

STREAMS REPORT GUIDE AND WORKSHEET

ABOUT STREAMS AND RIPARIAN AREAS

Stream and adjacent vegetation form riparian areas, which are crucial habitats for plants and animals, sustaining endangered species, connecting aquatic and terrestrial wildlife, protecting fish habitat, and recharging groundwater.

Streams can be seasonal or perennial surface waters that produce a defined channel. Generally, streams do not include entirely artificial watercourses, such as ditches, unless they convey naturally occurring stream flow or contain fish habitat.

Streams are defined under [SMC 21.04.040.B](#).

Streams and their buffers are regulated under [SMC 21.03.020.W.4](#).

Streams are protected through delineation, classification, buffering, and buffer vegetation requirements. Buffer widths required vary based on stream type and vegetated buffer condition. Buffers that do not meet vegetative standards are increased by 33%, per [SMC 21.03.020.W.4.a.i](#). All projects proposing impacts to streams or their buffers must demonstrate compliance with [SMC 21.03.020.K](#).

For activities that require a critical area report for streams, 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 STREAMS AND WATERCOURSES MUST
HAVE A DEGREE IN BIOLOGY OR A RELATED FIELD AND RELEVANT
PROFESSIONAL EXPERIENCE.

Code Reference

[Stream Definition](#)
[SMC 21.04.040.B](#)

[Stream Regulations](#)
[SMC 21.03.020.W.4](#)

[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](#)

Questions?

[Submit Project Guidance](#)

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REPORT WORKSHEET

Critical Area Report Requirements – Streams	Location (document name, page number, etc.)
General Report Requirements	
1. Disclosure of presence of a stream(s) 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. Description of existing stream and riparian area/buffer conditions, including vegetation strata composition, and an estimate of native and invasive plant cover. Note any buffer interruptions and/or legally established buffer areas per SMC 21.03.020.W.4.a.	
5. If the buffer is within 25 feet of a steep slope, apply buffer increase as applicable per SMC 21.03.020.W.4.b.	
6. Photographic records of the development proposal site and any critical areas present on site.	
7. A scale map of the subject property and the existing and proposed development.	
8. Assessment of impacts and risks to the stream(s) or associated buffer(s) related to the development and proposed site alterations.	
9. Assessment of impacts and risks to the stream(s) or associated buffer(s) related to affecting other properties and any critical areas buffers on them.	
10. Assessment of impacts and risks to the stream(s) associated buffer(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.	
11. Analysis of mitigation sequencing in compliance with SMC 21.03.020.K.	
12. Analysis of conformance with applicable critical area regulations subsections.	
13. Description of how the proposal will be consistent with all other applicable local, state, and federal regulations.	

REPORT WORKSHEET

Alteration of Wetlands or Buffers	
14. Studies that propose mitigation, maintenance, monitoring, contingency plans and bonding measures necessary to offset impacts to the stream from the proposed development (See SMC 21.03.020.L. and M).	
15. Documentation of how the project complies with a code allowance, such as complete exemptions (SMC 21.03.020.D), allowances for existing urban development and other uses (SMC 21.03.020.E), exceptions (SMC 21.03.020.F), buffer averaging (SMC 21.03.020.W.4.c), or permitted alterations (SMC 21.03.020.W.5).	
16. Description of how the proposal will be consistent with all other applicable local, state, and federal regulations.	
17. Assessment of potential impacts to lake management areas (SMC 21.03.020.W.7).	
18. Assessment of potential impacts that may occur downstream or downhill from the development site, such as sedimentation, erosion, or landslides.	
19. Discussion of the consideration of the protection recommendations of the Lake Washington/Cedar/Sammamish Watershed Chinook Salmon Conservation Plan - WRIA 8 Sterring Committee and adopted sub basin plans.	
20. Description of the proposal will protect, restore, or enhance the habitat, natural drainage, or other valuable functions of the aquatic resource and its buffer to result in a net benefit of the aquatic resource and buffer.	
21. 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)	
22. Description of how the proposal will perform the restoration/enhancement under the direction of a qualified professional.	