



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 09-113567-LO

Project Name/Address: Cordova Building Stream Sediment Maintenance/405 114<sup>th</sup> Ave. SE

Planner: Reilly Pittman

Phone Number: 425-452-4350

**Minimum Comment Period: June 25, 2009**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Stream Survey Report, No Effects Letter and Essential Fish Habitat Assessment, Streambed Sediment Maintenance Plan

City of Bellevue Submittal Requirements

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## ENVIRONMENTAL CHECKLIST

4/18/02

*Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.*

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

RECEIVED

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PERMIT PROCESSING

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

Cordova Building Streambed Sediment Maintenance

2. Name of applicant:

J&J Bellevue, LLC

3. Address and phone number of applicant and contact person:

30500 SE 79<sup>th</sup> Street

Issaquah, WA 98027

(206) 770-5530

Attn: Jordan Lott

4. Date checklist prepared: April 24, 2009

5. Agency requesting checklist: City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable):

To maintain culvert capacity and prevent flooding on the property, streambed sediment removal will occur periodically over the lifetime of the culvert or until measures are taken upstream of the culvert (off the property) to

reduce sediment input into Sturtevant Creek. During any given sediment removal event, work will occur during the allowable in-water work window stipulated by the U.S. Army Corps of Engineers. This is currently set from July 1 through August 31.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, as stated above, periodical removal of sediment will be required to maintain culvert capacity.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

AMEC (AMEC Geomatrix, Inc.), 2008, Year 2 Monitoring, Cordova Culvert Monitoring, Bellevue, Washington: Prepared for J&J Bellevue, LLC, Issaquah, Washington.

AMEC (AMEC Geomatrix, Inc.), 2009a, Streambed Sediment Maintenance Plan, Cordova Culvert Monitoring, Bellevue, Washington: Prepared for J&J Bellevue, LLC, Issaquah, Washington.

AMEC (AMEC Geomatrix, Inc.), 2009b, Wetland Delineation and Stream Survey Report, Cordova Building, Bellevue, Washington: April 13, 2009, Letter to Jordan Lott, J&J Bellevue, LLC, Issaquah, Washington.

Geomatrix (Geomatrix Consultants, Inc.), 2007, Year 1 Monitoring, Cordova Culvert Monitoring, Bellevue, Washington: Prepared for J&J Bellevue, LLC, Issaquah, Washington.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

***Permit 09-113167-LO for vegetation management within the stream buffer of Sturtevant Creek.***

10. List any government approvals or permits that will be needed for your proposal, if known.

Clearing & Grading, City of Bellevue

Critical Areas Land Use, City of Bellevue

Section 401/404, U.S. Army Corps of Engineers

HPA, Washington Department of Fish and Wildlife

Water Quality Certification, Washington State Department of Ecology

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

J&J Bellevue, LLC (J&J Bellevue) manages the property along Sturtevant Creek located at 405 114th Avenue SE, Bellevue, Washington. In 2005, a metal arch culvert adjacent to the Cordova building was replaced with a three-sided box culvert to allow the 100-year floodwaters to pass through the culvert without backing up and flooding the building's parking lot. In order to maintain their property and prevent flooding, J&J Bellevue must maintain the flow capacity of the culvert on their property. Replacement of the undersized culvert with a three-sided box culvert resulted in the channel naturally widening, causing water velocity to slow and sediment to deposit. Over the last two years, the capacity of the culvert has been monitored (Geomatrix, 2007; AMEC, 2008). According to the monitoring, the average opening of the culvert is currently 68.88 square feet. This is 6.12 square feet less than the 75 square foot opening expected to be sufficient to convey the 100-year storm event. To maintain the culvert's capacity to allow the 100-year floodwater to pass through the culvert without flooding the property, sediment removal in the vicinity of the culvert will need to occur periodically.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

405 114th Avenue SE, Bellevue, Washington. The property is located in Township 25 North, Range 5 East, Section 32 in King County.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

Flat.

b. What is the steepest slope on the site (approximate percent slope)?

1 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Most of the site is asphalt. Remaining area is imported fill and topsoil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 20 cubic yards of streambed sediment will be removed over an approximate 1,600 square foot area.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

0 percent.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None.

### 2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Automobile exhaust from a vacuum would be emitted during sediment removal activities.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

### 3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Sturtevant Creek, a Type F stream, flows south through the property. Sturtevant Creek is a tributary to Lake Washington.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, streambed sediment removal will occur in the creek. The following methods will be used during each sediment removal event:

- Prior to sediment removal, block nets will be placed upstream and downstream of the sediment removal area, and a fisheries biologist will attempt to remove fish from within the block nets and release them unharmed downstream.
- A fisheries biologist will remain on site during the removal process to ensure that fish are not harmed. Should any fish be observed within the block net area during sediment removal, the removal process will stop and the fish will be netted and released unharmed downstream.
- No more than 20 cubic yards of sediment in the vicinity of the culvert will be removed from the streambed during any sediment removal event.
- Sediment will be removed using a vacuum truck.
- Sediment removal will be conducted during the allowable in-water work window stipulated by the U.S. Army Corps of Engineers (currently set from July 1 through August 31).
- Sediment above the water surface will take precedence for removal over sediment below the water surface elevation.
- Sediment will be removed with the vacuum truck in such a way as to minimize the amount of time the vacuum is in contact with flowing water. For example, if a sediment bar is being removed, the vacuum will remove sediment from the center first, working its way toward the sediment/water interface.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

20 cubic yards.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, the proposed method is to use a vacuum truck during low-flow conditions to avoid having to divert surface water.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None.

4. Plants

a. Check or circle types of vegetation found on the site:

\_\_\_\_\_ deciduous tree: alder, maple, aspen, other: black cottonwood

\_\_\_\_\_ evergreen tree: fir, cedar, pine, other

\_\_\_\_\_ shrubs

\_\_\_\_\_ grass

\_\_\_\_\_ pasture

\_\_\_\_\_ crop or grain

\_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: reed canarygrass

\_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_\_\_ other types of vegetation: invasive species (Himalayan blackberry and English ivy)

- b. What kind and amount of vegetation will be removed or altered?

None.

- c. List threatened or endangered species known to be on or near the site.

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

### 5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: crows

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other: pea mouth chub

- b. List any threatened or endangered species known to be on or near the site.

None.

- c. Is the site part of a migration route? If so, explain.

Coho salmon are known to use the lower portion of Sturtevant Creek, including the reach within the property.

- d. Proposed measures to preserve or enhance wildlife, if any:

Work will be limited to within the allowable work window. The area of sediment removal will be blocked with nets to prevent fish movement into the sediment removal area. A fisheries biologist will attempt to remove fish from within the block nets and release them unharmed downstream. A fisheries biologist will remain on site during the removal process to ensure fish that are not harmed. Should any fish be observed within the block net area during sediment removal, the removal process will stop and the fish will be netted and released unharmed downstream of the block net.

### 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no toxic chemicals required for the proposed project. A vacuum truck will be used to remove sediment from the stream.

- 1) Describe special emergency services that might be required.

None.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None.

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing audible noise includes sources typical of a city environment, including noise from the existing buildings and traffic along 114<sup>th</sup> Avenue SE and Interstate 405. The proposed project would not be affected by these existing noise sources.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise sources associated with the proposed project include the vacuum truck, which would create audible but short-term noise at the site and at adjacent properties.

**Noise is regulated by BCC 9.18. RP**

- 3) Proposed measures to reduce or control noise impacts, if any:

None.

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

Commercial businesses.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

A 4-story building used for commercial businesses is located on the site.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Office (OLB).

f. What is the current comprehensive plan designation of the site?

OLB.

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Sturtevant Creek.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None.

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

**10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None. All proposed construction activity will occur during daylight hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

No.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Sidewalks located along 114<sup>th</sup> Avenue SE.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

- c. Proposed measures to reduce or control impacts, if any:

None.

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system.

Show on site plans, if any.

The property is accessed from 114<sup>th</sup> Avenue SE. The proposed activity will not alter access to the existing street system.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes – King County Metro Transit.

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None.

g. Proposed measures to reduce or control transportation impacts, if any:

None.

