



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

June 25, 2009

CERTIFIED MAIL
7006 3450 0001 6753 7017

Seabreeze Development, LLC
ATTN: Ms. Valerie Tadda
15157 SE 130th Drive
Clackamas, OR 97015

RE: Water Quality Certification Order No. **6690** for Corps Public Notice No. NWS-2008-1218, to create a residential and commercial subdivision in Grayland, Grays Harbor County, Washington

Dear Ms. Tadda:

On September 24, 2008, Seabreeze Development, LLC, 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 to subdivide the subject property into three lots to construct a driveway for access to construct two single family residences and allow for commercial development at approximately 1797 State Route 105, Grayland, Grays Harbor County, Washington.

The project will fill a total of 0.27 acres of interdunal wetlands. Mitigation to compensate for the proposed unavoidable wetland impacts will include creation of 5,800 square feet of Category II interdunal wetland and preservation of 130,000 square feet of wetland buffer. The U.S. Army Corps of Engineers issued a public notice on March 11, 2009 for the proposed project.

On behalf of the State of Washington, Ecology certifies that the work described in the original 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 Lori Ochoa at (360) 407-6926. The enclosed Order may be appealed by following the procedures described in the Order.

Sincerely,



Perry J Lund, Unit Manager
Shorelands and Environmental Assistance Program
Southwest Regional Office

LO:dn
Enclosures

cc: Mr. Rone Brewer, Sound Ecological Endeavors
Jacalen Printz, U.S. Army Corps of Engineers
Ryan Harriman, Grays Harbor County

e-cc: ECY RE FEDPERMITS
Loree' Randall, Ecology HQ SEA
Jessica Moore, Ecology HQ SEA
Lori Ochoa, Ecology SWRO SEA
Rick Mraz, Ecology SWRO SEA
Deborah Cornett, Ecology SWRO WQ

**IN THE MATTER OF GRANTING A
WATER QUALITY
CERTIFICATION TO
Seabreeze Development, LLC
ATTN: Ms. Valerie Tadda**
in accordance with 33 U.S.C. 1341
(FWPCA § 401), RCW 90.48.120, RCW
90.48.260 and Chapter 173-201A WAC

) **ORDER # 6690**
) **Corps Reference No. NWS-2008-1218**
)
) To construct a residential and Commercial
) Subdivision on the Seabreeze Property,
) Wetlands, Grays Harbor County, Washington

TO: Seabreeze Development, LLC
ATTN: Ms. Valerie Tadda
15157 SE 130th Drive
Clackamas, Oregon 97015

On September 24, 2008, Seabreeze Development, LLC, submitted a Joint Aquatic Resource Permit Application (JARPA) to the Department of Ecology (Ecology) requesting a Section 401 Water Quality Certification. A 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 Chapter 173-225 WAC on March 11, 2009.

The project is located on two parcels totaling 4.37 acres at approximately 1797 State Route 105, Grayland, Grays Harbor County, Washington; Section 7, Township 15 North, Range 11 West, WRIA No. 22, Lower Chehalis Watershed.

The Applicant proposes to create a subdivision for residential and commercial development and an associated access road. The project will fill a total of 0.27 acres of interdunal wetlands. Mitigation to compensate for the proposed unavoidable wetland impacts will include creation of 5,800 square feet of Category II interdunal wetland and preservation of 130,000 square feet of wetland buffer.

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, 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:

1. For purposes of this Order, the term "Applicant" shall mean Seabreeze Development, LLC and its agents, assignees and contractors.
2. For purposes of this Order, all submittals required by its conditions shall be sent to Ecology's Southwest Regional Office, Attn: Federal Permit Coordinator, SEA Program, P.O. Box 47775, Olympia, WA 98504-7775. Any submittals shall reference Order No. **6690** and Corps No. **NWS-2008-1218**.
3. Work authorized by this Order is limited to the work described in the JARPA received by Ecology on September 24, 2008. 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.
4. 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.
5. This Order shall be rescinded if the U.S. Army Corps of Engineers does not issue a Section 404 permit.
6. 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.
7. 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.
8. 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.

