive non-native vegetation become necessary, the project proponent will contact City of Sumner wetland staff to establish and define specific actions to be taken. Resultant contingency plan activities will be implemented when the ongoing vegetation monitoring program indicates that plants listed in the Washington State Noxious Weed List and Scot's broom are becoming dominant in the community (greater than 20%).

Following initial planting of the wetland and buffer areas the project team will undertake an invasive vegetation control program through the five-year monitoring program. This control program will focus on biannual hand-removal of re-sprouting invasive shrubs and will not adversely impact the desirable plants within the wetland and buffer.

SALVAGE AND REUSE OF WOODY MATERIAL

Woody material salvaged from trees cleared for construction of the new home will be salvaged and installed as large woody debris in the retained wetland and the wetland mitigation planting areas. No woody material will be imported to the site.

Vegetation Control Program Schedule

TASK	TO BE COMPLETED ON OR ABOUT

First growing season fall removal	September 15, 2027
Second growing season fall removal	September 15, 2028
Third growing season fall removal	September 15, 2029
Fourth growing season spring removal	September 15, 2030
Fifth growing season fall removal	September 15, 2031

COVERAGE FOR EXPOSED BUFFER AREA

Coverage for all exposed surfaces within the mitigation area will be completed within two weeks following the completion of onsite grading.
Coverage will be by hydroseeding wetland buffer mix.

CONTINGENCY PLAN

As a contingency, should the proposed compensatory plan fail to meet the performance criteria the project proponent will undertake required remedial actions. Where plant survival is the failing component the project proponent will replant and ensure the success of this second planting which would be held to the same standard of success as measured by threshold criteria and monitoring processes. Should additional remedial actions be required, the project proponent will meet with City of Sumner environmental staff to establish and define actions to be taken to meet the desired goal of this program.

PLANTING NOTES

All plant materials shall be native to the southern Puget Sound Region. The project biologist shall inspect plant materials to ensure the appropriate plant schedule and plant characteristics are met. The project proponent shall warrant that all plants will remain alive and healthy for a period of one year following completion of planting activities. The project proponent shall replace all dead and unhealthy plants with plants of the same specifications.

WETLAND MITIGATION PERFORMANCE BOND

REV. 1 A Wetland Mitigation Construction & Performance Bond will be provided for this project. This bond will be held by the City of Sumner and be equal to 125% of the actual estimated costs for identified activities. This increased percentage will allow for adequate funds to be available as a contingency should actions be required to meet the goals of these plans.

The Performance Bond will be deemed to be released upon meeting the established threshold criteria and acceptance by the City of Sumner of the required reporting documents after completion of the 5-year monitoring period.
The amount of these guarantees shall be established as a part of the final mitigation plan.

Construction Guarantee: (see Bond Quantity Worksheet, Attached)

TASK	ASSOCIATED COST

Plants and installation	$ 10,863
Habitat Structures	$
Erosion Control	$ 3,196
Fencing	4,444
Mobilization	1,895
30% contingency	$ 5,686
CONSTRUCTION GUARANTEE TOTAL	$ 26,804

Performance Guarantee

TASK	**ASSOCIATED COST**
Onsite Maintenance 5 years	$ 1,800
Onsite Monitoring with report 5 years	$ 4,500
PERFORMANCE GUARANTEE TOTAL	$6,300

REFERENCE LIST

Adamus, P.R., E.J. Clairain Jr., R.D. Smith, and R.E. Young. 1987. Wetland Evaluation Technique (WET); Volume II: Methodology, Operational Draft Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

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Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, US army Engineer Waterways Experiment Station, Vicksburg, Miss.

Hitchcock, C.L., A. Cronquist. 1977. Flora of the Pacific Northwest. University of Washington Press. Seattle, Washington.