**15. Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

**16. Utilities**

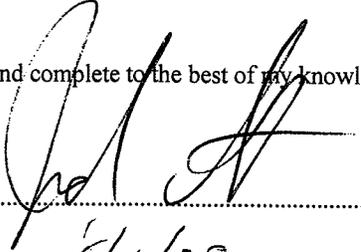
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

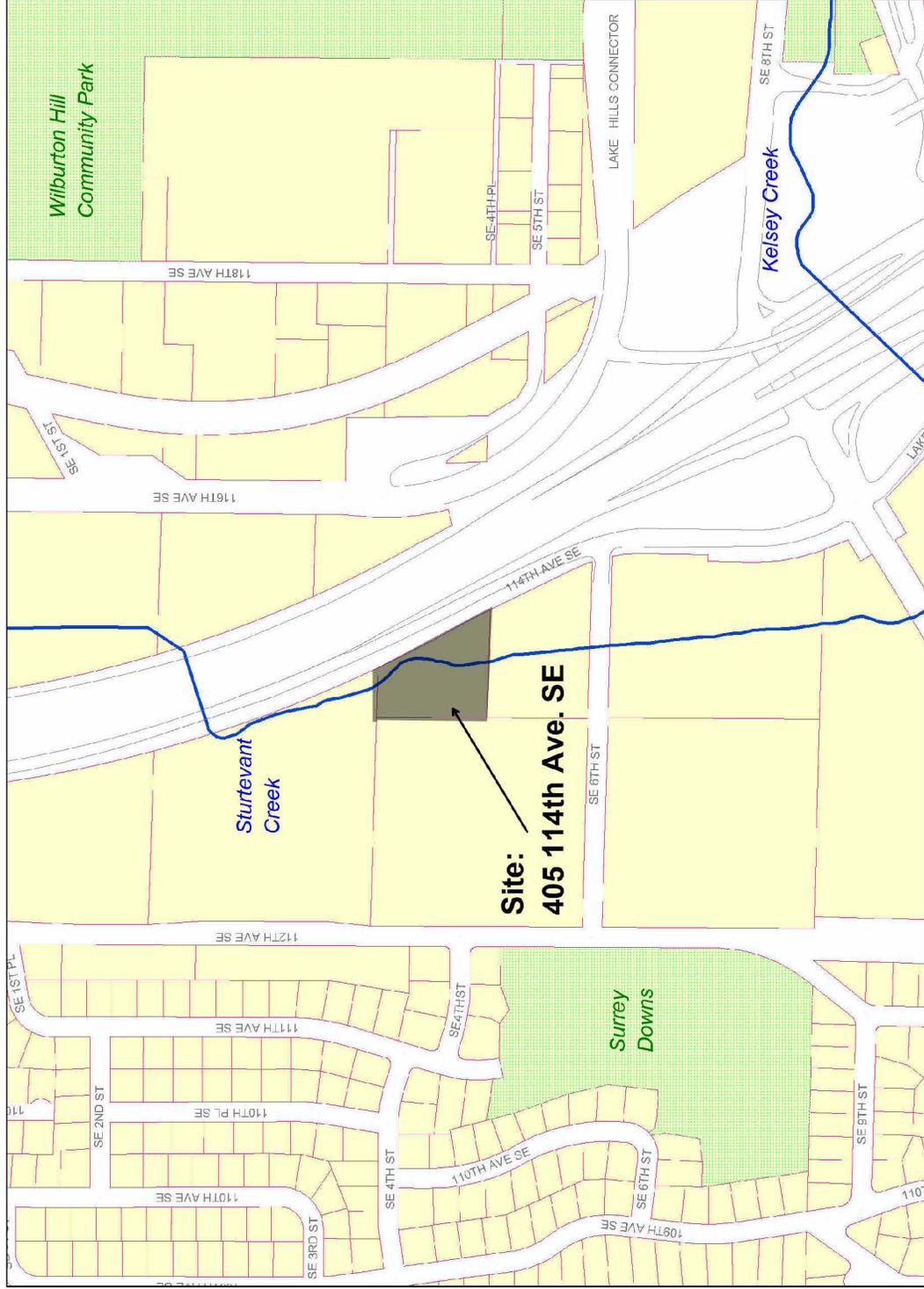
**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  .....

Date Submitted: 5/6/09 .....

# Cordova Building Vegetation Management Vicinity Map





April 13, 2009  
Project 10111.002

Mr. Jordan Lott  
J&J Bellevue, LLC  
30500 SE 79<sup>th</sup> Street  
Issaquah, WA 98027

**Subject: Wetland Delineation and Stream Survey Report**  
Cordova Building, Bellevue, Washington

Dear Jordan:

On March 31, 2009, AMEC Geomatrix, Inc. (AMEC), conducted an investigation to determine the presence or absence of wetlands and to assess the condition of Sturtevant Creek on the Cordova Building property at 405 114th Avenue SE, Bellevue, Washington (Figure 1). This report is being prepared in support of a proposed vegetation management plan for the property.

#### **METHODS**

An AMEC scientist delineated wetlands and surveyed the condition of Sturtevant Creek within the property boundary. The following sections describe the methods used to determine the presence, absence, or characterization of critical areas (e.g., wetlands and streams). Field forms from the surveys are attached.

#### **Wetlands**

An AMEC scientist delineated wetlands based on best professional judgment, existing site conditions during field analysis, and information provided by the client. Wetland boundaries were delineated using the Routine Determinations method described in the *Corps of Engineers Wetland Delineation Manual* (Corps, 1987) and the *Interim Regional Supplement* (Corps, 2008) to comply with City of Bellevue and federal regulations.

#### **Streams**

An AMEC scientist surveyed the condition of Sturtevant Creek, including the riparian corridor, within the property boundary. The survey included an assessment of the stream channel characteristics and habitat condition within the project reach. This survey followed watershed analysis methods used for stream channel characterization and habitat ratings (WFP, 1997).

#### **RESULTS**

The following sections describe the results of the delineation and surveys.

#### **Wetlands**

The National Wetland Inventory did not identify any wetlands on the property (NWI, 2009). No visual indicators of wetland characteristics (e.g., absence of hydrophytic vegetation, lack of inundation, drainage patterns, drift lines, watermarks, sediment deposits, etc.) were observed on the property. Recently disturbed riparian areas (i.e., recently cleared of vegetation) were dominated by newly emerging reed canarygrass (*Phalaris arundinacea*), a highly invasive plant with a wetland indicator status of facultative-wet. A facultative-wet plant species can be indicative of a wetland.

AMEC Geomatrix, Inc.  
3500 188th Street SW, Suite 600  
Lynnwood, Washington  
USA 98037-4763  
Tel (425) 921-4000  
Fax (425) 921-4040  
www.amecgeomatrixinc.com

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Although reed canarygrass is a hydrophytic species, it also can establish in disturbed sites, as in the case observed here. Additionally, prior to vegetation removal and corresponding invasion of reed canarygrass, the area was dominated by Himalayan blackberry (*Rubus armeniacus*), a facultative-upland species, indicating this area would be considered upland. No other indicators of wetland hydrology (e.g., saturated surface soils, drainage pattern, drift deposits, sediment deposits, watermarks, etc.) were observed. Due to the lack of visual indicators of wetlands, no test pits were dug on the property.

### Streams

According to King County's hydrographic information (King County, 2009) and the Washington State Department of Natural Resources' water typing program (DNR, 2009), Sturtevant Creek is a Type F watercourse.

Within the property, Sturtevant Creek is a low-gradient, single-channel stream averaging 6 to 8 feet in width and 2 to 12 inches deep. Within the property, the stream is a pool/riffle complex, with no large woody debris. Pools were formed by bends in the creek. Throughout the reach, the dominate substrate was sand. Areas of gravel and cobble existed in riffles, but were highly embedded.

The stream is well shaded by the existing mature trees (black cottonwood [*Populus balsamifera* L. ssp. *trichocarpa*], Western red cedar [*Thuja plicata*], and weeping willow [*Salix* sp.]) on the property. Understory vegetation is dominated by landscaping vegetation (rhododendrons), lawn, English ivy (*Hedera helix*), and Himalayan blackberry. The exception to this is near the southern end of the property, where an existing mitigation area exists immediately upstream and downstream of the box culvert. This mitigation area consists of native vegetation such as willows (*Salix* spp.), redosier dogwood (*Cornus sericea*), and Oregon grape (*Mahonia* spp.).

According to King County Code 20.25H.035, a 50-foot buffer is required around a Type F stream. The existing building, parking lot, access road, landscaped areas (including landscaping shrubs and lawn), and mitigation area are all located within the buffer. Modifications to the buffer, including vegetation management, will require Critical Area Land Use Exemption and Clear & Grade permits with a SEPA determination from the City of Bellevue.

If you have any questions or comments, please feel free to contact me. My contact information is noted below.

Sincerely yours,  
AMEC Geomatrix, Inc.