9. 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.
10. This Order does not authorize direct, indirect, permanent, or temporary impacts to waters of the state or related aquatic resources, except as specifically provided for in conditions of this Order.
11. Failure to comply with the Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

B. Timing:

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

C. Notification Requirements:

1. The Applicant shall provide written notification (FAX, e-mail or mail) to Ecology's Southwest Regional Office Federal Project Coordinator in accordance with condition A.2 above for the following activities:
 - a. At least ten (10) days prior to a pre-construction meeting
 - b. At least ten (10) days prior to the onset of any work on site
 - c. At least ten (10) days prior to the onset of in-water work, including wetlands
 - d. At least ten (10) days prior to the onset of work at the wetland mitigation site
 - e. Immediately following a violation of the state water quality standards or any condition of this Order
 - f. Within fourteen (14) days after completion of construction.

D. Construction, Equipment Staging and Maintenance:

1. During construction, the Applicant shall comply with all stormwater requirements within the current NPDES Construction Stormwater General Permit issued for this project.
2. 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.
3. Sediment and erosion control measures shall be inspected and maintained prior to and during project implementation.
4. No petroleum products, fresh concrete, lime or concrete, chemicals, or other toxic or deleterious materials shall be allowed to enter waters of the state.

5. All construction debris shall be properly disposed of in a manner to prevent it from entering wetlands and/or wetland buffers.
6. All work within the project limits shall be clearly marked/staked prior to construction. Clearing limits, travel corridors and stockpile sites shall be clearly marked. Sensitive areas and buffers that are to be protected from disturbance shall be marked so as to be clearly visible to equipment operators. All project staff shall be trained to recognize construction fencing or flagging that identifies sensitive area boundaries. Equipment shall enter and operate within the marked clearing limits corridors and stockpile areas.
7. Machinery and equipment used during construction shall be serviced, fueled, and maintained on uplands in a confined area in order to prevent containment to waters of the state. Fueling areas will be provided with adequate spill containment.
8. Appropriate Best Management Practices (BMP's) shall be implemented to minimize track-out during construction.
9. Staging area will be located a minimum of 50 feet and, where practical, 200 feet from waters of the state (including wetlands); unless authorized by Ecology.
10. Wash water containing oils, grease, or other hazardous materials resulting from wash down of equipment or working area shall be contained for proper disposal, and shall not be discharged into state waters or storm drains.

E. Wetland Compensatory Mitigation Conditions:

1. The Applicant shall mitigate wetland impacts as described in Plate 1 and Plate 2, Wetland Mitigation Detail, prepared by Sound Ecological Endeavors date-stamped by Ecology on May 28, 2009 except as modified in this Order or revised and approved by Ecology.
2. The Applicant shall submit any changes to the Mitigation Plan in writing to Ecology (per condition A.2. above) for review and approval before work begins.
3. 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.
4. The Applicant shall have a wetland professional at the wetland mitigation site during construction and planting.
5. The Applicant will establish and record a permanent and irrevocable deed restriction or a conservation covenant on the property title, which places 130,000 square feet of interdunal wetland mosaic as shown on Plate 1, into permanent preservation. A copy of this instrument shall be provided to Ecology with the submittal of the as-built report.
6. If the performance standards are consistently not being met by the third year following project completion, a contingency plan will be developed and implemented by the Applicant. All contingency actions will be undertaken only after consulting

and gaining approval from Ecology. The contingency plan will include (1) the causes of failure, (2) proposed corrective actions, (3) a schedule for completing corrective actions, and (4) whether additional maintenance and monitoring are necessary.

