STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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March 11, 2015

Carrie Veldman
The RJ Group
222 Grand Avenue, Suite B
Bellingham, WA 98225

RE: Water Quality Certification Order #11266 for U.S. Army Corps of Engineers Public Notice #NWS-2010-1144, Cordata Center Residential Project, Wetlands, Bellingham, Whatcom County, Washington

Dear Ms. Veldman:

On January 30, 2014, The RJ Group submitted a Joint Aquatic Resource Permit Application (JARPA) to the Department of Ecology (Ecology) for a Section 401 Water Quality Certification (401 Certification) under the federal Clean Water Act for the proposed Cordata Center Residential project.

On behalf of the State of Washington, Ecology certifies that the work described in the JARPA and the public notice complies with applicable provisions of Sections 301, 302, 303, 306 and 307 of the Clean Water Act, as amended, and applicable state laws. This certification is subject to the conditions contained in the enclosed Order.

If you have any questions, please contact Susan Meyer at (425) 649-7168. The enclosed Order may be appealed by following the procedures described in the Order.

Sincerely,

Paul Anderson, Unit Supervisor
Shorelands and Environmental Assistance Program
Northwest Regional Office

PA:sm:mrw
Enclosure

By certified mail: 7013 2250 0000 1369 9529

cc: Randel Perry, U.S. Army Corps of Engineers
Vicki Jackson, Northwest Ecological Services
Molly Porter, Northwest Ecological Services
Joel Ingram, Washington Department of Fish and Wildlife
Kim Weil, City of Bellingham

e-cc: Raman Iyer, Ecology
Loree' Randall, Ecology
ecyrefedpermits@ecy.wa.gov

IN THE MATTER OF GRANTING A WATER QUALITY CERTIFICATION TO The RJ Group in accordance with 33 U.S.C. 1341 (FWPCA § 401), RCW 90.48.120, RCW 90.48.260 and Chapter 173-201A WAC	)))))))	**ORDER #11266** **Corps Reference #NWS-2010-1144** Cordata Center Residential Development; Wetlands, Bellingham, Whatcom County, Washington.

TO: Carrie Veldman
The RJ Group
222 Grand Avenue, Suite B
Bellingham, WA 98225

On January 30, 2014, Tin Rock Development submitted a Joint Aquatic Resources Permit Application (JARPA) to the Department of Ecology (Ecology) for a Section 401 Water Quality Certification. On February 27, 2014 The RJ Group took over management of the Project. A joint public notice regarding the request was distributed by the U.S. Army Corps of Engineers (Corps) for the above-referenced project pursuant to the provisions of Chapter 173-225 WAC on March 18, 2014. A request to withdraw and re-apply for a 401 Certification was submitted to Ecology on January 8, 2015. Ecology issued a second public notice for the project on February 10, 2015.

The proposal includes construction of single and multi-family residential buildings, roads, utilities, trails, and stormwater treatment facilities, which would entail filling 5.5 acres of Category III and IV palustrine emergent wetlands and encroaching on 2.16 acres of upland buffers around preserved wetlands.

Mitigation for the wetland fill includes creation of 5.53 acres of Category II palustrine forested wetland, enhancement of 12.34 acres of wetlands to Category II palustrine forested status, preserving 1.47 acres of headwater wetland on-site, and enhancing 6.51 acres of upland buffer, both onsite and at an offsite property. Pedestrian trails are also proposed on the mitigation site and will impact 0.01 acre of Category III wetlands and 0.72 acre of upland buffer, all of which will be compensated as part of the overall mitigation proposal.

The project is located on Cordata Parkway, with Horton Road to the north, and Stuart Road Right-of-Way extending into the southern portion of the site in Bellingham, Whatcom County, Washington, Sections 1 and 2, T. 38N, R. 2E, WRIA 1.

The mitigation site is located east of Northwest Drive, south of Slater Road, and north of Horton Road, within the upper Bear Creek watershed.

