

HABITAT CONSERVATION AREAS & MIGRATION CORRIDORS REPORT GUIDE AND WORKSHEET

ABOUT HABITAT CORRIDORS

Habitat Conservation Areas are defined as critical habitats for species that are federally and/or state-listed as endangered, threatened, or sensitive. These also include wetlands, streams and lakes, state natural area preserves, natural areas managed by the Washington State Department of Natural Resources, and fish and wildlife habitat corridors.

Since habitats are located in and around various wetlands, streams, and lakes, these areas that provide safe passage from one habitat to another are essential for animal populations to maintain a healthy genetic diversity and meet all their life cycle needs. Connections between aquatic and terrestrial habitats provide migration corridors.

Fish and wildlife habitat conservation areas and migration corridors are defined under [SMC 21.04.040.B](#).

These areas are regulated under [SMC 21.03.020.W](#), which includes a list of species of local importance ([SMC 21.03.020.W.1.g](#)).

Habitat conservation areas and habitat corridors are protected through identification, habitat protection including corridors, and species-specific habitat management plans. All projects proposing impacts to streams or their buffers must demonstrate mitigation sequencing compliance with [SMC 21.03.020.K](#).

For activities that require a critical area report for habitat conservation areas and migration corridors, please use the following report checklist. The checklist is intended to document conformance with applicable sections of code and reduce review time by City staff. If a requirement is not applicable, the report must include an explanation as to the lack of applicability.

To determine if a critical areas report is required, please refer to the [Critical Areas Review Flowchart](#) and/or [SMC 21.03.020.W](#) for additional information.

REPORTS MUST BE PREPARED BY A QUALIFIED PROFESSIONAL.
A QUALIFIED PROFESSIONAL FOR WETLANDS, STREAMS, AND WILDLIFE
HABITAT CONSERVATION AREAS MUST HAVE A DEGREE IN BIOLOGY OR A
RELATED FIELD AND RELEVANT PROFESSIONAL EXPERIENCE.

Code Reference

Fish & Wildlife Habitat
Conservation Areas definition
[SMC 21.04.040.B](#)

Fish & Wildlife Habitat
Conservation Areas
[SMC 21.03.020.W](#)

Contents of a Critical Area
Report [SMC 21.03.020.I.3](#)

Avoiding Impacts to Critical
Areas (mitigation
sequencing)
[SMC 21.030.020.K](#)

Resources

[Sammamish Property Tool](#)

[Washington Department of
Fish & Wildlife Priority
Habitats and Species map](#)

Questions?

[Submit Project Guidance](#)

City of Sammamish
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Sammamish, WA 98075
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REPORT WORKSHEET

Critical Area Report Requirements – Habitats and Corridors	Location <i>(document name, page number, etc.)</i>
General Report Requirements	
1. Disclosure of presence of a habitat corridor and any mapped or identifiable critical areas within the distance equal to the largest potential required buffer applicable to the development proposal area on the applicant's property.	
2. Documentation that the report is prepared by a qualified professional with experience and training in the applicable field or critical area. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology or a related field, and two years of related work experience.	
3. Documentation of any field work or research used to identify, map, and classify critical areas in the project vicinity.	
4. Photographic records of the development proposal site and any critical areas present on site.	
5. A scale map of the subject property and the existing and proposed development.	
6. Assessment of impacts and risks to the habitat conservation areas or associated corridor(s) related to the development and proposed site alterations.	
7. Assessment of impacts and risks to the habitat conservation areas or associated corridor(s) related affecting other properties and any critical areas buffers on them.	
8. Assessment of impacts and risks to the habitat conservation areas or associated corridor(s) related with cumulative impacts to any other critical area or buffer in project vicinity, including consideration of both proposed development and future potential development in vicinity based on zoning and development allowances.	
9. Analysis of mitigation sequencing in compliance with SMC 21.03.020.K.	
Alteration of Habitat Conservation Areas or Habitat Corridors	
10. Analysis of conformance with applicable critical area regulations subsections.	
11. Document compliance with development standards, including a habitat management plan as required by the Director, and general habitat conservation area requirements. (SMC 21.03.020.W.2).	
12. Studies that propose mitigation, maintenance, monitoring, contingency plans and bonding measures necessary to offset impacts to the critical area from the proposed development (See SMC 21.03.020.L. and M).	

REPORT WORKSHEET

13. Description of how the proposal will be consistent with all other applicable local, state, and federal regulations.	
14. Assessment of potential impacts to lake management areas and other areas designated for special protections.	
15. Description of the proposal will protect, restore, or enhance the habitat, natural drainage, or other valuable functions of the habitat conservation area to result in a net benefit of the resource and associated corridor(s).	
16. Description of how the proposal will design, implement, maintain, and monitor a restoration/enhancement plan (or document other approved off-site banking or in-lieu plan)	
17. Description of how the proposal will perform the restoration/enhancement under the direction of a qualified professional.	
18. Description of how removal of any native vegetation or woody debris from the critical area is part of an approved habitat management plan and/or alteration. Only native vegetation can be planted in habitat conservation areas.	
19. Indicate where a fish and wildlife habitat corridor is set aside and protected per SMC 21.03.020.W.3, if the development proposal site that contains streams and/or wetlands with moderate to high habitat functions (score 6 or more habitat points) or their associated buffers; and within 200 feet either a priority habitat or species of local importance on or adjacent to the site; or another stream or wetland with moderate to high habitat functions.	