Kerrie A. McArthur, FP-C  
Project Aquatic Biologist  
Direct Tel.: (425) 921-4026  
E-mail: kerrie.mcarthur@amec.com

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Attachments:  
Figure 1  
Field Survey Forms

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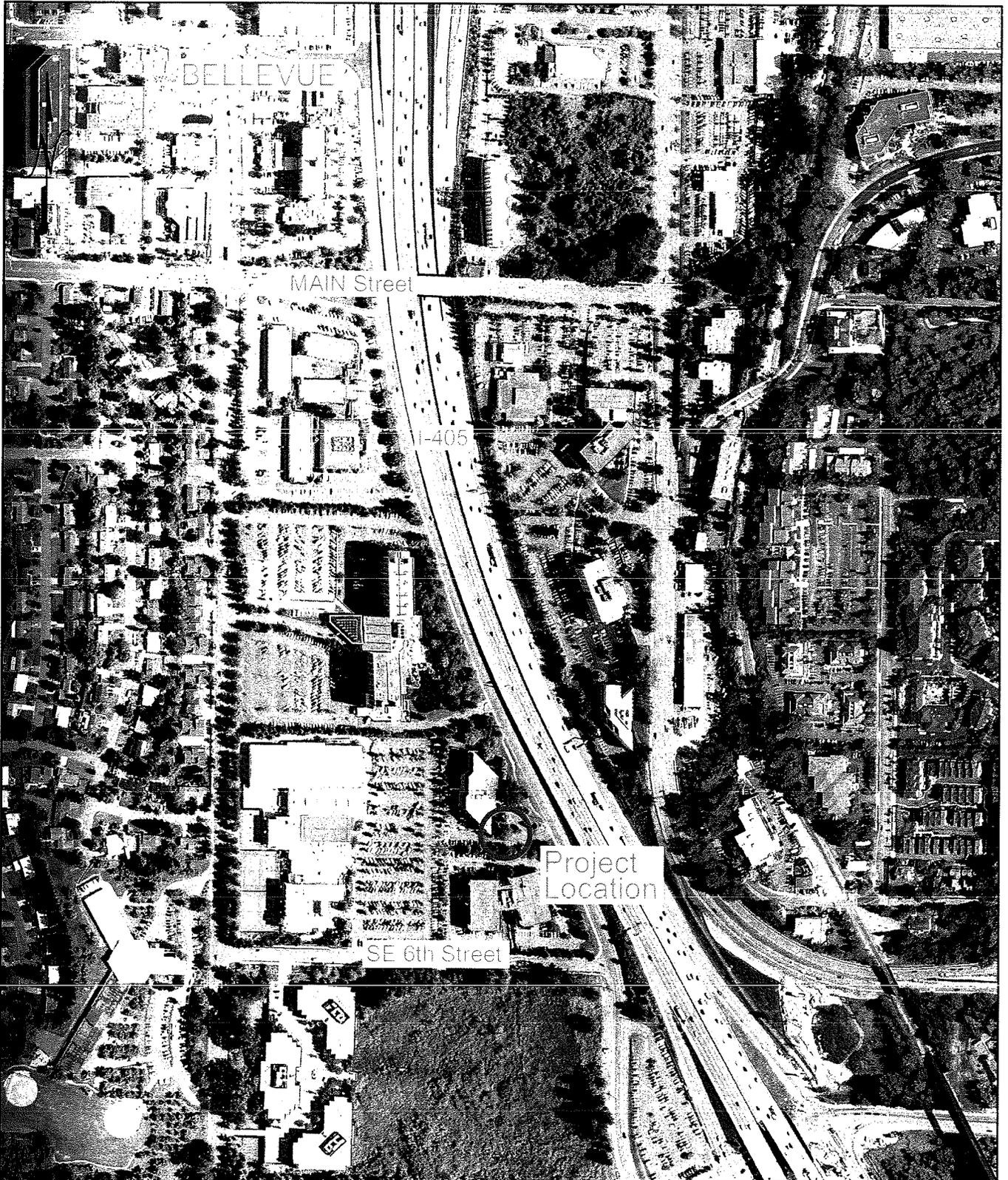
## REFERENCES

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- Corps, 2008, Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual – Western Mountains, Valleys, and Coast Region: Corps, Research and Development Center, ERDC/EL TR-08-13, Vicksburg, Mississippi.
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**ATTACHMENT A**

Figure



Plot Date: 02/20/09 - 10:52am, Plotted by: gary.maxwell  
 Drawing Path: P:\SamMar\_Corp\10111-002\_Cordova Riparian\17000 CAD\Vicinity Map.dwg

SITE VICINITY		
Cordova Office Building Bellevue, Washington		
By: GSM	Date: 2-20-09	Project No. 10111.002
<b>AMEC Geomatrix</b>		Figure 1

**ATTACHMENT B**

Field Survey Forms

10111.002

Fish Habitat, Channel, & Biological Reconnaissance Survey

Stream <u>Sturtevant</u>	Segment no. <u>1</u>	Date <u>3/30/09</u>	Recorder <u>KAM</u>							
Location description (GPS at start and end of survey reach) <u>Cordova Bldg</u>										
<b>Unit Data</b>										
Start distance	0	30	46	90	102	126	150	158	178	216
Unit type	R	P	R	P	R	P	P	R	P	R
Unit number	1	1	2	2	3	3	4	4	5	5
Dominant substrate	S	S	S	S	S	S	S	S	S	G
Subdominant substrate	G	S	C	C	G	C*	C*	G	C*	S
% pool/flatwater	0	100	0	100	0	100	100	0	100	0
Wetted width	6-8ft									2
End distance										
<b>* riprap</b>										
<b>Pool Data</b>										
Pool Former										
% wood cover		0		0		0	0		0	
Pool tail Embedded (y/n) (> 25%)		Y		Y		Y	Y		Y	
Spawning gravel Present (y/n) (2 m <sup>2</sup> )		N		N		N	N		N	
Tail crest depth		2"		2"		2"	2"		3"	
Max. depth		12"		8"		8"	10"		12"	
<b>Fish &amp; Amphibian Observations</b>										
Fish species	None	—————→								
Amphibian species	None	—————→								
<b>Channel Data</b>										
Local gradient (%)	1%	—————→								
Bankfull width	6-8ft	—————→								
Single or multiple channel	S	S	S	S	S	S	S	S	S	S
Seeps present (y/n)	N	—————→								
Water temperature										
Time										
(Note passage barrier locations, type [cuvert, falls, wood, rock], jump height, jump pool depth)										





**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: Cordova Bldg City/County: Belleve Sampling Date: 3/31/09  
 Applicant/Owner: J&J Bellevue State: WA Sampling Point: \_\_\_\_\_  
 Investigator(s): KAM Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): slope - along stream Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>	Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>		
Remarks: <u>general veg description along riparian area - no cover estimates</u>		

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>cottonwood</u>	<u>50</u>			Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)
2. <u>weeping willow (landscaping)</u>	<u>5</u>			Total Number of Dominant Species Across All Strata: _____ (B)
3. <u>cedar - (landscaping)</u>	<u>5</u>			Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
4. _____				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
= Total Cover				
<b>Sapling/Shrub Stratum (Plot size: _____)</b>				
1. <u>H. blackberry</u>	<u>5</u>			
2. <u>rhododendrum (landscaping)</u>	<u>5</u>			<b>Hydrophytic Vegetation Indicators:</b> ___ Dominance Test is >50% ___ Prevalence Index is ≤3.0 <sup>1</sup> ___ Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ___ Wetland Non-Vascular Plants <sup>1</sup> ___ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. _____				
4. _____				
5. _____				
= Total Cover				
<b>Herb Stratum (Plot size: _____)</b>				
1. <u>sod/lawn</u>	<u>50</u>			
2. <u>reed canary grass - in recently disturbed/cleared area &amp; mit area</u>	<u>50</u>			
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
= Total Cover				
<b>Woody Vine Stratum (Plot size: _____)</b>				
1. <u>English ivy</u>	<u>50</u>			
2. _____				
= Total Cover				
<b>% Bare Ground in Herb Stratum _____</b>				
= Total Cover				
Hydrophytic Vegetation Present? Yes _____ No _____				

Remarks:  
Only hydrophytic veg = landscaping of mitigation area vegetation.  
- ground dominated by Eng. Ivy, H. blackberry w/ reed canary grass growing in recently disturbed/cleared area (ie. mit area & cleared area)

**SOIL**

Sampling Point: \_\_\_\_\_

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)                         | <input type="checkbox"/> 2 cm Muck (A10)            |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)                     | <input type="checkbox"/> Red Parent Material (TF2)  |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)                 |   |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3)                     |   |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Dark Surface (F6)                  |   |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Depleted Dark Surface (F7)               |   |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          | <input type="checkbox"/> Redox Depressions (F8)                   |   |

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No \_\_\_\_\_

Remarks:

No test pit dug b/c there were no ~~soil~~ visual indicators (hydrophytic veg dominance, hydrology) present.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

**Primary Indicators (minimum of one required; check all that apply)**

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)

**Secondary Indicators (2 or more required)**

- Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stressed Plants (D1) (LRR A)
- Other (Explain in Remarks)
- Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (LRR A)
- Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No \_\_\_\_\_ Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes \_\_\_\_\_ No \_\_\_\_\_ Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes \_\_\_\_\_ No \_\_\_\_\_ Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present? Yes \_\_\_\_\_ No \_\_\_\_\_

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No visual indications of w/c hydrology (ie - not saturated surface soils, standing water, or depressions). Banks of creek 12-20" above wsl



May 6, 2009

Project 10111.003

Mr. Jordan Lott  
J&J Bellevue, LLC  
30500 SE 79<sup>th</sup> Street  
Issaquah, WA 98027

**Subject: Cordova Building Streambed Sediment Removal  
No Effects Letter and Essential Fish Habitat Assessment  
Cordova Building, Bellevue, Washington**

Dear Jordan:

J&J Bellevue, LLC (J&J Bellevue) manages the property along Sturtevant Creek located at 405 114th Avenue SE, Bellevue, Washington (Figure 1). In order to maintain their property and prevent flooding, J&J Bellevue must remove deposited streambed sediment to maintain the flow capacity of the three-sided box culvert on their property. Therefore, J&J Bellevue is applying for a permit from the U.S. Army Corps of Engineers (Corps) to remove up to 20 cubic yards of streambed sediment. To help expedite the permitting process, AMEC Geomatrix, Inc. (AMEC), has prepared this letter addressing the potential effects on species listed under the Endangered Species Act or under the Magnuson-Stevens Fishery Conservation and Management Act.