AUTHORITIES:

In exercising authority under 33 U.S.C. § 1341, RCW 90.48.120, and RCW 90.48.260, Ecology has examined this application pursuant to the following:

1. Conformance with applicable water quality-based, technology-based, and toxic or pretreatment effluent limitations as provided under 33 U.S.C. §§ 1311, 1312, 1313, 1316, and 1317 (FWPCA §§ 301, 302, 303, 306 and 307);

2. Conformance with the state water quality standards contained in Chapter 173-201A WAC and authorized by 33 U.S.C. § 1313 and by Chapter 90.48 RCW, and with other applicable state laws; and

3. Conformance with the provision of using all known, available and reasonable methods to prevent and control pollution of state waters as required by RCW 90.48.010.

WATER QUALITY CERTIFICATION CONDITIONS:

Through issuance of this Order, Ecology certifies that it has reasonable assurance that the activity as proposed and conditioned will be conducted in a manner that will not violate applicable water quality standards and other appropriate requirements of state law. In view of the foregoing and in accordance with 33 U.S.C. § 1341, RCW 90.48.120, RCW 90.48.260 Chapter 173-200 WAC and Chapter 173-201A WAC, water quality certification is granted to the Applicant subject to the conditions within this Order.

Certification of this proposal does not authorize the Applicant to exceed applicable state water quality standards (Chapter 173-201A WAC), ground water standards (Chapter 173-200 WAC) or sediment quality standards (Chapter 173-204 WAC). Furthermore, nothing in this certification shall absolve the Applicant from liability for contamination and any subsequent cleanup of surface waters, ground waters or sediments occurring as a result of project construction or operations.

A. General Conditions:

A1. For purposes of this Order, the term "Applicant" shall mean The RJ Group and its agents, assignees and contractors.

A2. For purposes of this Order, all submittals required by its conditions shall be sent to Ecology's Northwest Regional Office, Attn: Susan Meyer, Wetland Specialist, 3190 160th Avenue SE, Bellevue, WA 98008-5452. Any submittals shall reference Order #11266 and Corps Reference #201001144.

A3. Work authorized by this Order is limited to the work described in the JARPA received by Ecology on January 30, 2014. The Applicant will be out of compliance with this Order and must reapply with an updated application if the information contained in the JARPA is voided by subsequent changes to the project not authorized by this Order.

A4. Within 30 days of receipt of an updated JARPA, Ecology will determine if the revised project requires a new water quality certification and public notice or if a modification to this Order is required.

A5. This Order shall be rescinded if the U.S. Army Corps of Engineers does not issue an individual Section 404 permit.

A6. 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 lead workers, and state and local government inspectors.

A7. The Applicant shall provide access to the project site and all mitigation sites upon request by Ecology personnel for site inspections, monitoring, necessary data collection, and/or to ensure that conditions of this Order are being met.

A8. Nothing in this Order waives Ecology's authority to issue additional orders if Ecology determines that 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 water quality.

A9. The Applicant shall ensure that 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. The Applicant shall provide Ecology a signed statement (see Attachment A for an example) from each project engineer and contractor that they have read and understand the conditions of this Order and the above-referenced permits, plans, documents and approvals. These statements shall be provided to Ecology before construction begins at the project or mitigation sites.

A10. This Order does not authorize direct, indirect, permanent, or temporary impacts to waters of the state (including wetlands) or related aquatic resources, except as specifically provided for in conditions of this Order.

A11. Failure of any person or entity to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce its terms.

B. Wetland Compensatory Mitigation Conditions:

B1. The Applicant shall mitigate wetland impacts as described in the Wetland Mitigation Plan for the Cordata Center Residential and Cordata Center High Tech Projects (hereafter called the "Mitigation Plan") prepared by Northwest Ecological Services, LLC, and dated January 2015, or as modified by this Order or revised and approved by Ecology.

B2. The Applicant shall submit any changes to the Mitigation Plan in writing to Ecology (see A2) for review and approval before work begins.

B3. The Applicant shall get review and written approval from Ecology of any plan changes required if problems arise during construction and planting of the wetland mitigation site.

B4. The Applicant shall have a qualified wetland professional at the wetland mitigation site to supervise during grading activities and planting.

Implementation

B5. Unless otherwise approved by Ecology in writing, the Applicant shall begin the compensatory mitigation project before, or concurrent with, impacting wetlands or Ecology may require additional compensation to account for additional temporal loss of wetland functions.