Implementation

7. 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.
8. If the mitigation site(s) cannot be completed within 13 months of the date of this Order, the Applicant shall inform Ecology, in writing, of the status of:
 - a. The Seabreeze Property subdivision.
 - b. The mitigation construction.
 - c. Reason for the delay.
 - d. Expected date of completion.
 - e. The Applicant shall submit an updated written notification every 12 months thereafter until the Seabreeze Property Subdivision and Wetland Mitigation site(s) are complete.
9. 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.
10. The Applicant shall ensure that no material is stockpiled within existing wetlands and their buffers at the wetlands **mitigation** site(s) at any time, unless provided for in the Ecology-approved Mitigation Plan.
11. The Applicant shall ensure that no construction debris is deposited within existing wetlands and their buffers at the wetlands mitigation site(s) at any time, unless provided for in the Ecology-approved Mitigation Plan.
12. The Applicant shall not use Polyacrylamide on exposed or disturbed soil at the mitigation site(s).
13. The Applicant shall not use hay or straw on exposed or disturbed soil at the mitigation site(s).
14. If seeding is used at the wetland mitigation site(s), the seed mix must contain native, annual, non-invasive plant species.
15. The Applicant shall place signs at the mitigation area's boundaries, including buffers, as indicated in the mitigation plan that mark the area as wetland mitigation.
16. Upon completion of site-grading and prior to planting, the Applicant shall submit to Ecology written confirmation that the finished grades are consistent with the approved Mitigation Plan or subsequent Ecology-approved plan changes. Written confirmation can be a signed letter from the surveyor or project engineer indicating how final elevations were confirmed and whether they are consistent with the plan.

17. Within ninety (90) days of completing construction and planting of the mitigation site(s), the Applicant shall submit to Ecology (per condition A.2 of this Order) one hard copy and one electronic file of the final As-Built Report including maps. The as-built Report must:
 - a. Document site conditions at Year Zero;
 - 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 F.5.
18. Within ninety (90) days of completing construction and planting, the Applicant shall record a Wetlands Notice (see Attachment C), a copy of Ecology's Order, and the as-built report. 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.

Monitoring and Maintenance:

19. The Applicant shall water and maintain all plantings at the mitigation site to meet the mitigation plan's performance standards.
20. The Applicant shall monitor the mitigation site for a minimum of five (5) years as described in the mitigation plan. Additional monitoring of the mitigation area may be required by Ecology if wetland monitoring reveals that performance measures are not being met.
21. The Applicant shall submit monitoring reports (one hard copy file and one electronic file per Condition A.2. of this Order) to Ecology documenting site conditions at the mitigation site for the years listed in the mitigation plan, and the reports must contain, at a minimum, the information listed in Attachment D. The Applicant shall submit the first monitoring report 12 months after completing the mitigation site construction and planting.
22. When necessary to meet the performance standards, the Applicant shall replace dead or dying plants with the same species, or a native plant alternative appropriate for the location, during the first available planting season and note the species, numbers, and approximate locations of all replanted materials in the subsequent monitoring report.
23. For monitoring year five (5) the Applicant shall use the 1997 or updated versions of the "Washington State Wetlands Identification and delineation Manual" to delineate all compensatory wetlands and include delineation information (e.g. data sheets, maps, area of created wetland, etc.) in the monitoring report.
24. At the end of the monitoring period, the Applicant shall use the August 2004 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.
25. If the Applicant has not met all the conditions and performance standards for the

mitigation site(s) at the end of the monitoring period, Ecology may require additional monitoring, additional mitigation, or both.

26. Until the Applicant has received written notice from Ecology that the Mitigation Plan has been fully implemented, the Applicant's obligation under Condition F.1. to mitigate for wetland impacts is not met.

