



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000
711 for Washington Relay Service • Persons with a speech disability can call (877) 833-6341*

April 14, 2020

Peter Kahn
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

Re: Administrative Order No. 18107 to permanently fill/impact 561 ft² of non-federally regulated wetlands for Costco Campus Expansion in City of Issaquah, King County, Washington

Dear Peter Kahn:

The Department of Ecology (Ecology) received your Joint Aquatic Resources Permit Application (JARPA) on January 31, 2019, requesting authorization to proceed with proposed work in non-federally regulated wetlands. Ecology has determined the proposed work, as conditioned by the enclosed Administrative Order (Order), will comply with applicable provisions of Chapter 90.48 RCW and other applicable requirements of state law.

This approval is subject to the conditions contained in the enclosed Order. **You must familiarize yourself with and abide by the conditions in the Order, including all notification requirements.** If you have any questions, please contact Doug Gresham at (425) 649-7199 or email doug.gresham@ecy.wa.gov. The enclosed Order may be appealed by following the procedures described in the Order.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Burcar", is written over a horizontal line.

Joe Burcar, Section Manager
Shorelands and Environmental Assistance Program

Enclosure

Sent via electronic mail: pkahn@costco.com

Costco Wholesale

April 14, 2020

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E-cc: Jason Sweeney, U.S. Army Corps of Engineers
Loree' Randall, Ecology
Ed Sewall, Sewall Wetland Consulting
ecyrefedpermits@ecy.wa.gov

**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

IN THE MATTER OF THE REQUEST BY)	ORDER #18107
COSTCO WHOLESALE)	Corps AJD Ref. #NWS 2019-103
FOR AN ADMINISTRATIVE ORDER TO)	
CONDUCT WORK IN NON-FEDERALLY)	
REGULATED WETLANDS)	

TO: Peter Kahn
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

This is an Administrative Order requiring Costco Wholesale to comply with Chapter 90.48 RCW and the rules and regulations of the Department of Ecology (Ecology) by taking certain actions, which are described below. RCW 90.48.120(1) authorizes Ecology to issue Administrative Orders requiring compliance whenever it determines a person has violated or creates a substantial potential to violate any provision of Chapter 90.48 RCW.

On January 31, 2019, Ecology received a request to impact 561 ft² of non-federally regulated wetlands to construct the Costco Wholesale campus expansion in King County. The U.S. Army Corps of Engineers (Corps) issued its jurisdictional determination on March 31, 2020. The site is located at 999 Lake Drive in Issaquah, Section 21, Township 24N, Range 6E, King County, WRIA 8.

The proposed action involves: demolishing two surface parking lots, building a 9-story office building with 600,000 ft² of floor space and 175 parking stalls, and building a 10-story parking garage with 30,000 ft² of exhibit space and 1,800 parking stalls.

This Administrative Order authorizes 561 ft² of Category IV wetland impacts at the project location. Offsite mitigation for this proposal will consist of purchasing 0.011 credits from the King County Mitigation Reserves Program.

For purposes of this Order, the term “Applicant” shall mean Costco Wholesale and its agents, assigns, and contractors.

In view of the foregoing and in accordance with RCW 90.48.120(1):

IT IS ORDERED that the Applicant shall comply with the following:

A. General Conditions:

- A1. The Applicant shall construct and operate the project in a manner consistent with the project description contained in the JARPA received by Ecology on January 31, 2019, or as otherwise approved by Ecology.

- A2. For purposes of this Order, all submittals required by its conditions shall be sent to Ecology's Northwest Regional Office, Attn: Doug Gresham, SEA Program, 3190 160th Avenue SE, Bellevue, Washington 98008 or via email to fednotification@ecy.wa.gov and a cc to doug.gresham@ecy.wa.gov. Any submittals shall reference Order No. 18107.
- A3. The Applicant shall provide access to the project site and mitigation site upon request by Ecology.
- A4. Copies of this Order shall be kept on the job site and readily available for reference by Ecology personnel, the construction superintendent, construction managers and foremen, and state and local government inspectors.
- A5. Nothing in this Order waives Ecology's authority to issue additional orders if Ecology determines further actions are necessary to implement the water quality laws of the state. Further, Ecology retains continuing jurisdiction to make modifications hereto through supplemental order, if additional impacts due to project construction or operation are identified (e.g., violations of water quality standards, downstream erosion, etc.), or if additional conditions are necessary to further protect the public interest.
- A6. The Applicant shall ensure all appropriate project engineers and contractors at the project site have read and understand relevant conditions of this Order and all permits, approvals, and documents referenced in this Order.