#### **PROJECT AND ACTION AREA**

Currently there is a four-story commercial building (Cordova Building) and associated parking lot on the property. Sturtevant Creek, a Type F tributary to Lake Washington, flows south through the property (Figure 2). The remainder is landscaped, with invasive species infesting much of the property. Much of the vegetated area on the property is located within the 100-foot critical area buffer of Sturtevant Creek.

Within the property, Sturtevant Creek is a low-gradient, single-channel stream averaging 6 to 8 feet wide and 2 to 12 inches deep. Within the property, the stream is a pool/riffle complex, with no large woody debris. Pools are formed by bends in the creek. Throughout the reach, the dominant substrate is sand. Areas of gravel and cobble exist in the riffles, but are highly embedded. The stream is well shaded by the existing mature trees on the property. Understory vegetation is dominated by landscaping vegetation (rhododendrons), lawn, English ivy (*Hedera helix*), and Himalayan blackberry (*Rubus armeniacus*). The exception to this is near the southern end of the property, where a mitigation area is located immediately upstream and downstream of the three-sided box culvert. This mitigation area consists of native vegetation such as willows (*Salix* spp.), redosier dogwood (*Cornus sericea*), and Oregon grape (*Mahonia* spp.) (AMEC, 2009).

The "project area" is defined as the area where sediment removal will occur (Figure 2). The "action area" for avian species is defined as a 1-mile radius around the project area. The "action area" for fish species is defined as 0.75 mile downstream of the project area.

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RECEIVED

MAY 14 2009

AMEC Geomatrix

PERMIT PROCESSING



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J&J Bellevue, LLC  
May 6, 2009  
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## **PROJECT DESCRIPTION**

In 2005, a metal arch culvert adjacent to the Cordova building was replaced with a three-sided box culvert to allow the 100-year floodwaters to pass through the culvert without backing up and flooding the building's parking lot. Replacement of the undersized culvert with a three-sided box culvert resulted in the channel naturally widening, causing water velocity to slow and sediment to deposit. Over the last two years, the capacity of the culvert has been monitored (Geomatrix, 2007; AMEC, 2008). According to the monitoring, the average opening of the culvert is less than the 75 square foot opening expected to be sufficient to convey the 100-year storm event.

To maintain the culvert's capacity to allow the 100-year floodwater to pass through the culvert without flooding the property, sediment removal in the vicinity of the culvert will need to occur periodically. The following methods will be used (Figure 3):

- Prior to sediment removal, block nets will be placed upstream and downstream of the sediment removal area, and a fisheries biologist will attempt to remove fish from within the block nets and release them unharmed downstream.
- A fisheries biologist will remain on site during the removal process to ensure that fish are not harmed. Should any fish be observed within the block net area during sediment removal, the removal process will stop and the fish will be netted and released unharmed downstream.
- No more than 20 cubic yards of sediment in the vicinity of the culvert will be removed from the streambed.
- Sediment will be removed using a vacuum truck.
- Sediment removal will be conducted during a low flow period during the allowable in-water work window stipulated by the Corps (currently set from July 1 through August 31).
- Sediment above the water surface will take precedence for removal over sediment below the water surface elevation.
- Sediment will be removed with the vacuum truck in such a way as to minimize the amount of time the vacuum is in contact with flowing water. For example, if a sediment bar is being removed, the vacuum will remove sediment from the center first, working its way toward the sediment/water interface.

## **ENDANGERED SPECIES ACT COMPLIANCE**

Because this work requires a Section 10 permit from the Corps, it qualifies as an action by a federal agency, and must comply with Section 7 of the Endangered Species Act (ESA). Section 7 of the ESA requires that actions of federal agencies should be "not likely to jeopardize the continued existence of any [listed] species or result in the destruction or adverse modification of habitat of such species." Issuance of permits by federal agencies is considered an action and therefore falls under this requirement. Under ESA Section 7(c), the Corps is



Mr. Jordan Lott  
J&J Bellevue, LLC  
May 6, 2009  
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required to produce a biological evaluation of the potential influence of its action (issuing the permit) on listed species or their critical habitat.

To help the Corps evaluate the potential effects of the proposed project on listed species, AMEC has prepared this letter on behalf of J&J Bellevue. To determine if listed species or their critical habitat are present in the vicinity of the proposed project, on April 28, 2009, AMEC consulted the National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NOAA-Fisheries, 2009) and the U.S. Fish and Wildlife Service (USFWS, 2009) (Attachment A). No listed species identified by the NOAA-Fisheries or USFWS are within a one-mile radius around the project area or within 0.95 mile downstream of the project area (Bellevue, 2002; Ecology 2008a,b,c; WDFW, 2009). Therefore, the proposed project will have **no effect** on listed species or their habitat.

#### **ESSENTIAL FISH HABITAT COMPLIANCE**

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires federal agencies to consult with the NOAA-Fisheries on activities that may adversely affect Essential Fish Habitat (EFH). EFH is defined as "those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity." "Waters" include "aquatic areas and their associated physical, chemical, and biological properties that are used by fish." These waters may include aquatic areas historically used by fish. "Substrate" includes "sediment, hard bottom, structures underlying the waters, and associated biological communities" (NOAA-Fisheries, 1999).

This assessment evaluates the impacts of the proposed project to determine whether it "may adversely affect" designated EFH for federally managed fisheries species in the proposed action area. The assessment also describes conservation measures to avoid, minimize, or otherwise offset potential adverse effects of the proposed action on designated EFH.

Groundfish, coastal pelagic, and salmonid fish species that could have designated EFH in the action area are listed in Table 1. Most of these species are not found freshwater streams. Assessment of the impacts on species that may occur in the action area is based on life-history stages described in Casillas et al. (1998) and PFMC (1998a,b, 1999).

The proposed project is not expected to adversely affect EFH for groundfish species or coastal pelagic species because the project area is limited to freshwater where these species do not occur.

Although, juvenile coho salmon (*Oncorhynchus kisutch*), may occur in the project area at any time of the year, because of project timing, few, if any, juvenile or adult coho are expected to be in the action area during sediment removal. The proposed project would increase noise and turbidity briefly in the project area, possibly causing salmonids to avoid certain areas in the vicinity of the action area. This possible impact would be temporary and would not persist beyond the sediment removal period. Additionally, implementing the conservation measures described above would avoid and minimize potential adverse effects of the proposed project.



Mr. Jordan Lott  
J&J Bellevue, LLC  
May 6, 2009  
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The proposed activities may cause temporary, localized adverse impacts on certain EFH parameters but should not reduce the overall value of the EFH of managed species. After completion of the proposed project, the disturbed areas would be recolonized and the benthic and epibenthic communities should return to conditions similar to those before project construction. Although the proposed project may have localized and temporary adverse effects on designated EFH for coho salmon, the conservation measures described above would avoid, minimize, or otherwise offset such adverse effects.

If you have any questions or comments, please feel free to contact me. My contact information is listed below.

Sincerely yours,  
AMEC Geomatrix, Inc.