G. Emergency/Contingency Measures:

1. The Applicant shall develop and implement a Spill Prevention and Containment Plan for all aspects of this project.
2. 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.
3. 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 waters of the state.
4. 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, including wetlands, or onto land with a potential for entry into state waters, is prohibited. If these occur, the Applicant or operator shall immediately take the following actions:
 - a. Cease operations that are causing the compliance problem.
 - b. Assess the cause of the water quality problem and take appropriate measures to correct the problem and/or prevent further environmental damage.
 - c. In the event of finding distressed or dying fish, the applicant shall collect fish specimens and water samples in the affected area within the first hour of the event. These samples shall be held in refrigeration or on ice until the applicant is instructed by Ecology on what to do with them. Ecology may require analyses of these samples before allowing the work to resume.
 - d. In the event of a discharge of oil, fuel, or chemicals into state waters, or onto land with a potential for entry into state waters, containment and cleanup efforts shall begin immediately and be completed as soon as possible, taking precedence over normal work. Cleanup shall include proper disposal of any spilled material and used cleanup materials.
 - e. 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 Southwest Federal Project Coordinator at (360) 407-6926 or (360) 407-6300.
 - f. Submit a detailed written report to Ecology's Federal Permit Coordinator 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.

H. Appeal Process:

You have a right to appeal this Order. To appeal this you must:

- File your appeal with the Pollution Control Hearings Board within 30 days of the “date of receipt” of this document. Filing means actual receipt by the Board during regular office hours.
- Serve your appeal on the Department of Ecology within 30 days of the “date of receipt” of this document. Service may be accomplished by any of the procedures identified in WAC 371-08-305(10). “Date of receipt” is defined at RCW 43.21B.001(2).

Be sure to do the following:

- Include a copy of this document that you are appealing with your Notice of Appeal.
- Serve and file your appeal in paper form; electronic copies are not accepted.

1. To file your appeal with the Pollution Control Hearings Board

Mail appeal to:

The Pollution Control Hearings Board
PO Box 40903
Olympia, WA 98504-0903

OR

Deliver your appeal in person to:

The Pollution Control Hearings Board
4224 – 6th Ave SE Rowe Six, Bldg 2
Lacey, WA 98503

2. To serve your appeal on the Department of Ecology

Mail appeal to:

The Department of Ecology
Appeals Coordinator
P.O. Box 47608
Olympia, WA 98504-7608

OR

Deliver your appeal in person to:

The Department of Ecology
Appeals Coordinator
300 Desmond Dr SE
Lacey, WA 98503

3. And send a copy of your appeal to:

Lori Ochoa
Department of Ecology
Southwest Regional Office
P.O. Box 47775
Olympia, WA 98504-7775

For additional information visit the Environmental Hearings Office Website: <http://www.eho.wa.gov>

To find laws and agency rules visit the Washington State Legislature Website:
<http://www1.leg.wa.gov/CodeReviser>

