



Critical Area Report Requirements

PB-29

Community Development Department

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15.61.100 Critical area report – Requirements.

- A. Preparation by qualified professional. If required by the director in accordance with ECC 15.610.080(D)(3), the applicant shall submit a critical area report prepared by a qualified professional as defined herein.
- B. Incorporation of best available science. The critical area report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of science used. The critical area report shall evaluate the proposal and all probable impacts to critical areas in accordance with the provisions of this chapter.
- C. Minimum report contents. At a minimum, the report shall contain the following:
 1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested;
 2. A copy of the site plan for the development proposal including:
 - a. A map to scale depicting critical areas, buffers, the development proposal, and any areas to be cleared; and
 - b. A description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations;
 3. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site;
 4. Identification and characterization of all critical areas, water bodies, and buffers adjacent to the proposed project area;
 5. A statement specifying the accuracy of the report, and all assumptions made and relied upon;
 6. An assessment of the probable cumulative impacts to critical areas resulting from development of the site and the proposed development;
 7. A description of reasonable efforts made to apply mitigation sequencing pursuant to ECC 15.610.130, Mitigation sequencing, to avoid, minimize, and mitigate impacts to critical areas;
 8. Plans for adequate mitigation, as needed, to offset any impacts, in accordance with ECC 15.610.140, Mitigation plan requirements, including, but not limited to:
 - a. The impacts of any proposed development within or adjacent to a critical area or buffer on the critical area; and
 - b. The impacts of any proposed alteration of a critical area or buffer on the development proposal, other properties and the environment;
 9. A discussion of the performance standards applicable to the critical area and proposed activity;
 10. Financial guarantees to ensure compliance; and
 11. Any additional information required for the critical area as specified in the corresponding chapter.
- D. Unless otherwise provided, a critical area report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations or previously prepared for and applicable to the development proposal site, as approved by the director.