



**Minor Overwater Development Projects –  
Floodplain Habitat Assessment Short Form**

**Project Information**

Applicant name:

Project Location (Address / Parcel Number):

Short Project Description:

This habitat assessment short form is for all minor overwater development projects on existing docks within the Special Flood Hazard Area (SFHA; also known as the 100-year floodplain) of Lake Sammamish. Minor overwater development projects on existing docks include the following types (check the box that applies to your project):

- Replacing existing wooden decking with WDFW-approved grated decking providing a minimum of 40 percent light transmission through the new decking material (as documented by decking manufacturer specification).
- Wrapping existing piles with high density polyethylene (HDPE) material or other non-galvanized material approved by the City and WDFW, provided such work does not entail pile replacement.
- Repairing caps and stringers (framing and structural components that are supported by piles, and that provide the dock structure underlying the decking); and
- Installing new boatlifts, provided such work does not entail placement of new piles (or pile replacement), and does not include grading, clearing of native riparian vegetation to provide new electrical supply, filling, or impervious surfaces.

*Note: [WDFW habitat biologists](#) can provide verification that proposed activity meets WDFW standards.*

If your overwater development project does not meet one of these types, then a more detailed habitat assessment will be required.

Each section of this habitat assessment short form must be completed, including verification and attachment of additional project information and plans.

**Instructions**

As the applicant, please check boxes in Sections 1-3 and provide short responses where necessary to verify that your project is consistent with required habitat assessment components, and includes the specified best management practices (BMPs) in Section 3 of this form. City Planning/Permitting staff will verify that the components in Sections 1-3 have been documented satisfactorily and will complete the final page of this form. If a component or specific BMP does not apply to the project, a brief explanation must be provided.

1. Project Submittal Verification – Additional Required Information		
<input type="checkbox"/> Waterbody or waterbodies within and adjacent to where the project will occur are described (water typing included)		
<input type="checkbox"/> Methods of work are described (within permit applications, and/or supplemental materials as necessary)		
<input type="checkbox"/> Project area map is provided (may be the same as the project area map submitted with your shoreline permit / building permit)		
<input type="checkbox"/> Site plans are provided (may be the same as the plans provided with your shoreline permit / building permit, along with this Short Form Habitat Assessment) that include: <ul style="list-style-type: none"> <li>• Footprint and pile locations for existing dock structure; and</li> <li>• Identification of dock elements that will be replaced or repaired; and/or</li> <li>• Locations of any new boatlifts.</li> </ul>		
2. Confirm that the Proposed ‘Minor’ Overwater Development Activity does not include any of the following activities:		
<input type="checkbox"/> No clearing of shoreline vegetation will be required for the project	Staff Verified:	
<input type="checkbox"/> No new impervious surfaces will occur at the dock landing or elsewhere	Staff Verified:	
<input type="checkbox"/> No in-water work waterward of OHWM will be required for the project.	Staff Verified:	
<input type="checkbox"/> No new or expanded bulkhead or beach nourishment activities are proposed along the shoreline.	Staff Verified:	
3. Confirm that Minimum Required BMPS address Potential Direct and/or Indirect Habitat Impacts below:		
Potential Impact	Minimum Required BMPs	Staff Verified:
Overwater Shading	<input type="checkbox"/> No net increase in overwater coverage; and <input type="checkbox"/> Grated surfaces used or openings provided in the deck surface to pass light.	
Water Quality	<input type="checkbox"/> Work to be performed in dry weather and/or during dry season (May 15- September 30); and <input type="checkbox"/> Low impact development techniques used; <input type="checkbox"/> Exposed soil / excavated earth stabilization measures included in proposal; and <input type="checkbox"/> Any other appropriate construction BMPs provided (rain garden for driveway or downspouts, native/drought tolerant plant landscaping, pervious pavement, or other approved strategy).	

Additional project applicant comments/information (optional):

**Signature** – By signing below, City of Sammamish staff have determined an effects determination of No Effect (NE) or May Affect, Not Likely to Adversely Affect (NLAA) for the proposed project. As documented in this Floodplain Habitat Assessment – Short Form, the effects determination has been made consistent with [FEMA Region X guidance](#) for Puget Sound implementation of the NFIP consistent with the Endangered Species Act.

Applicant signature indicates that the project proponent will limit floodplain development activities to those described in this Short Form, and commits to implementing all BMPs as detailed above and as conditioned by the City on this form.

Applicant Signature

\_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Phone # / email: \_\_\_\_\_

City of Sammamish Verification Signature

\_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

***This portion to be completed by City staff***

**Verification of Habitat Assessment Conditions**

<b>Check each box once verified</b>	<b>City staff review notes</b>
<p><input type="checkbox"/> Project is limited to 'minor' overwater development activity, and does not include any of the elements listed in Section 2.</p> <p><input type="checkbox"/> All minimum required BMPs have been met</p> <p><input type="checkbox"/> All potential direct and/or indirect habitat impacts have been addressed</p> <p><input type="checkbox"/> The project design inherently avoids adverse effects. Project design elements that consider and improve floodplain functions which support ESA-listed species should be directly incorporated into the project.</p> <p><input type="checkbox"/> The project results in in no effect or not likely to adversely affect ESA-listed species.</p>	

**Additional Information / Supplemental Staff Conditions**

Other project information necessary to support the effects determination:

- Yes (provide notes / references to other submittal materials below)     Not applicable

Staff has determined that implementation of the following supplemental conditions necessary to support the effects determination:

- Yes (detail supplemental conditions below)     No supplemental conditions required

Supplemental Condition: \_\_\_\_\_

\_\_\_\_\_

Supplemental Condition: \_\_\_\_\_

\_\_\_\_\_

Supplemental Condition: \_\_\_\_\_

\_\_\_\_\_