Order #6690, Corps No. NWS-2008-1218

June 25, 2009

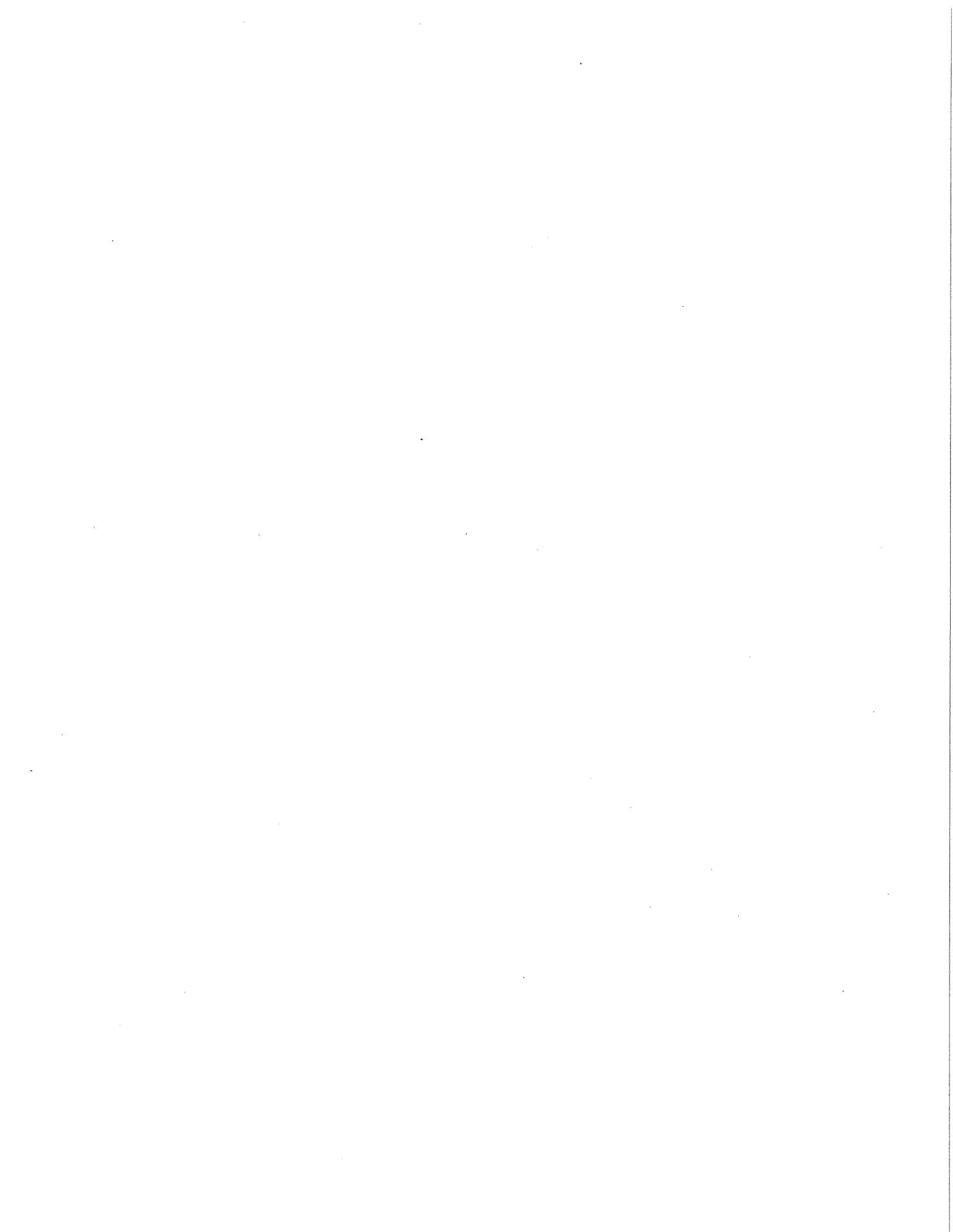
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Your appeal alone will not stay the effectiveness of this Order. Stay requests must be submitted in accordance with RCW 43.21B.320. These procedures are consistent with Ch. 43.21B RCW.

DATED this 25 day of JUNE, 2009, at Lacey, Washington.



Perry J Lund, Unit Manager
Shorelands and Environmental Assistance Program
Southwest Regional Office



Attachment A
Statement of Understanding
Water Quality Certification Conditions
(See Condition A. 10.)

Seabreeze Development, LLC
Seabreeze Subdivision
Water Quality Certification Order # **6690**
And
Corps Reference # NWS-2008-1218

I, _____, state that, I will be involved as an agent or contractor for Seabreeze Development, LLC, in the site preparation and/or construction of the Seabreeze Property Subdivision located at approximately 1797 State route 105, Grayland, Grays Harbor County, Washington. I further state that I have read and understand the relevant conditions of the Washington Department of Ecology Water Quality Certification Order #**6690** and the applicable permits and approvals referenced therein which pertain to the project-related work for which I am responsible.