B. Notification Requirements:

- B1. The Applicant shall provide written notification (FAX, email, or postal mail) to Doug Gresham in Ecology's Northwest Regional Office in accordance with condition A2 above for the following activities:
 - a. At least ten (10) days prior to the onset of any work on site
 - b. At least seven (7) days within the start of impacts to wetlands.
 - c. Immediately following a violation of the state water quality standards or any condition of this Order.
 - d. Within fourteen (14) days after completion of construction.

C. Wetland Compensatory Mitigation Conditions

- C1. The Applicant shall mitigate wetland impacts as described in the *Mitigation Bank Use Plan for Costco Campus Expansion* (hereafter called the "Mitigation Plan") prepared by Sewall Wetland Consulting, and dated January 24, 2019, or as modified by this Order or revised and approved by Ecology.

- C2. The Applicant shall obtain a Statement of Sale from the Sponsor as documentation of purchase of 0.011 credits for this impact project (see A2). The Applicant shall submit a copy of the Statement of Sale to Ecology (see A2) within 60 days of receipt or before impacting wetlands, whichever is sooner for the debit project. Documentation from the Sponsor shall include:
- Ecology's Order number.
 - Order issuance date.
 - Description of mitigation credits purchased.
 - Signatures from the Sponsor and the Applicant.
- C3. The Applicant shall notify and submit in writing to Ecology (see A2) any proposed changes to the amount of wetland impacts, revision to the mitigation plan, and/or submittal of new information (see C2) for review and approval before work begins.
- C4. The Applicant shall complete the purchase of credits before the impacts to wetlands occur, or Ecology may require additional compensation to account for additional temporal loss.
- C5. If the Applicant has not purchased credits or completed the Costco campus expansion within 13 months of the date of this Order, the Applicant shall inform Ecology, in writing, of the status of:
- Costco campus expansion.
 - When ILF credits will be purchased.
With the:
 - Reason for the delay.
 - Expected date of completion.
- The Applicant shall submit an updated written notification every 12 months thereafter until Costco campus expansion is complete and the required credits are purchased.

D. Timing

- D1. This Order shall remain in effect for a period of two years from the date of issuance unless otherwise modified by Ecology. Failure to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

YOUR RIGHT TO APPEAL

You have a right to appeal this Order to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt of this Order. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal you must do both of the following within 30 days of the date of receipt of this Order:

- File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.

- Serve a copy of your appeal and this Order on Ecology in paper form - by mail or in person (see addresses below). Email is not accepted.

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

ADDRESS AND LOCATION INFORMATION

Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503 Pollution Control Hearings Board 1111 Israel Road SW STE 301 Tumwater, WA 98501	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608 Pollution Control Hearings Board PO Box 40903 Olympia, WA 98504-0903

CONTACT INFORMATION

Please direct all questions about this Order to:

Doug Gresham
Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7199
Doug.Gresham@ecy.wa.gov

MORE INFORMATION

- **Pollution Control Hearings Board Website**
<http://www.eluho.wa.gov/Board/PCHB>
- **Chapter 43.21B RCW - Environmental and Land Use Hearings Office – Pollution Control Hearings Board**
<http://app.leg.wa.gov/RCW/default.aspx?cite=43.21B>
- **Chapter 371-08 WAC – Practice And Procedure**
<http://app.leg.wa.gov/WAC/default.aspx?cite=371-08>
- **Chapter 34.05 RCW – Administrative Procedure Act**
<http://app.leg.wa.gov/RCW/default.aspx?cite=34.05>
- **Chapter 90.48 RCW – Water Pollution Control**
<http://app.leg.wa.gov/RCW/default.aspx?cite=90.48>

SIGNATURE

DATED this 14th day of April, 2020, at Bellevue, Washington:

A handwritten signature in black ink, appearing to read "Joe Burcar", written over a horizontal line.

Joe Burcar, Section Manager
Shorelands and Environmental Assistance Program
Northwest Regional Office
Washington Department of Ecology