

March 22, 2017

Lindsey Ozbolt
City of Sammamish - Community Development Department
801 – 228th Avenue SE
Sammamish, WA 98075
Via email: LOzbolt@sammamish.us

Re: Inglewood Hill Road Parking Lot - Environmental Review
The Watershed Company Ref. No.: 161005.6

Dear Lindsey:

This letter presents the findings of an environmental review of the site plan for King County's Inglewood Hill Road Parking Lot project relative to stream and wetland Critical Area findings documented for the county's East Lake Sammamish Trail Segment B and the city's Inglewood Hill Road Stormwater Outfall project. The study area is located between Inglewood Hill Road and Kokomo Drive, west of East Lake Sammamish Parkway NE.

The Inglewood Hill Road Parking Lot project area was reviewed against overlapping documentation for the projects listed above. This review is focused on existing conditions for wetlands, streams, lakeshore, and associated buffers in the vicinity of the parking lot project.

The following documents were reviewed:

- *East Lake Sammamish Master Plan Trail, Inglewood Hill Road Parking Lot. Preliminary Plan Set – Not for Construction.* (Parametrix, October 2016)
- *Critical Areas Study, East Lake Sammamish Master Plan Trail, South Sammamish Segment B.* (Parametrix, September 2016)
- *Technical Memorandum: Construction Plans – Additional Wetland Screening* (The Watershed Co., September 21, 2016)
- *Critical Areas Study, Inglewood Neighborhood Drainage Project, Stormwater Outfall.* (The Watershed Co., December 2015)

For this review, I visited the project area and the trail below in February 2017 in the course of our peer review for the East Lake Sammamish Trail (ELST) Segment B permit application. I also visited the project area and vicinity in September 2016 and August 2014 to review existing conditions in the project area for the City's Inglewood Neighborhood Drainage Project.

Findings

The Inglewood Hill Road Parking Lot plan set shows the project area is not encumbered by wetland, stream, lakeshore, and their associated buffers. This mapping is consistent with the results of overlapping studies in the vicinity.

The Inglewood Hill Road Parking Lot project begins at Station 468+00 and ends at Station 472+26.12. Overlap with the ELST Segment B and the Inglewood Neighborhood Drainage projects are summarized below.

ELST Segment B documentation

Existing Condition survey maps for the ELST Segment B project, ends at Station 469+00 (sheet EX21). The approximated 50-foot lakeshore setback is mapped between Stations 468+00 and 469+00. No wetlands, streams, or associated buffers are mapped in that area. Stream 0143L at Station 464+50 (approximately) is the nearest mapped critical area other than the lakeshore. The buffer of Stream 0143L ends before Station 466+00, approximately 250 feet south of the parking lot project area.

Inglewood Neighborhood Drainage Project

As documented in the Critical Areas Study (CAS) for the Inglewood Neighborhood Drainage Project (The Watershed Co., December 2015), The Watershed Company completed a lakeshore and wetland study in 2014 in the vicinity of the proposed stormwater outfall replacement. The study area spanned three King County-owned shoreline properties (Parcels 357530-0165, -0170, -0175). This study area approximately coincides with Stations 468+50 through 470+00 on the parking lot site plan. As documented in the CAS for the Inglewood Neighborhood Drainage Project, a Category III lake-fringe wetland extends a few feet beyond the lakeshore ordinary high water mark (OHWM) in the study area. Both the lakeshore and the wetland require a 50-foot buffer, so the difference between the two buffers is minor, less than five-feet on average. The parking lot plan set depicts the lakeshore buffer approximately ten to 15 feet further southwest of the trail than the Inglewood delineation study. This is likely due to the boundary being estimated for the parking lot rather than the delineated and surveyed location provided for Inglewood. Clear and grade limits are mapped on the County's site plan are approximately 20 to 25 feet northeast of the lakeshore setback, as estimated by King County. Despite this discrepancy between the lakeshore approximated by King County and the lakeshore/wetland delineation by The Watershed Company, the parking lot project area is still outside of the most encumbering buffer identified.

Additionally, to account for stormwater pipe alignment between Inglewood Hill Road and the outfall at Lake Sammamish, supplemental wetland screening was conducted by The Watershed Company in September 2016. As documented in the Technical Memorandum: Construction Plans – Additional Wetland Screening (The Watershed Company 2016), no additional encumbering wetlands, streams or buffers were identified beyond the previously documented outfall study area.

Recommendations

I recommend the city file this letter to document thorough review of potential stream, wetland, lakeshore, and buffer encumbrances in the project area. Please call if you have any questions or if I can provide you with any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Nell Lund".

Nell Lund, PWS
Sr. Ecologist