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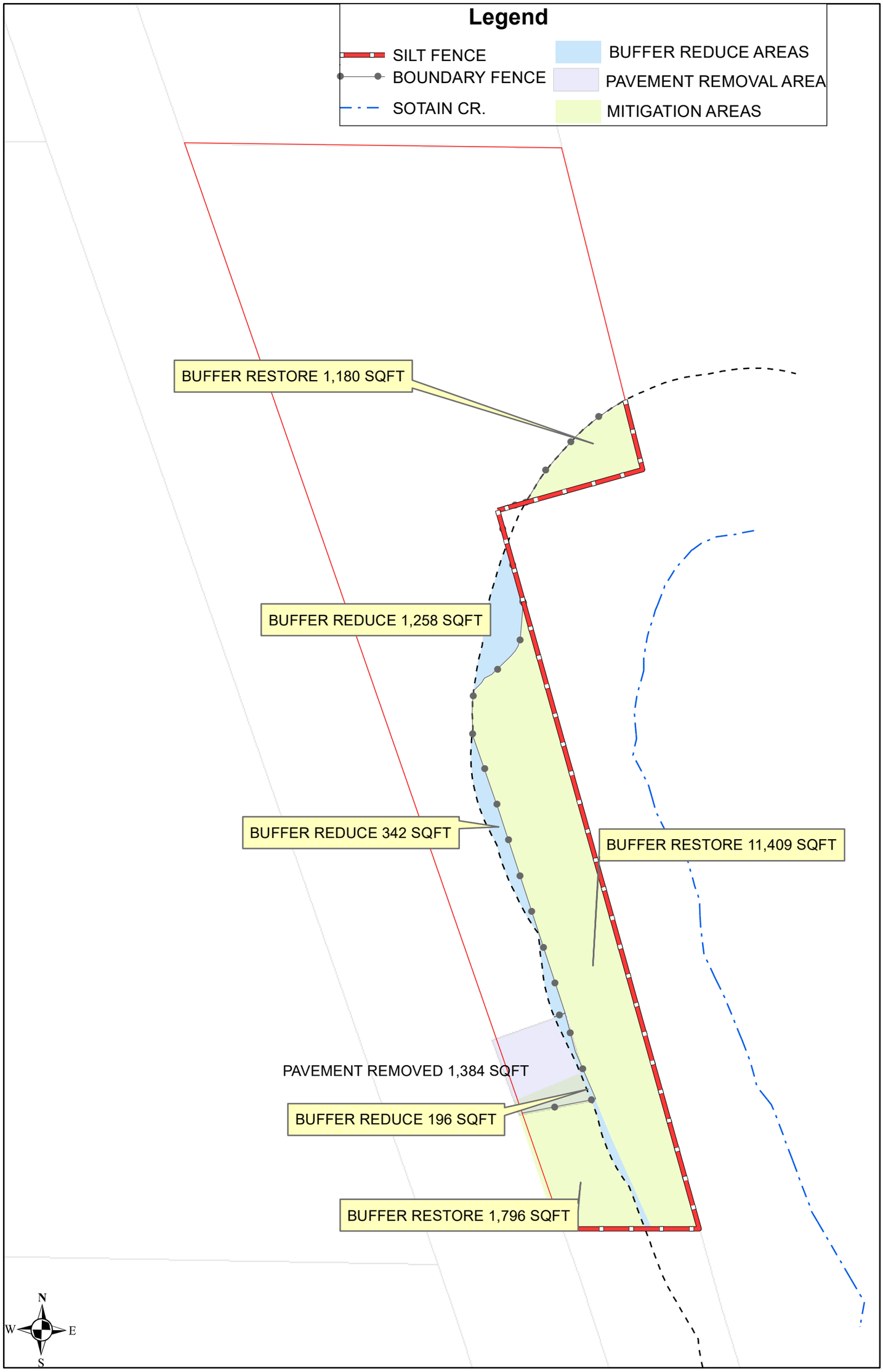
U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture, Soils Conservation Service. Soils Survey of King County Area Washington, February 1979.

Washington State Department of Ecology. 1997. Washington State Wetlands Identification and Delineation Manual. Publication Number 96-94.



