

## **Critical Areas Reporting**

**DR047** 



## What should I know about Critical Areas Reporting?

The City of Redmond requires reporting on critical areas whenever a critical area is present on-site and there is a land use development proposal. The Critical Areas Report (CAR) covers five functional types of critical areas as identified by State regulations, these include: fish and wildlife habitat conservation areas, wetlands, frequently flooded areas, geologically hazardous areas, and critical aquifer recharge areas. Specific methods for reporting on each critical area type are described in the Redmond Zoning Code (Appendix 1: Critical Areas Reporting Requirements).

The ultimate purpose of the CAR is to serve as a basis for project alternatives, mitigation, and management of critical areas into perpetuity if required.

## **CAR Format**

General Reporting Information is required in any submitted CAR. The General Reporting Information is effectively a summary of critical areas and background information on the project proposal. It includes information on the project background, personnel involved in the assessment(s), important information about the site (including history of use), highly detailed maps showing critical areas located on-site, management practices that will be use before, during, and after construction of

the critical areas, and any mitigation that may be necessary.

Critical Areas are reviewed in detail through the subsequent CAR sections and in accordance with the standards prescribed by the RZC. These CAR sections must be comprehensive reviews of the site characteristics in respect to critical areas. This involves mapping the critical areas, describing the value and function of them, any historically pertinent information regarding them, and how they will be impacted by proposed development. Only licensed professionals defined in the RZC may assess the critical areas and prepare the associated reports.

Stream and Wetland Mitigation Plans are submitted as part of a CAR whenever a proposed project impact will happen within a wetland or stream buffer and/or other critical area type. Stream and Wetland Mitigation Plans involve a conceptual mitigation plan, assessment of the impacts, proposed mitigation sites, existing conditions of the mitigation site, design and approach to mitigation, monitoring plan, and other required details.

Any questions regarding the CAR should be directed to the Planner On Call by contacting 425-556-2494 or planneroncall@redmond.gov.



**Applicable Code Sections** 

RZC Appendix 1: Critical Areas Reporting Requirements

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**Questions:** 425-556-2494 or planneroncall@redmond.gov.

You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.