Kerrie A. McArthur, FP-C  
Project Aquatic Biologist  
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E-mail: [kerrie.mcarthur@amec.com](mailto:kerrie.mcarthur@amec.com)

KAM  
p:\sanmar corp\10111-003 cordova sediment\3000 reports\sediment\_noeffects\tr\cordova\bdgsedrem\_noeffects\_050509.doc

Table 1	Species of Fish with Designated Essential Fish Habitat in the Project Area
Figure 1	Site Vicinity
Figure 2	Project Location
Figure 3	Sediment Removal
Attachment A	Agency Website Endangered Species Lists



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J&J Bellevue, LLC  
May 6, 2009  
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J&J Bellevue, LLC  
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**TABLE 1**  
**SPECIES OF FISH**  
**WITH DESIGNATED ESSENTIAL FISH HABITAT IN THE PROJECT AREA**  
 Cordova Building  
 Bellevue, Washington

Common Name	Scientific Name	Common Name	Scientific Name
<b>Groundfish</b>		<b>Groundfish (cont.)</b>	
arrowtooth flounder	<i>Atheresthes stomias</i>	raffish	<i>Hydrolagus colliei</i>
big skate	<i>Raja binoculata</i>	redbanded rockfish	<i>Sebastes babcocki</i>
black rockfish	<i>Sebastes melanops</i>	redstripe rockfish	<i>Sebastes proriger</i>
bocaccio	<i>Sebastes paucispinis</i>	rex sole	<i>Glyptocephalus zachirus</i>
brown rockfish	<i>Sebastes auriculatus</i>	rock sole	<i>Lepidopsetta bilineata</i>
butter sole	<i>Isopsetta isolepis</i>	rosethorn rockfish	<i>Sebastes helvomaculatus</i>
cabezon	<i>Scorpaenichthys marmoratus</i>	rosy rockfish	<i>Sebastes rosaceus</i>
California skate	<i>Raja inornata</i>	rougeye rockfish	<i>Sebastes aleutianus</i>
canary rockfish	<i>Sebastes pinniger</i>	sablefish	<i>Anoplopoma fimbria</i>
China rockfish	<i>Sebastes nebulosus</i>	sand sole	<i>Psettichthys melanostictus</i>
copper rockfish	<i>Sebastes caurinus</i>	sharpchin rockfish	<i>Sebastes zacentrus</i>
curlfin sole	<i>Pleuronichthys decurrens</i>	shortspine thornyhead	<i>Sebastolobus alascanus</i>
darkblotch rockfish	<i>Sebastes crameri</i>	spiny dogfish	<i>Squalus acanthias</i>
Dover sole	<i>Microstomus pacificus</i>	splitnose rockfish	<i>Sebastes diploproa</i>
English sole	<i>Parophrys vetulus</i>	starry flounder	<i>Platichthys stellatus</i>
flathead sole	<i>Hippoglossoides elassodon</i>	striptail rockfish	<i>Sebastes saxicola</i>
greenstriped rockfish	<i>Sebastes elongatus</i>	tiger rockfish	<i>Sebastes nigrocinctus</i>
hake	<i>Merluccius productus</i>	vermilion rockfish	<i>Sebastes miniatus</i>
jack mackerel	<i>Trachurus symmetricus</i>	yelloweye rockfish	<i>Sebastes ruberrimus</i>
kelp greenling	<i>Hexagrammos decagrammus</i>	yellowtail rockfish	<i>Sebastes flavidus</i>
lingcod	<i>Ophiodon elongatus</i>		
longnose skate	<i>Raja rhina</i>	<b>Coastal Pelagic</b>	
Pacific cod	<i>Gadus macrocephalus</i>	anchovy	<i>Engraulis mordax</i>
Pacific ocean perch	<i>Sebastes alutus</i>	market squid	<i>Loligo opalescens</i>
Pacific sanddab	<i>Citharichthys sordidus</i>	Pacific mackerel	<i>Scomber japonicus</i>
petrale sole	<i>Eopsetta jordani</i>	Pacific sardine	<i>Sardinops sagax</i>
quillback rockfish	<i>Sebastes maliger</i>		
		<b>Salmonid Species</b>	
		Chinook salmon	<i>Oncorhynchus tshawytscha</i>
		coho salmon	<i>Oncorhynchus kisutch</i>
		pink salmon	<i>Oncorhynchus gorbuscha</i>

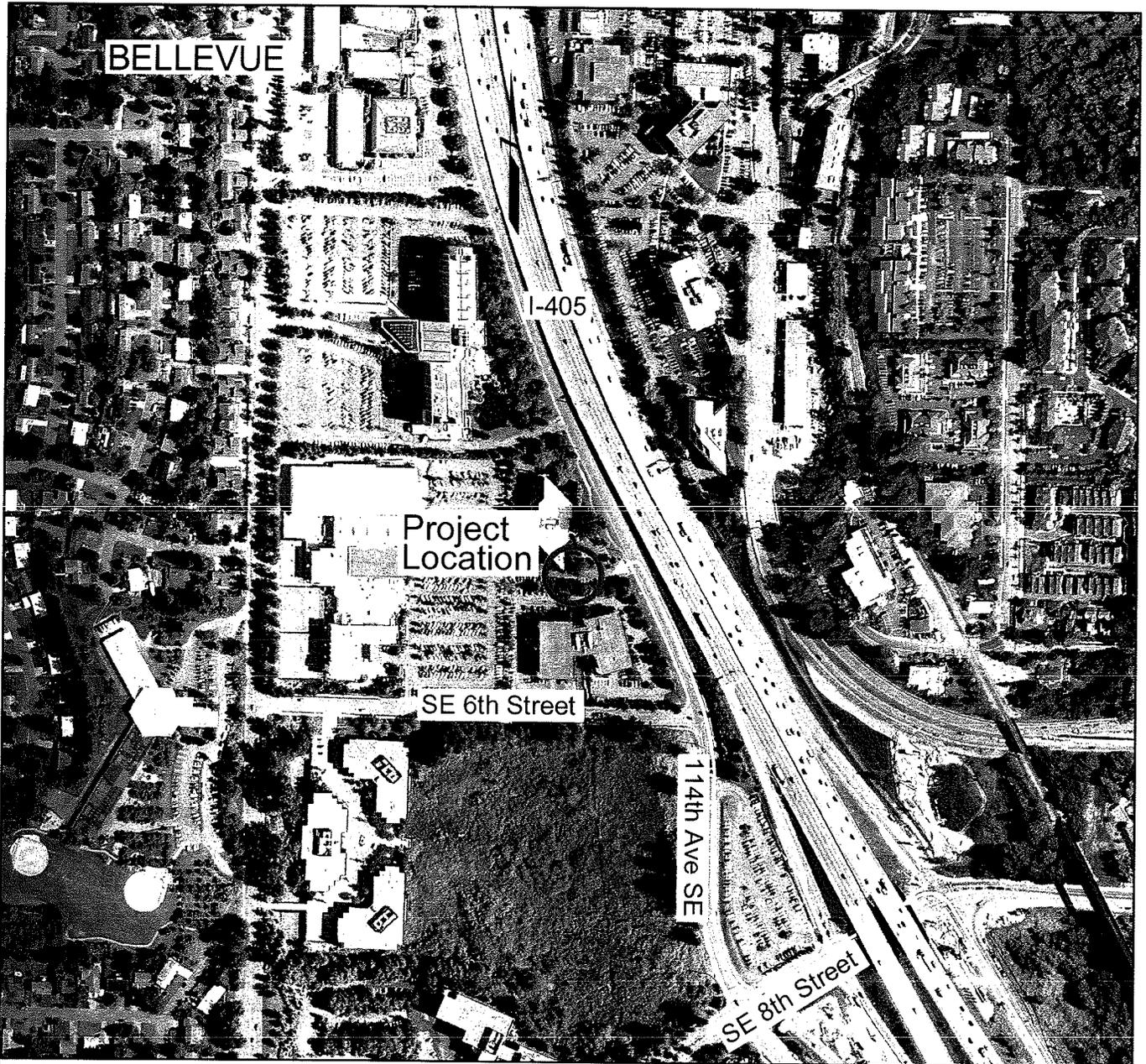
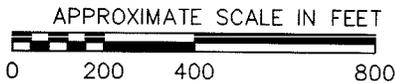


Photo Courtesy of USGS



47.60457 N Lat. / -122.18756 W Long.

Section: 32  
 Township: 25  
 Range: 5

**DRIVING DIRECTIONS (From I-405 Southbound):**

- Take exit 12 for SE 8th St 0.2 mi
- Turn right at SE 8th St 279 ft
- Turn right at 114th Ave SE
- Destination will be on the left 0.3 mi

**DRIVING DIRECTIONS (From I-405 Northbound):**

- Take exit 12 for SE 8th St 0.2 mi
- Follow signs for 118th Ave SE 482 ft
- Turn left at SE 8th St 0.1 mi
- Turn right at 114th Ave SE
- Destination will be on the left 0.3 mi

**SITE VICINITY**

Cordova Office Building  
 Bellevue, Washington

By: GSM	Date: 4/29/09	Project No. 10111.003
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**AMEC Geomatrix**