Beaver Creek Environmental Services
MarkHeckert@Outlook.com
253 732 6515
May 6, 2026

1 inch = 50 feet

0 25 50 100 Feet

Att. 1 SIDHU Sumner Site
Parcel # 4495401045
BUFFER REDUCTION, BUFFER AVG. & MITIGATION Map
From Survey & Drainage & Conceptual Site Plan

Critical Areas Mitigation C24 09/09/2015

Bond Quantity Worksheet ls-wks-sensareaBQ.xls

ls-wks-sensareaBQ.pdf

Project Name: **OLYMPIC ROCKERY Mitigation** **Date: 5/6/26** **Prepared by:** **M HECKERT**

Project #: **Project Description: Stream Buffer Enhancement**

Location: PARCEL # 4495401045 **Applicant:** SHINDA SIDHU **Phone:**

PLANT MATERIALS (includes labor cost for plant installation)

Type	Unit Price	Unit	Quantity	Description	Cost
PLANTS: Potted, 4" diameter, medium	$5.00	Each			$ -
PLANTS: Container, 1 gallon, medium soil	$11.50	Each	403.00		$ 4,634.50
PLANTS: Container, 2 gallon, medium soil	$20.00	Each			$ -
PLANTS: Container, 5 gallon, medium soil	$36.00	Each	173.00		$ 6,228.00
PLANTS: Seeding, by hand	$0.50	SY			$ -
PLANTS: Slips (willow, red-osier)	$2.00	Each			$ -
PLANTS: Stakes (willow)	$2.00	Each			$ -
PLANTS: Stakes (willow)	$2.00	Each			$ -
PLANTS: Flats/plugs	$2.00	Each			$ -
				TOTAL	**$ 10,862.50**

INSTALLATION COSTS (LABOR, EQUIPMENT, & OVERHEAD)

Type	Unit Price	Unit			Cost
Compost, vegetable, delivered and spread	$37.88	CY			$ -
Decompacting till/hardpan, medium, to 6" depth	$1.57	CY			$ -
Decompacting till/hardpan, medium, to 12" depth	$1.57	CY			$ -
Hydroseeding	$0.51	SY			$ -
Labor, general (landscaping other than plant installation)	$40.00	HR	24.00		$ 960.00
Labor, general (construction)	$40.00	HR			$ -
Labor: Consultant, supervising	$55.00	HR	16.00		$ 880.00
Labor: Consultant, on-site re-design	$95.00	HR			$ -
Rental of decompacting machinery & operator	$70.00	HR			$ -
Sand, coarse builder's, delivered and spread	$42.00	CY			$ -
Staking material (set per tree)	$7.00	Each			$ -
Surveying, line & grade	$250.00	HR			$ -
Surveying, topographical	$250.00	HR			$ -
Watering, 1" of water, 50' soaker hose	$3.62	MSF			$ -
Irrigation - temporary	$3,000.00	Acre	0.33		$ 990.00
Irrigation - buried	$4,500.00	Acre			$ -
Tilling topsoil, disk harrow, 20hp tractor, 4"-6" deep	$1.02	SY			$ -
				TOTAL	**$ 2,830.00**

HABITAT STRUCTURES*

ITEMS	Unit Cost	Unit			Cost
Fascines (willow)	$ 2.00	Each			$ -
Logs, (cedar), w/ root wads, 16"-24" diam., 30' long	$1,000.00	Each			$ -
Logs (cedar) w/o root wads, 16"-24" diam., 30'	$400.00	Each			$ -
Logs, w/o root wads, 16"-24" diam., 30' long	$245.00	Each			$ -
Logs w/ root wads, 16"-24" diam., 30' long	$460.00	Each			$ -
Rocks, one-man	$60.00	Each			$ -
Rocks, two-man	$120.00	Each			$ -
Root wads	$163.00	Each			$ -
Spawning gravel, type A	$22.00	CY			$ -
Weir - log	$1,500.00	Each			$ -
Weir - adjustable	$2,000.00	Each			$ -
Woody debris, large	$163.00	Each			$ -
Snags - anchored	$400.00	Each			$ -
Snags - on site	$50.00	Each			$ -
Snags - imported	$800.00	Each			$ -
* All costs include delivery and installation				*TOTAL*	**$ -**