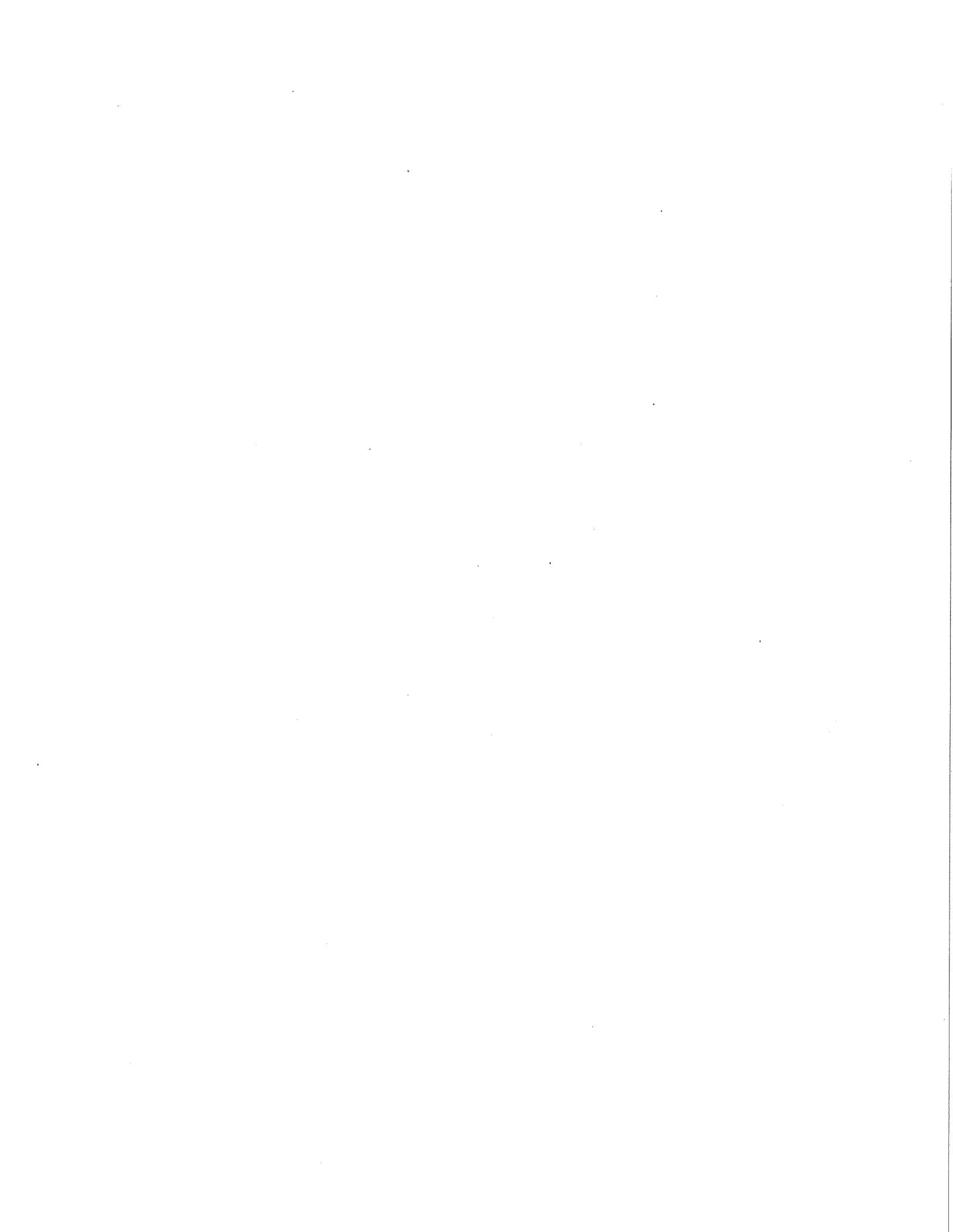
Signature

Date

Title

Phone

Company



Attachment B
Information for As-built Reports
(See Condition F. 9.)

Seabreeze Development, LLC
Seabreeze Subdivision
Water Quality Certification Order # **6690**
And
Corps Reference # NWS-2008-1218

Background Information

- 1) Project name.
- 2) Ecology docket number and the Corps reference number.
- 3) Name and contact information for the parties responsible for the mitigation site including:
 - a) The applicant.
 - b) The landowner.
 - c) Wetland professional on site during construction of the compensatory mitigation site.
- 4) Name and contact information for the party responsible for preparing the report.
- 5) Who the report was prepared for (name, address, and phone number) *{if different from number 3 above.}*
- 6) Month and year the report was produced.

