

EROSION HAZARD AREA REPORT GUIDE AND WORKSHEET

ABOUT EROSION HAZARD AREAS

Erosion hazard areas are a type of Geologically Hazardous Area, underlain by soils that are subject to severe erosion when disturbed. Erosion hazards may include areas mapped by the City of Sammamish, areas with certain soil types, or where sloped conditions on the property exceed 15% for an area with either 10 feet of vertical relief or that extends laterally at least 30 feet, and could lead to sediment transfers into adjacent properties, streets, wetlands, streams, or lakes.

Erosion hazard areas are defined under [SMC 21.04.040.B](#).

Erosion hazard areas and their buffers are regulated under [SMC 21.03.020.T.2](#).

Erosion hazard areas are protected by limiting disturbances to the site, limiting work during the wet season, increasing erosion and sediment controls during construction, minimizing the removal of any vegetation, requiring post-construction revegetation, and creating penalties for lack of sediment/erosion containment during construction.

For activities that require a critical area report for erosion hazard areas, 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.T.2](#) for additional information.

REPORTS MUST BE PREPARED BY A QUALIFIED PROFESSIONAL.
A QUALIFIED PROFESSIONAL FOR EROSION HAZARD AREAS MUST BE A
CIVIL ENGINEER WITH GEOTECHNICAL CERTIFICATION LICENSED BY THE
STATE OF WASHINGTON.

Code Reference

[Erosion Hazard Areas definition](#)
[SMC 21.04.040.B](#)

[Erosion Hazard Areas regulations](#)
[SMC 21.03.020.T.2](#)

[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](#)

City of Sammamish
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Sammamish, WA 98075
www.sammamish.us

REPORT WORKSHEET

Critical Area Report Requirements – Erosion Hazard Area	Location (document name, page number, etc.)
General Report Requirements	
1. Disclosure of presence of erosion hazard area 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 geotechnical report and geotechnical design recommendations are prepared by a geotechnical engineer with a professional civil engineering license <u>or</u> licensed geologist, licensed by the State of Washington.	
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 erosion hazard area related to the development and proposed site alterations.	
7. Assessment of impacts and risks to the erosion hazard area affecting other properties and any critical areas buffers on them.	
8. Assessment of impacts and risks to the erosion hazard area 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. Assessment of potential impacts that may occur downstream or downhill from the development site, such as sedimentation, erosion, or landslides.	
10. Analysis of mitigation sequencing in compliance with SMC 21.03.020.K.	
11. Analysis of conformance with applicable critical area regulations subsections.	
12. Description of how the proposal will be consistent with all other applicable local, state, and federal regulations.	
Alterations or Modification of Erosion Hazard Areas	
13. Studies that propose mitigation, maintenance, monitoring, contingency plans and bonding measures necessary to offset impacts to the erosion hazard area from the proposed development (See SMC 21.03.020.L. and M).	

REPORT WORKSHEET

14. Demonstration that the proposed development substantially improves water quality through site enhancements and/or other innovative management techniques.	
15. Demonstration that the development project will not subject downstream channels to increased risk of erosion or landslide.	
16. Demonstration that the development project will not subject the nearest sensitive water body to additional hazards resulting from erosion.	