EROSION CONTROL

ITEMS	Unit Cost	Unit			Cost
Backfill and Compaction-embankment	$ 4.89	CY			$ -
Crushed surfacing, 1 1/4" minus	$30.00	CY			$ -
Ditching	$7.03	CY			$ -
Excavation, bulk	$4.00	CY			$ -
Fence, silt	$1.60	LF	510.00		$ 816.00
Jute Mesh	$1.26	SY			$ -
Mulch, by hand, straw, 2" deep	$1.27	SY			$ -
Mulch, by hand, wood chips, 2" deep	$3.25	SY			$ -
Mulch, by machine, straw, 1" deep	$0.32	SY			$ -
Piping, temporary, CPP, 6"	$9.30	LF			$ -
Piping, temporary, CPP, 8"	$14.00	LF			$ -
Piping, temporary, CPP, 12"	$18.00	LF			$ -
Plastic covering, 6mm thick, sandbagged	$2.00	SY			$ -
Rip Rap, machine placed, slopes	$33.98	CY			$ -
Rock Constr. Entrance 100'x15'x1'	$3,000.00	Each			$ -
Rock Constr. Entrance 50'x15'x1'	$1,500.00	Each			$ -
Sediment pond riser assembly	$1,695.11	Each			$ -
Sediment trap, 5' high berm	$15.57	LF			$ -
Sediment trap, 5' high berm w/spillway incl. riprap	$59.60	LF			$ -
Sodding, 1" deep, level ground	$5.24	SY			$ -
Sodding, 1" deep, sloped ground	$6.48	SY			$ -
Straw bales, place and remove	$600.00	TON			$ -
Hauling and disposal	$20.00	CY			$ -
Topsoil, delivered and spread	$35.73	CY			$ -
				TOTAL	**$ 816.00**

GENERAL ITEMS

ITEMS	Unit Cost	Unit			Cost
Fencing, chain link, 6' high	$18.89	LF			$ -
Fencing, chain link, corner posts	$111.17	Each			$ -
Fencing, chain link, gate	$277.63	Each			$ -
Fencing, split rail, 3' high (2-rail)	$10.54	LF	400.00		$ 4,216.00
Fencing, temporary (NGPE)	$1.20	LF			$ -
Signs, sensitive area boundary (inc. backing, post, install)	$28.50	Each	8.00		$ 228.00
				TOTAL	**$ 4,444.00**

OTHER

				(Construction Cost Subtotal)	**$ 18,952.50**

ITEMS	Percentage of Construction	Unit			Cost
Mobilization	10%	1			$ 1,895.25
Contingency	30%	1			$ 5,685.75
				TOTAL	**$ 7,581.00**

MAINTENANCE AND MONITORING

NOTE: Projects with multiple permit requirements may be required to have longer monitoring and maintenance terms. This will be evaluated on a case-by-case basis for development applications. Monitoring and maintance ranges may be assessed anywhere from 5 to 10 years.

Maintenance, annual (by owner or consultant)					
Less than 1,000 sq.ft. and buffer mitigation only	$ 1.08	SF		(3 X SF total for 3 annual events; Includes monitoring)	$ -
Less than 1,000 sq.ft. with wetland or aquatic area mitigation	$ 1.35	SF		(3 X SF total for 3 annual events; Includes monitoring)	$ -
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of buffer mitigation	$ 180.00	EACH		(4hr @$45/hr)	$ -
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of wetland or aquatic area mitigation	$ 270.00	EACH		(6hr @$45/hr)	$ -
Larger than 5,000 sq.ft. but < 1 acre -buffer mitigation only	$ 360.00	EACH	5.00	(8 hrs @ 45/hr)	$ 1,800.00
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area mitigation	$ 450.00	EACH		(10 hrs @ $45/hr)	$ -
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area mitigation	$ 1,600.00	DAY		(WEC crew)	$ -
Larger than 5 acres - buffer and / or wetland or aquatic area mitigation	$ 2,000.00	DAY		(1.25 X WEC crew)	$ -
Monitoring, annual (by owner or consultant)					
Larger than 1,000 sq.ft. but less than 5,000 wetland or buffer mitigation	$ 720.00	EACH		(8 hrs @ 90/hr)	$ -
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area impacts	$ 900.00	EACH	5.00	(10 hrs @ $90/hr)	$ 4,500.00
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area impacts	$ 1,440.00	DAY		(16 hrs @ $90/hr)	$ -
Larger than5 acres - buffer and / or wetland or aquatic area impacts	$ 2,160.00	DAY		(24 hrs @ $90/hr)	$ -
				TOTAL	**$ 6,300.00**

Total	**$32,833.50**