Figure 1

Plot Date: 04/29/09 - 9:17am, Plotted by: gary.maxwell  
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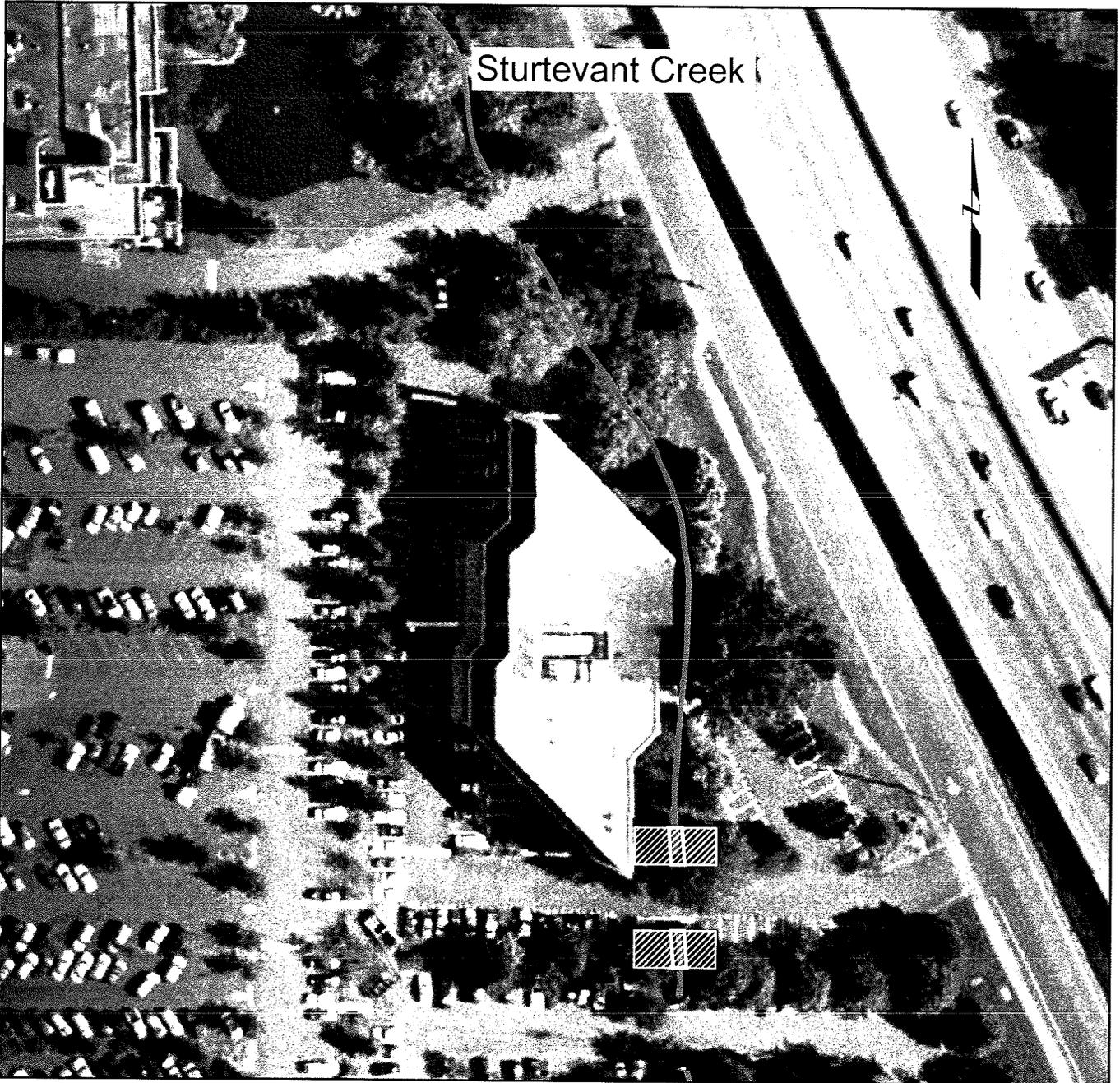
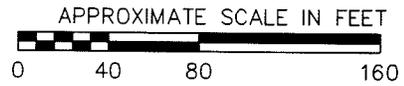


Photo Courtesy of USGS

47.60457 N Lat. / -122.18756 W Long.

Section: 32  
 Township: 25  
 Range: 5



Existing Mitigation Area

Sediment Removal Area

PROJECT LOCATION

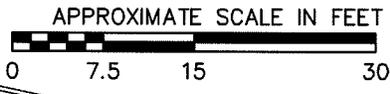
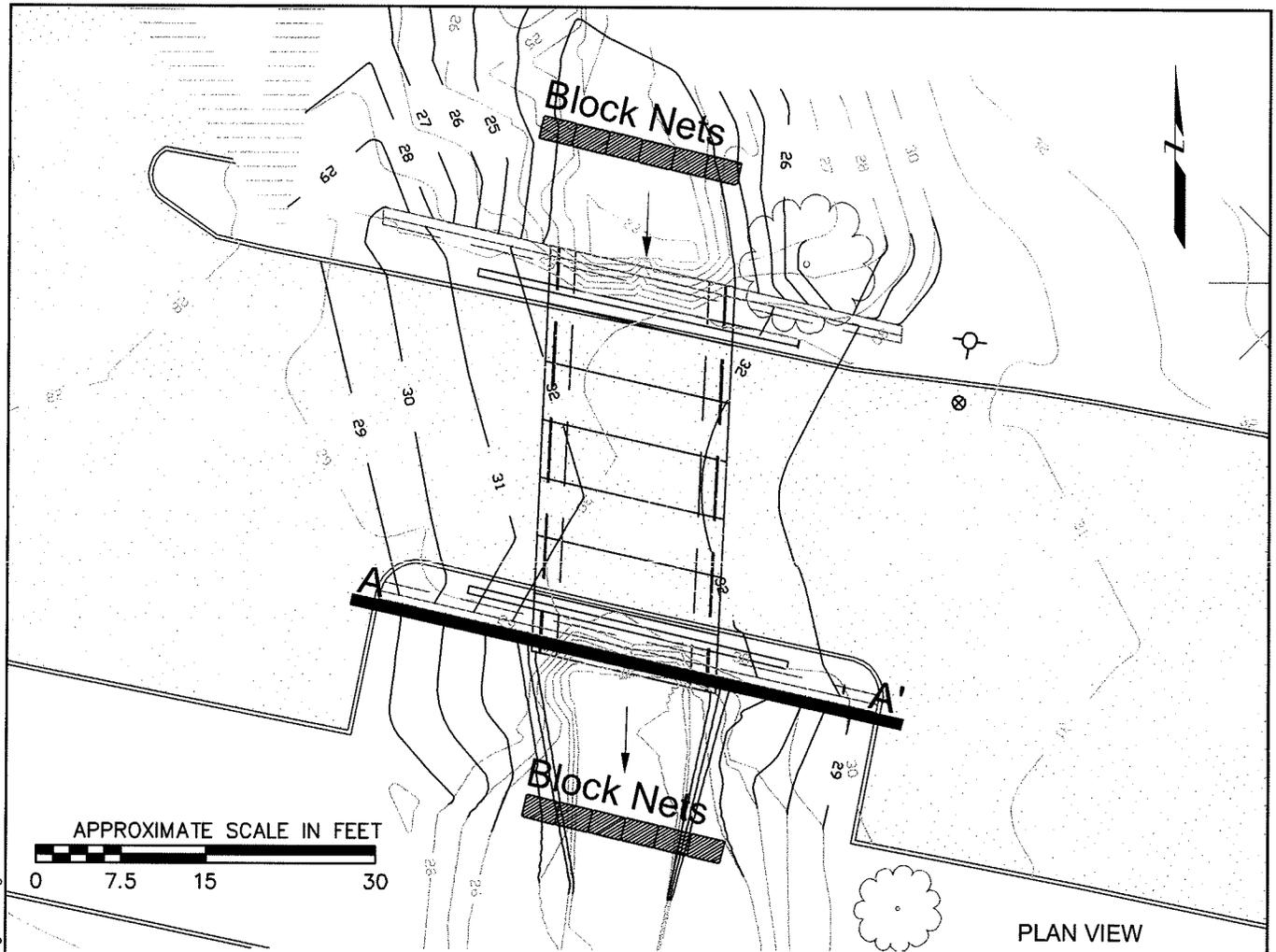
Cordova Office Building  
 Bellevue, Washington

By: GSM	Date: 4/29/09	Project No. 10111.003
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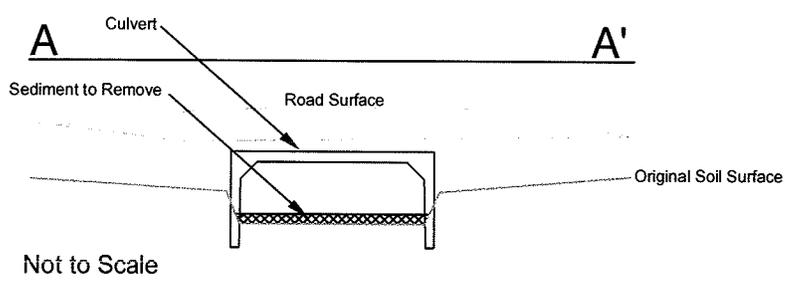
**AMEC Geomatrix**

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PLAN VIEW



CROSS SECTION VIEW

47.60457 N Lat. / -122.18756 W Long.

Section: 32  
 Township: 25  
 Range: 5

<b>SEDIMENT REMOVAL</b> Cordova Office Building Bellevue, Washington		
By: GSM	Date: 4/29/09	Project No. 10111.003
<b>AMEC Geomatrix</b>		Figure 3