The Development Site

- 7) Brief description of the development project. Include:
 - a) Directions to the site.
 - b) Month and year construction of the development project started and ended.
 - c) Area (acres) and type(s) (rating category, HGM classification, and Cowardin classification) of wetlands that were **actually** impacted by the development project, including temporary impacts.

The Compensatory Mitigation Project

- 8) Brief description of the **final** compensatory mitigation project with any changes from the approved plan made during construction. Include:
 - a) Directions to the site.
 - b) Who completed the compensatory mitigation project (name, address, and phone number).
 - c) Acreage and type(s) (re-establishment, rehabilitation, creation, enhancement, and preservation) of mitigation authorized to compensate for wetland impacts.
 - d) Important dates including:
 - i. Month and year the wetland impacts occurred.
 - ii. When work on the compensatory mitigation site began and ended.
 - iii. When different activities began and ended such as grading, removal of invasive plants, installing plants, and installing habitat features.
- 9) Description of any problems encountered and solutions implemented (with reasons for changes) during construction of the compensatory mitigation site.

- 10) Any changes to the goals, objectives, and performance standards of the compensatory mitigation project.
- 11) List of any follow-up actions needed, with a schedule.
- 12) 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.
- 13) Photographs of the site at as-built conditions taken from permanent photo stations. We recommend photo pans.
- 14) Copies of any records of deed notification or conservation easements.

**Attachment C
Wetland Notice for Deed Notification
(See Condition F.11.)**

Seabreeze Development, LLC
Seabreeze Subdivision
Water Quality Certification Order # **6690**
And
Corps Reference # NWS-2008-1218

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.

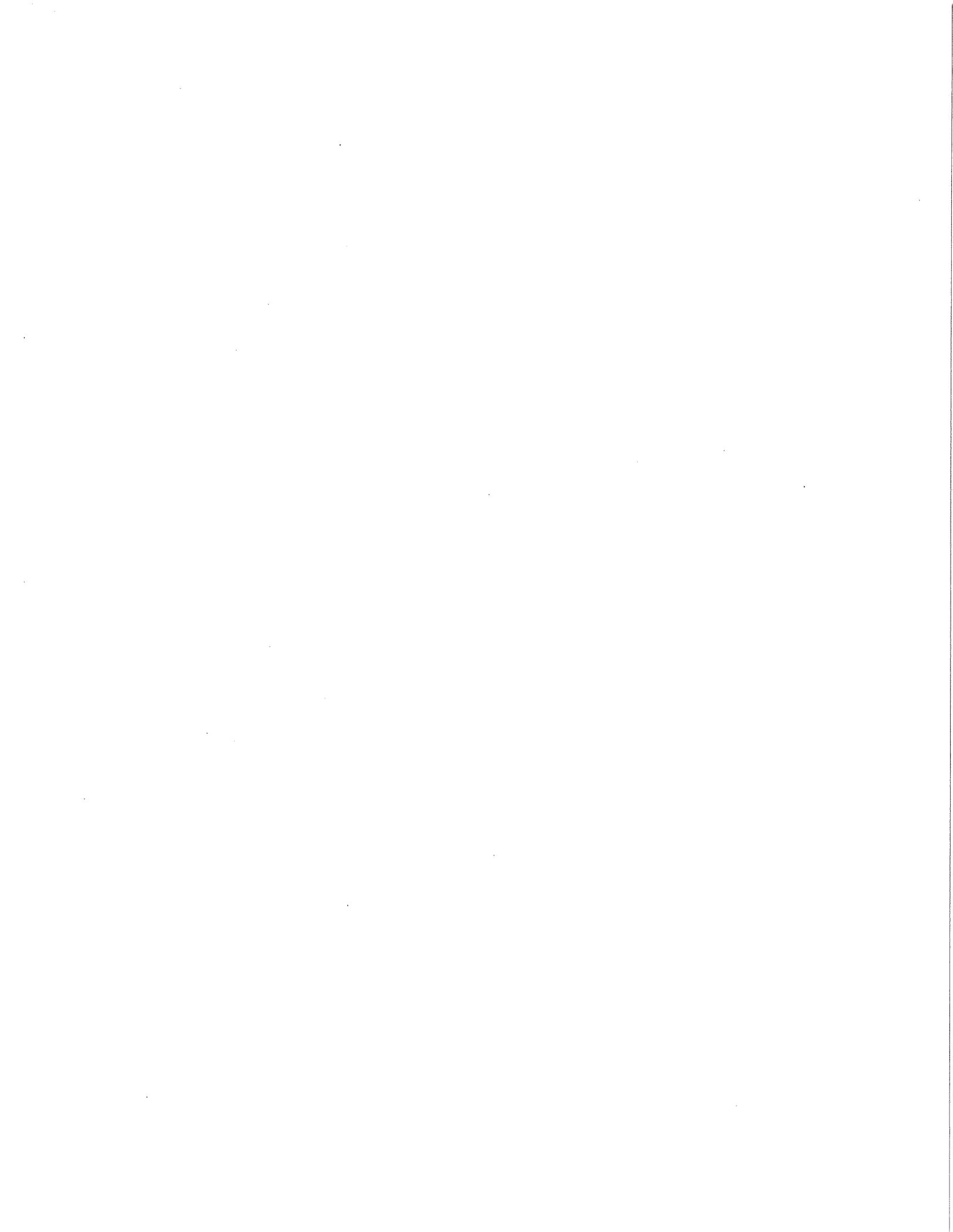
EXECUTED this _____ day of _____, 20 ____.