B6. If the mitigation sites are not implemented according to the schedule outlined in the Mitigation Plan, the Applicant shall inform Ecology, in writing, of the status of the wetland mitigation project,
With the:
a) Reason for the delay.
b) Expected date of completion.
The Applicant shall submit an updated written notification every 12 months thereafter until the Cordata Center Residential and High Tech projects and the on-site and off-site mitigation projects are complete.

B7. The Applicant shall ensure that all excess excavated site material is disposed of in an appropriate location outside of wetlands and their buffers at the wetland mitigation site and above the 100-year floodplain.

B8. The Applicant shall ensure that no material is stockpiled within existing wetlands and their buffers at the wetland mitigation sites at any time, unless provided for in the Ecology-approved Mitigation Plan.

B9. The Applicant shall ensure that no construction debris is deposited within existing wetlands and their buffers at the wetland mitigation sites at any time, unless provided for in the Ecology approved Mitigation Plan.

B10. The Applicant shall not use polyacrylamide at the mitigation site.

B11. The Applicant shall not use hay or straw on exposed or disturbed soil at the mitigation sites.

B12. Aquatic herbicides can be used or applied only by certified applicators or persons under the direct supervision of a certified applicator, and only for those uses covered by the certified applicator's license category. Applicators are required to be permitted under Ecology's Noxious Weed Control Permit. Applicators shall comply with all conditions of the Noxious Weed Control Permit.

B13. If weed-barrier fabric is used on the site, the Applicant shall use only permeable, fully biodegradable, non-toxic weed-barrier fabric for entire-site and/or individual plant weed control. Non-biodegradable plastic weed-barrier fabric shall be used only at the base of individual plants and shall be removed before it starts to break down, before it interferes with plant growth, or before the end of the monitoring period, whichever comes first.

B14. If seeding is used as a best management practice for temporary erosion control, it must be a seed mix consisting of native, annual, or non-invasive plant species.

B15. The Applicant shall place signs at the mitigation areas' boundaries, including buffers, according to that spelled out in Performance Standards 4.a.2 and 8.a.2 in the Mitigation Plan.

B16. Upon completion of site-grading and prior to planting, the Applicant shall submit to Ecology written confirmation, from a surveyor or project engineer, that the finished grades are consistent with the approved Mitigation Plan or subsequent Ecology-approved plan changes. The confirmation should indicate how final elevations were confirmed. The written confirmation can be in the form of an email or signed letter.

B17. After completing construction and planting of the mitigation sites, the Applicant shall submit to Ecology (see A2) an as-built report, including plan sheets, documenting site conditions at Year Zero. The as-built report must:

a) Be submitted within 90 days of completing construction and planting. Include one hard copy and one electronic file.

b) Include the information listed in Attachment B (Information Required for As-built Reports).

c) Include documentation of the recorded legal mechanism required in Condition B18.

B18. Within 90 days of the date the Order was issued, the Applicant shall record a restrictive covenant for the onsite and offsite mitigation areas, a copy of this Order, and a site map indicating the location of the mitigation sites and their buffers. These documents must be recorded with the County Recording Office, Registrar of Deeds, or other official responsible for maintaining records for, or interest in, real property (See Attachment C).

Monitoring and Maintenance

B19. The Applicant shall water and maintain all mitigation site plantings so as to meet the Mitigation Plan's performance standards. If an irrigation system is installed, it shall be removed by the end of year three unless permission is received in writing from Ecology to allow the system to remain for a longer period.

B20. The Applicant shall monitor the mitigation site for a minimum of 10 years. The Applicant shall use the monitoring methods described on pages 55 and 56 of the Mitigation Plan.

B21. Performance Standard 7.a.1. shall read, "A minimum of three native shrub species and one native emergent species shall be present in wetland areas at the end of 10 years. A minimum of three native tree species and three native shrub species shall be present in buffer enhancement areas at the end of the 10 year monitoring period. Emergent species shall cover at least 10 square feet and woody species shall cover at least 100 square feet cumulatively, to be counted."

B22. Performance Standard 7.c.1. – The cover of reed canarygrass shall have a relative cover of 50% or less in year 5, and a relative cover of 30% or less in year 10.

B23. The Applicant shall submit to Ecology (see A2) monitoring reports documenting mitigation site conditions for years 1, 2, 3, 5, 7, and 10. The monitoring reports must:

a) Be submitted by December 31 of each monitoring year. Include one hard copy and one electronic file.

b) Include the information listed in Attachment D (Information Required for Monitoring Reports).

