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Critical Area Report Requirements

Appendix A – Critical Areas Ordinance – KMC 18.55

A critical area report prepared by a qualified professional includes documentation to address the relevant issues required in the applicable critical area chapter. The following outlines specific minimum requirements for wetlands, fish and wildlife habitats of importance, and streams.

I. Wetlands

1. Name and contact information of the applicant, a description of the proposal;
2. Name and contact information for the qualified biologist conducting the study;
3. Site condition and surrounding land use description;
4. Methodology used to delineate wetlands;
5. Identification and characterization of all critical areas, wetlands, water bodies, and buffers on and adjacent to the proposed project site;
6. Functions and values assessment of wetlands;
7. Wildlife observations;
8. Regulatory requirements and wetland rating/classification;
9. Impact assessment;
10. Mitigation (as per code requirements, considering avoidance, minimization, etc.)
11. Statement specifying the accuracy of the report and all assumptions made and relied upon;
12. Literature cited.
13. Figure to scale showing property boundaries, drainage features, roads, existing structures and other site features.
14. Figure to scale showing wetland boundaries, wetland area, wetland boundary flag numbers and impact areas as located by a professional land surveyor.

II. Fish and Wildlife Habitats of Importance

1. Name and contact information of the applicant, a description of the proposal;
2. Name and contact information for the qualified biologist conducting the study;
3. Site condition and surrounding land use description;
4. Habitat assessment including:
 - A. Detailed description of vegetation on and adjacent to the project area.
 - B. Habitat connectivity within the project site and to adjacent properties;
 - C. Identification of any fish or wildlife species of local importance, priority species, or endangered, threatened, sensitive or candidate species that have a primary association with habitat on or adjacent to the project area.

- D. Wildlife features present, i.e.- snags, downed logs, open water.
- 5. Review of Washington State Department of Wildlife Priority Habitats and Species data for the site;
- 6. Impact assessment;
- 7. Mitigation (as per code requirements, considering avoidance, minimization, etc.)
- 8. Literature cited.
- 9. Figure to scale showing property boundaries, drainage features, roads, existing structures and other site features.
- 10. Figure to scale showing habitat areas.

III. Streams

- 1. Name and contact information of the applicant, a description of the proposal;
- 2. Name and contact information for the qualified biologist conducting the study;
- 3. Site condition, surrounding land use description, location in watershed;
- 4. Stream description including:
 - A. Origination and point of discharge
 - B. Stream conditions- gradient, channel morphology, instream substrate and habitat conditions
 - C. Biological conditions
 - D. Riparian habitat
 - E. Water quality and quantity
- 5. Fish presence- abundance, species present
- 6. Limiting habitat conditions
- 7. Regulatory requirements including classification/rating.
- 8. Impact assessment;
- 9. Mitigation (as per code requirements, considering avoidance, minimization, etc.)
- 10. Literature cited.
- 11. Figure to scale showing property boundaries, drainage features, roads, existing structures and other site features.
- 12. Figure to scale showing stream locations and streambank flagged at OHWM and impact areas as located by a professional land surveyor.

Mitigation Plan Requirements

The following required elements of a wetland mitigation plan may be provided in a stand-alone report, or as part of a critical area study.

Include the Following:

- 15. Name and contact information of the applicant;
- 16. Name and contact information for the qualified biologist conducting the study;
- 17. Title, author, and date of critical area report (if this is a stand-alone mitigation plan);
- 18. Description of project;
- 19. Measures taken to avoid and minimize impacts, including considering alternative site designs;
- 20. Impact areas (acreage or square feet) for each element of the project (structures, roads, drainage facilities, etc.); Note: temporary construction impacts and permanent impacts must be clearly distinguished;

21. Existing conditions of impacted areas, including Cowardin class, City wetland class, buffer requirements, and functions;
22. Anticipated effects of the project on wetland and wetland buffer functions;
23. Proposed location, ownership, existing conditions, and current functions of mitigation area and rationale for selecting this site; rationale shall demonstrate how proposed mitigation will achieve equivalent or greater ecological functions;
24. Proposed mitigation ratios (in accordance with City code requirements);
25. Summary table listing all temporary/permanent impact acreages, mitigation ratios, and mitigation site acreages;
26. Mitigation goals, objectives, and quantitative performance standards;
27. Maintenance plan;
28. Five year monitoring program (with methods clearly linked to performance standards);
29. Contingency plan;
30. Measures for permanent protection of mitigation site;
31. Bond Quantity Worksheet (spreadsheet forms available from King County Department of Development and Environmental Services.)

Figures:

1. Vicinity map;
2. Scale map of surveyed property boundaries, site contours, existing wetlands, streams, buffers, drainage features, roads, structures and other site features;
3. Scale map of proposed project showing wetland, stream, and buffer impact and mitigation areas;
4. Survey of sensitive areas as prepared by a licensed land surveyor;
5. Plans showing proposed grading, excavation, fill, and post-construction site contours;
6. Erosion control plans including best management practices;
7. Planting plan drawings, details, plant species list, spacing, and quantities;
8. Mitigation construction specifications.

Note: A Conceptual Mitigation Plan is not required to include figures 5 through 8 above. These figures are required at the Final Mitigation Plan stage.

For more detailed guidance on preparing wetland mitigation plans, refer to *Mitigation in Washington State* (Washington Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Washington State Department of Ecology Publication #06-06-011b. Olympia, WA).