Plot Date: 04/29/09 - 8:52am. Plotted by: gavy.maxwell  
 Drawing Path: P:\SanMar\_Corp\10111-003 Cordova Sediment CAD\Sediment Removal\ Drawing Name: Sediment Removal Figure 3.dwg



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**ATTACHMENT A**

Agency Website Endangered Species Lists

# Endangered Species Act Status of West Coast Salmon & Steelhead

(Updated Sept. 25, 2008)

Species <sup>1</sup>		Current Endangered Species Act Listing Status <sup>2</sup>	ESA Listing Actions Under Review
Sockeye Salmon ( <i>Oncorhynchus nerka</i> )	1	Snake River	
	2	Ozette Lake	
	3	Baker River	Not Warranted
	4	Okanogan River	Not Warranted
	5	Lake Wenatchee	Not Warranted
	6	Quinalt Lake	Not Warranted
	7	Lake Pleasant	Not Warranted
Chinook Salmon ( <i>O. tshawytscha</i> )	8	Sacramento River Winter-run	
	9	Upper Columbia River Spring-run	
	10	Snake River Spring/Summer-run	
	11	Snake River Fall-run	
	12	Puget Sound	
	13	Lower Columbia River	
	14	Upper Willamette River	
	15	Central Valley Spring-run	
	16	California Coastal	
	17	Central Valley Fall and Late Fall-run	Species of Concern
	18	Upper Klamath-Trinity Rivers	Not Warranted
	19	Oregon Coast	Not Warranted
	20	Washington Coast	Not Warranted
	21	Middle Columbia River spring-run	Not Warranted
	22	Upper Columbia River summer/fall-run	Not Warranted
	23	Southern Oregon and Northern California Coast	Not Warranted
	24	Deschutes River summer/fall-run	Not Warranted
Coho Salmon ( <i>O. kisutch</i> )	25	Central California Coast	
	26	Southern Oregon/Northern California	
	27	Lower Columbia River	• Critical habitat
	28	Oregon Coast	
	29	Southwest Washington	Undetermined
	30	Puget Sound/Strait of Georgia	Species of Concern
31	Olympic Peninsula	Not Warranted	
Chum Salmon ( <i>O. keta</i> )	32	Hood Canal Summer-run	
	33	Columbia River	
	34	Puget Sound/Strait of Georgia	Not Warranted
	35	Pacific Coast	Not Warranted
Steelhead ( <i>O. mykiss</i> )	36	Southern California	
	37	Upper Columbia River	
	38	Central California Coast	
	39	South Central California Coast	
	40	Snake River Basin	
	41	Lower Columbia River	
	42	California Central Valley	
	43	Upper Willamette River	
	44	Middle Columbia River	
	45	Northern California	
	46	Oregon Coast	Species of Concern
	47	Southwest Washington	Not Warranted
	48	Olympic Peninsula	Not Warranted
	49	Puget Sound	
	50	Klamath Mountains Province	Not Warranted
Pink Salmon ( <i>O. gorbuscha</i> )	51	Even-year	Not Warranted
	52	Odd-year	Not Warranted

<sup>1</sup> The ESA defines a "species" to include any distinct population segment of any species of vertebrate fish or wildlife. For Pacific salmon, NOAA Fisheries Service considers an evolutionarily significant unit, or "ESU," a "species" under the ESA. For Pacific steelhead, NOAA Fisheries Service has delineated distinct population segments (DPSs) for consideration as "species" under the ESA.

**LISTED AND PROPOSED ENDANGERED AND THREATENED SPECIES AND CRITICAL  
HABITAT; CANDIDATE SPECIES; AND SPECIES OF CONCERN  
IN KING COUNTY  
AS PREPARED BY  
THE U.S. FISH AND WILDLIFE SERVICE  
WESTERN WASHINGTON FISH AND WILDLIFE OFFICE**

(Revised November 1, 2007)

**LISTED**

Bull trout (*Salvelinus confluentus*)

Canada lynx (*Lynx canadensis*)

Gray wolf (*Canis lupus*)

Grizzly bear (*Ursus arctos* = *U. a. horribilis*)

Marbled murrelet (*Brachyramphus marmoratus*)

Northern spotted owl (*Strix occidentalis caurina*)

Major concerns that should be addressed in your Biological Assessment of project impacts to listed species include:

1. Level of use of the project area by listed species.
2. Effect of the project on listed species' primary food stocks, prey species, and foraging areas in all areas influenced by the project.
3. Impacts from project activities and implementation (e.g., increased noise levels, increased human activity and/or access, loss or degradation of habitat) that may result in disturbance to listed species and/or their avoidance of the project area.

*Castilleja levisecta* (golden paintbrush) [historic]

Major concerns that should be addressed in your Biological Assessment of project impacts to listed plant species include:

1. Distribution of taxon in project vicinity.
2. Disturbance (trampling, uprooting, collecting, etc.) of individual plants and loss of habitat.
3. Changes in hydrology where taxon is found.

## DESIGNATED

Critical habitat for bull trout

Critical habitat for the marbled murrelet

Critical habitat for the northern spotted owl

## PROPOSED

None

## CANDIDATE

Oregon spotted frog (*Rana pretiosa*)

Yellow-billed cuckoo (*Coccyzus americanus*)

## SPECIES OF CONCERN

Bald eagle (*Haliaeetus leucocephalus*)

Beller's ground beetle (*Agonum belleri*)

California wolverine (*Gulo gulo luteus*)

Cascades frog (*Rana cascadae*)

Hatch's click beetle (*Eanus hatchi*)

Larch Mountain salamander (*Plethodon larselli*)

Long-eared myotis (*Myotis evotis*)

Long-legged myotis (*Myotis volans*)

Northern goshawk (*Accipiter gentilis*)

Northern sea otter (*Enhydra lutris kenyoni*)

Northwestern pond turtle (*Emys* (= *Clemmys*) *marmorata marmorata*)

Olive-sided flycatcher (*Contopus cooperi*)

Pacific lamprey (*Lampetra tridentata*)

Pacific Townsend=s big-eared bat (*Corynorhinus townsendii townsendii*)

Peregrine falcon (*Falco peregrinus*)

River lamprey (*Lampetra ayresi*)

Tailed frog (*Ascaphus truei*)

Valley silverspot (*Speyeria zerene bremeri*)

Western toad (*Bufo boreas*)

*Aster curtus* (white-top aster)

*Botrychium pedunculatum* (stalked moonwort)

*Cimicifuga elata* (tall bugbane)



**STREAMBED SEDIMENT MAINTENANCE PLAN**

Cordova Building  
Bellevue, Washington

*Submitted to:*

**J&J Bellevue, LLC, Issaquah, WA**

*Submitted by:*

**AMEC Geomatrix, Inc., Lynnwood, WA**

May 2009

Project 10111.003

RECEIVED  
MAY 14 2009  
PERMIT PROCESSING

**AMEC Geomatrix**

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Figure 1	Site Vicinity
Figure 2	Project Location
Figure 3	Sediment Removal



## **STREAMBED SEDIMENT MAINTENANCE PLAN**

Cordova Building  
Bellevue, Washington

### **1.0 INTRODUCTION**

J&J Bellevue, LLC (J&J Bellevue) manages the property along Sturtevant Creek located at 405 114th Avenue SE, Bellevue, Washington (Figures 1 and 2). In order to maintain their property and prevent flooding, J&J Bellevue must maintain the flow capacity of the culvert on their property. AMEC Geomatrix, Inc. (AMEC), has prepared this Streambed Sediment Maintenance Plan on behalf of J&J Bellevue. This report documents J&J Bellevue's approach to maintaining the flow capacity of the culvert on their property.

### **2.0 BACKGROUND**

According to King County's hydrographic information (King County, 2009) and the Washington State Department of Natural Resources' water typing program (DNR, 2009), Sturtevant Creek is a Type F watercourse.

Within the property, Sturtevant Creek is a low-gradient, single-channel stream averaging 6 to 8 feet wide and 2 to 12 inches deep. Within the property, the stream is a pool/riffle complex with no large woody debris. Pools are formed by bends in the creek. Throughout the reach, the dominate substrate is sand. Areas of gravel and cobble exist in the riffles, but are highly embedded.

In 2005, a metal arch culvert adjacent to the Cordova building was replaced with a three-sided box culvert to allow the 100-year floodwaters to pass through the culvert without backing up and flooding the building's parking lot. Replacement of the undersized culvert with a three-sided box culvert resulted in the channel naturally widening, causing water velocity to slow and sediment to deposit. Over the last two years, the capacity of the culvert has been monitored (Geomatrix, 2007; AMEC, 2008). According to the monitoring, the average opening of the culvert is currently 68.88 square feet. This is 6.12 square feet less than the 75 square foot opening expected to be sufficient to convey the 100-year storm event.