B24. The Applicant shall implement the Mitigation Plan's contingency measures if the Mitigation Plan's goals, objectives, or performance standards are not being met.

B25. Prior to implementing contingency measures not specified in the Mitigation Plan, the Applicant shall consult with and obtain written approval from Ecology for the changes.

B26. When necessary to meet the performance standards, the Applicant shall replace dead or dying plants with the same species, or an appropriate native plant alternative, during the first available planting season and note species, numbers, and approximate locations of all replacement plants in the subsequent monitoring report.

B27. For monitoring years five (5) and ten (10) the Applicant shall use the currently approved federal wetland delineation manual and appropriate regional supplement to delineate all compensatory wetlands and include delineation information (e.g. data sheets, maps, etc.) in the monitoring reports.

B28. At the end of the monitoring period, the Applicant shall use the 2014 or updated version of "Washington State Wetlands Rating System for Western Washington" to rate all wetlands (except those that have been preserved) and include the information in the monitoring report.

B29. If the Applicant has not met all conditions and performance standards for the mitigation site at the end of the monitoring period, Ecology may require additional monitoring, additional mitigation, or both.

B30. Until the Applicant has received written notice from Ecology that the Mitigation Plan has been fully implemented, the Applicant's obligation under Condition B1 to mitigate for wetland impacts is not met.

C. Conditions for Construction Activities:

C1. Treated wood shall <u>not</u> be used on any stream or wetland crossing, both on the project development site and the mitigation sites.

C2. Applicant shall obtain and comply with a Construction Stormwater General Permit for this project.

C3. Construction stormwater, sediment, and erosion control best management practices (BMPs; *e.g.*, filter fences, etc.) suitable to prevent exceedances of state water quality standards shall be in place before starting construction at the site.

C4. Sediment and erosion control measures shall be inspected and maintained prior to and during project implementation.

C5. All construction debris shall be properly disposed of in a manner to prevent it from entering the wetlands and/or wetland buffers.

C6. Machinery and equipment used during construction shall be serviced, fueled, and maintained upland, unless otherwise approved by Ecology, in order to prevent contamination to any surface water.

C7. Wash water containing oils, grease, or other hazardous materials resulting from wash down of equipment or working areas shall be contained for proper disposal, and shall not be discharged into state waters or storm drains.

C8. <u>Clean Fill Criteria</u>: Applicant shall ensure that fill (soil) placed for the proposed project does not contain toxic materials in toxic amounts.

D. Emergency/Contingency Measures:

D1. The Applicant shall develop and implement a Spill Prevention and Containment Plan for all aspects of this project.

D2. The Applicant shall have adequate and appropriate spill response materials on hand to respond to emergency release of petroleum products or any other material into waters of the state.

D3. Fuel hoses, oil drums, oil or fuel transfer valves and fittings, etc., shall be checked regularly for drips or leaks, and shall be maintained and stored properly to prevent spills into state waters.

D4. Any work that is out of compliance with the provisions of this Order, or conditions causing distressed or dying fish, or any discharge of oil, fuel, or chemicals into state waters, or onto land with a potential for entry into state waters, is prohibited. If these occur, the Applicant shall immediately take the following actions:

a. Cease operations at the location of the violation or spill.

b. Assess the cause of the water quality problem and take appropriate measures to correct the problem and/or prevent further environmental damage.

c. Notify Ecology of the failure to comply. All oil spills shall be reported immediately to Ecology's 24-Hour Spill Response Team at 1-800-258-5990, **and** within 24 hours of spills or other events to Ecology's 401/CZM Federal Project Manager at (425) 649-7129 or (425) 649-7000.

d. Submit a detailed written report to Ecology within five (5) days that describes the nature of the event, corrective action taken and/or planned, steps to be taken to prevent a recurrence, results of any samples taken, and any other pertinent information.

Compliance with this condition does not relieve the Applicant from responsibility to maintain continuous compliance with the terms and conditions of this Order or the resulting liability from failure to comply.

E. Timing Requirements

E1. This Order is valid until all compliance requirements in this document have been met.

F. Reporting and Notification Requirement Conditions

F1. The Applicant shall provide to Ecology's Wetland Specialist a copy of the final Corps permit within 2 weeks of receipt of the permit. A copy shall be submitted per condition A2 above.