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
Required Information for Monitoring Reports
(See Condition F.14.)

Seabreeze Development, LLC
Seabreeze Subdivision
Water Quality Certification Order # **6690**
And
Corps Reference # NWS-2008-1218

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

Background Information

- 1) Project name
- 2) Ecology docket number and Corps reference number
- 3) Name and contact information of the parties responsible for the mitigation site including:
 - a) The applicant
 - b) The landowner
- 4) Name and contact information for the party responsible for the monitoring activities and report
- 5) Who the report was prepared for (name, address, and phone number) *{if different from number 3 above.}*
- 6) Month and year the monitoring data were collected
- 7) Month and year the report was produced

Mitigation Project Information

- 8) Brief description of the mitigation project including:
 - a) Directions to the site
 - b) Acreage and type(s) (re-establishment, rehabilitation, creation, enhancement, and preservation) of mitigation authorized to compensate for wetland impacts
- 9) Brief description of monitoring approach and methods.
- 10) A list of the goals and objectives for the mitigation project
- 11) Summary table of monitoring data compared with performance standards. Using the monitoring data, describe how the site is developing toward goals and objectives and whether the project is in compliance with performance standards
- 12) Summary (including dates) of management actions (maintenance, contingencies, and corrective actions) implemented at the site(s)
- 13) Summary of any difficulties or significant events that occurred on the site that may affect the ultimate success of the project
- 14) Specific recommendations for any additional corrective actions or adaptive management with a time table
- 15) Summary of any lessons learned
- 16) Site maps (8 1/2" x 11" or larger) of the compensatory mitigation site(s) including the following (at a minimum):

- a) The month and year when the maps were produced and, if applicable, when information was collected
 - b) The geographic location of the site with landmarks.
 - c) Clear delineation of the project perimeter(s).
 - d) Species, numbers, and approximate locations of all replanted material vegetation.
 - e) Location of habitat features.
 - f) Location of permanent photo stations and location of any other photos.
 - g) Location of sampling points or transects.
- 17) Photographs taken at permanent photo stations (and other photographs as needed) from the most recent monitoring visit, which are dated and clearly indicate the direction from which the photo was taken. We recommend photo pans.