A site investigation was completed on September 10, 2007, to determine the possible cause of the sediment deposition. Approximately 950 linear feet of streambank upstream of the culvert was evaluated for signs of erosion. Active erosion was apparent on the right streambank near the Hyatt Hotel, downstream of the culvert running under Interstate 405. The streambank

material is dominated by cobbles and gravel. Barring any stabilization measures, this area will continue to provide sediment input to the stream.

To determine susceptibility of the site to continued deposition, basic surveying of channel geometry was conducted. A longitudinal profile and three cross sections were surveyed using a surveyor's level, stadia rod, and surveyor's tape. The longitudinal profile indicates that the channel slope is greater downstream from the lower culvert than upstream (0.4% vs. 0.1%). The cross sections also indicate that the width-to-depth ratio is greater downstream of the culvert than it is upstream. These two components of channel geometry suggest that deposition will tend to occur at the site. When there is a decrease in stream power, such as at an expansion of the channel, deposition can be expected. The increase in width-to-depth ratio at the culverts represents such an expansion. The lower channel slope at the two culverts also indicates that stream power is lower at this site than above or below, increasing the propensity for deposition. Sediment removal in the vicinity of the culvert will need to occur periodically over the life of the culvert or until measures are taken upstream of the culvert to reduce sediment input into Sturtevant Creek.

### **3.0 MAINTENANCE PLAN**

To maintain the culvert's capacity to allow the 100-year floodwater to pass through the culvert without flooding the property, sediment removal in the vicinity of the culvert will need to occur periodically. To remove sediment from the streambed, the following permits will need to be obtained (Figure 3):

- Section 404/401 permit from the U.S. Army Corps of Engineers,
- Water Quality Certification from the Washington State Department of Ecology,
- Hydraulic Project Approval from the Washington Department of Fish and Wildlife, and
- Grading permit from the City of Bellevue.

To help expedite the permitting process, this plan describes the methods to be used and will be submitted with all permit applications. The following methods will be used during each sediment removal event:

- Prior to sediment removal, block nets will be placed upstream and downstream of the sediment removal area, and a fisheries biologist will attempt to remove fish from within the block nets and release them unharmed downstream.
- A fisheries biologist will remain on site during the removal process to ensure that fish are not harmed. Should any fish be observed within the block net area during

sediment removal, the removal process will stop and the fish will be netted and released unharmed downstream.

- No more than 20 cubic yards of sediment in the vicinity of the culvert will be removed from the streambed during any sediment removal event.
- Sediment will be removed using a vacuum truck.
- Sediment removal will be conducted during the allowable in-water work window stipulated by the U.S. Army Corps of Engineers (currently set from July 1 through August 31).
- Sediment above the water surface will take precedence for removal over sediment below the water surface elevation.
- Sediment will be removed with the vacuum truck in such a way as to minimize the amount of time the vacuum is in contact with flowing water. For example, if a sediment bar is being removed, the vacuum will remove sediment from the center first, working its way toward the sediment/water interface.

Should new permits be required for each sediment removal project, referencing or including this plan with the permitting application should help to expedite the permitting process.

#### 4.0 REFERENCES

AMEC (AMEC Geomatrix, Inc.), 2008, Year 2 Monitoring, Cordova Culvert Monitoring, Bellevue, Washington: Prepared for J&J Bellevue, LLC, Issaquah, Washington.

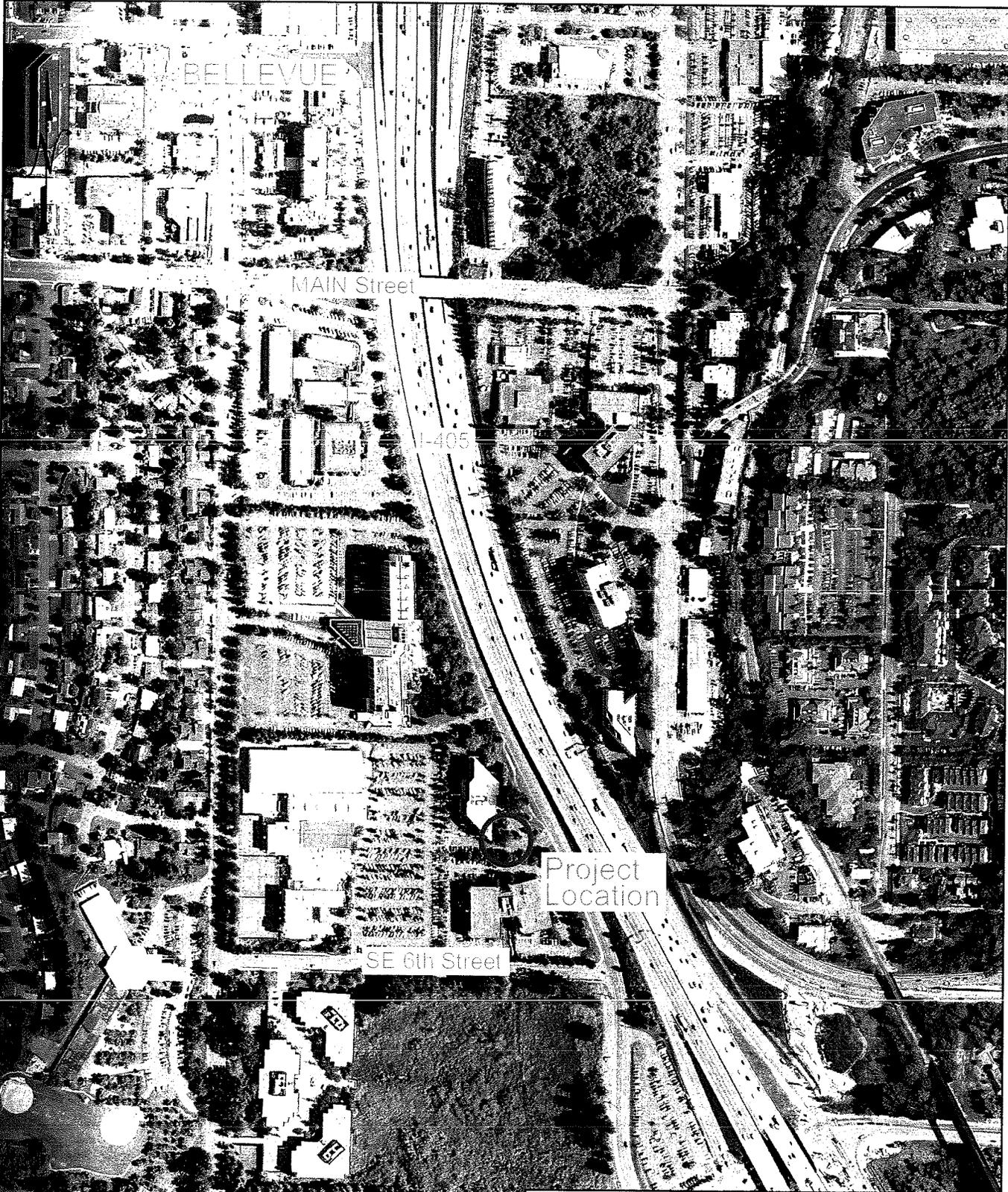
DNR (Washington State Department of Natural Resources), 2009, Water Typing Map: DNR, Forest Practices Division, Olympia, <http://www3.wadnr.gov/dnrapp5/website/fpars/viewer.htm> (accessed April 2, 2009).

Geomatrix (Geomatrix Consultants, Inc.), 2007, Year 1 Monitoring, Cordova Culvert Monitoring, Bellevue, Washington: Prepared for J&J Bellevue, LLC, Issaquah, Washington.

King County, 2009, iMAP – Hydrographic Information: King County, GIS Center, Seattle, Washington, [http://www.metrokc.gov/gis/mapportal/iMAP\\_main.htm](http://www.metrokc.gov/gis/mapportal/iMAP_main.htm) (accessed April 2, 2009).

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**FIGURES**



Plot Date: 04/21/09 - 1:09pm. Plotted by: gary.maxwell  
 Drawing Path: P:\SanMar Corp\10111-002 Cordova Riparian\17000 CAD\Vicinity Map.dwg

Photo Courtesy of USGS

SITE VICINITY		
Cordova Office Building Bellevue, Washington		
By: GSM	Date: 4-21-09	Project No. 10111.002
<b>AMEC Geomatrix</b>		Figure 1

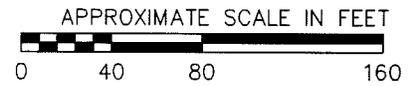
Sturtevant Creek



Photo Courtesy of USGS

47.60457 N Lat. / -122.18756 W Long.

Section: 32  
Township: 25  
Range: 5



Existing Mitigation Area

Sediment Removal Area

PROJECT LOCATION

Cordova Building  
Bellevue, Washington

By: GSM Date: 5/11/2009 Project No. 10111.003

**AMEC Geomatrix**

Figure 2

Plot Date: 05/11/09 - 2:09pm. Plotted by: gary.maxwell  
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