F2. Applicant shall provide notice to Ecology's Wetland Specialist:

- At least three (3) days prior to the start of construction.
- Within 14 days after completion of construction at the project site.
- At least seven (7) days within the start of impacts to wetlands.
- Within 30 days after completing each site of the wetland mitigation project.

Notification, referencing Corps Reference #201001144, Order #11266 can take place by telephone to (425) 649-7168 or (425) 649-7000, fax to (425) 649-7098, or in writing.

F3. If the project construction is not completed within 13 months of issuance of this Order, the Applicant shall submit per Condition A2 a written construction status report and submit status reports every 12 months until construction and planting is complete.

YOUR RIGHT TO APPEAL

You have a right to appeal this Order to the Pollution Control Hearing 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.) E-mail 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:

Susan Meyer
Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7168
Susan.Meyer@ecy.wa.gov

MORE INFORMATION

Pollution Control Hearings Board Website
www.eho.wa.gov/Boards_PCHB.aspx
Chapter 43.21B RCW - Environmental and Land Use Hearings Office – Pollution Control Hearings Board
http://apps.leg.wa.gov/RCW/default.aspx?cite=43.21B
Chapter 371-08 WAC – Practice And Procedure
http://apps.leg.wa.gov/WAC/default.aspx?cite=371-08
Chapter 90.48 RCW – Water Pollution Control
http://apps.leg.wa.gov/RCW/default.aspx?cite=90.48
Chapter 173-204 WAC – Sediment Management Standards
www.ecy.wa.gov/biblio/wac173204.html
Chapter 173-200 WAC – Water Quality Standards for Ground Waters of the State of Washington
www.ecy.wa.gov/biblio/wac173200.html
Chapter 173-201A WAC – Water Quality Standards for Surface Waters of the State of Washington
www.ecy.wa.gov/biblio/wac173201A.html

SIGNATURE

Paul Anderson

Paul Anderson, Unit Supervisor
Shorelands and Environmental Assistance Program
Northwest Regional Office

March 11, 2015

March 11, 2015

ATTACHMENT A

RJ GROUP
CORDATA CENTER RESIDENTIAL
Water Quality Certification Order #11266

Statement of Understanding of
Water Quality Certification Conditions

I have read and understand the conditions of Order #11266 Section 401 Water Quality Certification for The RJ Group Cordata Center Residential Project. I have also read and understand all permits, plans, documents, and approvals associated with the project referenced in this Order.

_____ _____
Signature Date

_____
Title

_____
Company

Attachment B
Information Required for As-built Reports
(See Condition B17)

RJ GROUP
CORDATA CENTER RESIDENTIAL
Water Quality Certification Order #11266

Corps Reference #201001144

Background Information

1) Project name.
2) Ecology reference number and the Corps reference number.
3) Name and contact information of the person preparing the as-built report. Also include the names of:
    a) The applicant.
    b) The landowner (if different than the applicant).
    c) Wetland professional on site during construction of the compensatory mitigation site.
4) Date the report was produced.

The Compensatory Mitigation Project

5) Brief description of the **final** compensatory mitigation project with any changes from the approved plan made during construction. Include:
    a) **Actual** acreage and type(s) (re-establishment, rehabilitation, creation, enhancement, and preservation) of mitigation authorized to compensate for wetland impacts.
    b) Important dates including:
        i. Start of project construction.
        ii. When work on the compensatory mitigation site began and ended.
        iii. When different activities such as grading, removal of invasive plants, installing plants, and installing habitat features began and ended.

7) Description of any problems encountered and solutions implemented (with reasons for changes) during construction of the compensatory mitigation site.
8) List of any follow-up actions needed, with a schedule.
9) Final site maps (8-1/2" x 11" or larger) of the compensatory mitigation site(s), including the following (at a minimum):
    a) Geographic location of the site with landmarks;
    b) Clear delineation of the project perimeter(s);
    c) Topography (with a description of how elevations were determined);
    d) Installed planting scheme (quantities, densities, sizes, and approximate locations of plants, as well as the source(s) of plant material);
    e) Location of habitat features;

f) Location of permanent photo stations.

The final site maps should reflect on-the-ground conditions after the site work is completed. Include the month and year when the maps were produced and, if applicable, when information was collected.

