

Habitat Assessment Exceptions

The following activities occurring within the Lake Sammamish floodplain are exempt from preparing a floodplain habitat assessment, per [FEMA Region X Guidance / Habitat Assessment Worksheet](#) (v1.6 – November 2017).

FULL EXCEPTIONS: Shoreline activities that do not require a floodplain permit or habitat assessment include the following:

- Routine maintenance of existing landscaping that does not involve grading, excavation, or filling;
- Removal of [noxious weeds](#), [hazard trees](#), and [replacement of non-native vegetation with native vegetation](#);
- Normal maintenance of above ground utilities and facilities, such as replacing power lines and utility poles; and
- Normal road maintenance that does not include any expansion

ADDITIONAL EXCEPTIONS: Shoreline activities that may occur in the City of Sammamish that do not require a habitat assessment (but do require a floodplain permit):

- Normal maintenance, repairs, or remodeling of structures, such as re-roofing and replacing siding, provided such work is not a [substantial improvement or a repair of substantial damage](#) (per NFIP). To comply, such work must be less than 50% of the value of the structure(s).
- Expansion or reconstruction of an existing structure that is no greater than 10% beyond its existing footprint.
- Activities with the sole purpose of creating, restoring or enhancing natural functions associated with floodplains, streams, lakes, estuaries, marine areas, habitat, and riparian areas that meet federal and state standards, provided the activities do not include structures, grading, fill, or impervious surfaces.
- Development of open space and recreational facilities, such as parks, trails, and hunting grounds, that do not include structures, fill, impervious surfaces or removal of more than 5% of the native vegetation on that portion of the property in the floodplain.
- Repair of an existing, functional bulkhead in the same location and footprint with the same materials when the identified [Ordinary High Water Mark](#) (OHWM) is waterward of the lakeside face of the bulkhead (i.e. if the work qualifies for a Corps exemption from Section 404 coverage).