10) Photographs of the site at as-built conditions taken from permanent photo stations. We recommend photo pans.
11) Copies of any records of deed notifications or conservation easements.

Attachment C
Wetland Notice for Deed Notification
(See Condition B18)

RJ GROUP
CORDATA CENTER RESIDENTIAL
Water Quality Certification Order #11266

Corps Reference #201001144

Tax Parcel Number: _____

Legal Description: _____

Legal Owner: _____

NOTICE: This property contains wetlands as defined by Chapter 36.70A030(20) RCW, Chapter 90.58.030 (2)(h) RCW and WAC 173-201A-020. The property was the subject of an Ecology action under Chapter 90.48.260 RCW or Chapter 90.48.120(1) RCW.

_____, issued on _____,20___
(Corps federal reference #) Ecology Docket #

to_____ for_____.
(Applicant Name) (Project Name)

Restrictions on use or alteration of the wetlands may exist due to natural conditions of the property and resulting regulations. A copy of Ecology's Order and the site map from the final wetland mitigation plan indicating the location of wetlands and their buffers is attached hereto.

EXECUTED this _____ day of _____, 20 ____.

_____

_____

State of Washington)
County of _____)

I certify that I know or have satisfactory evidence that _____
Signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN under my hand an official seal this _____ day of _____, 20 ____.

_____
NOTARY PUBLIC in and for the state of Washington,
residing at _____.(Amended by

Ord. 11200 § 50 (part), 1996)

Attachment D
Information Required for Monitoring Reports
(See Condition B23)

RJ GROUP
CORDATA CENTER RESIDENTIAL
Water Quality Certification Order #11266

Corps Reference #201001144

Ecology requires the following information for monitoring reports submitted under this Order. Ecology will accept additional information that may be required by other agencies.

Background Information

1) Project name.
2) Ecology Order number and the Corps reference number.
3) Name and contact information of the person preparing the monitoring report. Also, if different from the person preparing the report, include the names of:
   a) The applicant
   b) The landowner
   c) The party responsible for the monitoring activities.
4) Dates the monitoring data were collected.
5) Date the report was produced.

Mitigation Project Information

6) Brief description of the mitigation project, including acreage of Cowardin classes and mitigation type(s) (re-establishment, rehabilitation, creation, enhancement, preservation, upland, buffers).
7) Description of the monitoring approach and methods. For each performance standard being measured provide the following information:
   a) Description of the sampling technique (e.g., monitoring point for soil or hydrology, line or point intercept method, ocular estimates in individually placed plots). If you are using a standardized technique, provide a reference for that method.
   b) Size and shape of plots or transects.
   c) Number of sampling locations and how you determined the number of sampling locations to use.
   d) Percent of the mitigation area being sampled.
   e) Locations of sampling (provide a map showing the locations), how you determined where to place the sampling locations (e.g., simple random sample), and whether they are permanent or temporary.
   f) Schedule for sampling (how often and when).

g) Description of how the data was evaluated and analyzed.

8) Summary table(s) comparing performance standards with monitoring results and whether each standard has been met.
9) Discussion of how the monitoring data were used to determine whether the site(s) is meeting performance standards.
10) Goals and objectives and a discussion of whether the project is progressing toward achieving them.
11) Summary, including dates, of management actions implemented at the site(s), for example, maintenance and corrective actions.
12) Summary of any difficulties or significant events that occurred on the site that may affect the success of the project.
13) Specific recommendations for additional maintenance or corrective actions with a timetable.
14) Photographs taken at permanent photo stations and other photographs, as needed. Photos must be dated and clearly indicate the direction the camera is facing. Photo pans are recommended.
15) Vicinity map showing the geographic location of the site(s) with landmarks.
16) Mitigation site map(s), 8-1/2" x 11" or larger, showing the following:
    a) Boundary of the site(s).
    b) Location of permanent photo stations and any other photos taken.
    c) Data sampling locations, such as points, plots, or transects.
    d) Approximate locations of any replanted vegetation.
    e) Changes to site conditions since the last report, such as areas of regrading, a shift in the location of Cowardin classes or habitat features, or a change in water regime.

    Include the month and year when each map was produced or revised. The site map(s) should reflect on-the-ground conditions during the most recent monitoring year.