



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

July 15, 2020

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

**RE: Water Quality Certification Order No. 18118 for Corps Public Notice No. NWS-2019-175, Costco Wholesale, City of Lake Stevens, Snohomish County, Washington**

Dear Peter Kahn:

On March 11, 2020, Costco Wholesale submitted a request for a Section 401 Water Quality Certification (WQC) under the federal Clean Water Act to authorize wetland impacts associated with development of a new Costco Wholesale facility in the City of Lake Stevens, Snohomish County, Washington.

On behalf of the state of Washington, the Department of Ecology certifies that the work described in the Joint Aquatic Resource Permit Application (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 about this decision, please contact Doug Gresham at (425) 429-1846 or email [doug.gresham@ecy.wa.gov](mailto:doug.gresham@ecy.wa.gov). The enclosed Order may be appealed by following the procedures described within the Order.

Sincerely,

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

Joe Burcar, Section Manager  
Shorelands and Environmental Assistance Program

Sent via email: [pkahn@costco.com](mailto:pkahn@costco.com)

Enclosure

Costco Wholesale

July 15, 2020

Page 2

E-cc: Jordan Bunch, Corps of Engineers  
Doug Gresham, Ecology  
Loree' Randall, Ecology  
Melissa Place, City of Lake Stevens  
Ed Sewall, Sewall Wetland Consulting  
Ryan Kahlo, Watershed Company  
ECY RE FED PERMITS

<b>IN THE MATTER OF GRANTING A</b>	)	<b>ORDER # 18118</b>
<b>WATER QUALITY</b>	)	<b>Corps Reference No. NWS-2019-175</b>
<b>CERTIFICATION TO</b>	)	Costco Wholesale in the City of Lake Stevens,
Costco Wholesale	)	Snohomish County, Washington
in accordance with 33 U.S.C. 1341	)	
(FWPCA § 401), RCW 90.48.120, RCW	)	
90.48.260 and Chapter 173-201A WAC	)	

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

On March 11, 2020, the Department of Ecology (Ecology) received a request from Costco Wholesale for a Section 401 Water Quality Certification (WQC) to authorize wetland impacts associated with construction of a new Costco Wholesale facility in the City of Lake Stevens. Ecology and the U.S. Army Corps of Engineers (Corps) issued a joint public notice for the project on March 13, 2020.

The proposed project entails construction of a new Costco warehouse with parking lots and gas pumps; associated road improvements to 24<sup>th</sup> Street SE and 91<sup>st</sup> Avenue SE; and construction of a new regional storm water facility. The project includes 1.72 acres of direct and 2.24 acres of indirect wetland impacts that will be compensated by purchasing credits in the Snohomish Basin mitigation bank. Additional mitigation provided includes 0.45 acres of on-site wetland creation and off-site removal of culverts in a Mosher Creek tributary. The mitigation project is located at 2404 South Lake Stevens Road within Section 25, Township 29N, Range 5E, WRIA No. 7, Mosher Creek watershed.

## **AUTHORITIES**

In exercising authority under 33 U.S.C. § 1341, RCW 90.48.120, and RCW 90.48.260, Ecology has reviewed 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.
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 it has reasonable assurance the activity as proposed and conditioned will be conducted in a manner that will comply with 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 Costco Wholesale subject to the conditions within this Order.

Certification of this proposal does not authorize Costco Wholesale to exceed applicable state water quality standards (Chapter 173-201A WAC), ground water quality standards (Chapter 173-200 WAC), or sediment quality standards (Chapter 173-204 WAC). Furthermore, nothing in this certification absolves Costco Wholesale from liability for contamination and any subsequent cleanup of surface waters, ground waters, or sediments resulting from project construction or operations.

#### **A. General Conditions**

1. In this Order, the term “Applicant” shall mean Costco Wholesale and its agents, assignees, and contractors.
2. All submittals required by this Order shall be sent to Ecology’s Northwest Regional Office, Attn: 401/CZM Federal Permit Manager, Shorelands and Environmental Assistance Program, 3190 160<sup>th</sup> Avenue SE, Bellevue, WA 98008, OR via email to [fednotification@ecy.wa.gov](mailto:fednotification@ecy.wa.gov) and cc: [doug.gresham@ecy.wa.gov](mailto:doug.gresham@ecy.wa.gov). The submittals shall be identified with Order No. 18118 and include the applicant name, project name, project contact, and the contact phone number.
3. Work authorized by this Order is limited to the work described in the Joint Aquatic Resource Permit Application (JARPA) received by Ecology on March 11, 2020.
4. The Applicant shall obtain Ecology review and approval before undertaking any changes to the proposed project that might significantly and adversely affect water quality, other than those project changes required by this Order.
5. Within 30 days of receipt of any updated information, Ecology will determine if the revised project requires a new public notice and Water Quality Certification or if a modification to this Order is required.
6. This Order is not effective until the Corps issues a permit for this project.
7. The Applicant shall send (per A2) a copy of the final Corps permit to Ecology’s Federal Permit Manager within two weeks of receiving it.

8. The Applicant shall keep copies of this Order 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.
9. The Applicant shall provide access to the project site and all mitigation sites upon request by Ecology personnel for site inspections, monitoring, and/or necessary data collection, to ensure that conditions of this Order are being met.
10. Nothing in this Order waives Ecology's authority to issue additional orders if Ecology determines further actions are necessary to implement the water quality laws of the state. Further, Ecology retains continuing jurisdiction to make modifications hereto through supplemental order, if additional impacts due to project construction or operation are identified (*e.g.*, violations of water quality standards, downstream erosion, etc.), or if additional conditions are necessary to further protect water quality.
11. In the event of changes or amendments to the state water quality, ground water quality, or sediment standards, or changes in or amendments to the state Water Pollution Control Act (RCW 90.48) or the federal Clean Water Act, Ecology may issue an amendment to this Order to incorporate any such changes or amendments applicable to this project.
12. The Applicant shall ensure all project engineers, contractors, and other workers at the project site with authority to direct work 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 signatory that s/he has read and understands the conditions of this Order and the above-referenced permits, plans, documents, and approvals. These statements shall be provided to Ecology before construction begins.
13. 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.
14. Failure of any person or entity 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. Notification Requirements**

1. Notification shall be made via via phone or email (email is preferred) to Ecology's Federal Permit Manager via email to [fednotification@ecy.wa.gov](mailto:fednotification@ecy.wa.gov) and cc to [doug.gresham@ecy.wa.gov](mailto:doug.gresham@ecy.wa.gov). Notifications shall be identified with Order No. 18118 and include the applicant name, project name, project location, project contact, and the contact's phone number.

- a. Immediately following a violation of state water quality standards or when the project is out of compliance with any conditions of this Order:
    1. In addition to the phone or email notification, the Applicant shall 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.
  - b. At least ten (10) days prior to all pre-construction meetings
  - c. At least ten (10) days prior to conducting initial in-water work activities for each in-water work window.
  - d. At least seven (7) days prior to completing each wetland mitigation site.
  - e. At least seven (7) days within project completion.
2. 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 mitigation are completed.

#### **C. Timing**

1. This Order is valid until the Applicant meets all its requirements and has received written notification from Ecology to that effect.
2. All in-water work shall be conducted by the work window (typically July 1 to October 1) identified in the most current Hydraulic Project Approval (HPA) issued by the Department of Fish and Wildlife for this project. Any project changes that require a new or revised HPA should also be sent to Ecology for review.

#### **D. Water Quality Monitoring & Criteria**

1. Mosher Creek tributary is categorized as salmonid spawning, rearing, and migration habitat, and the criteria of the categorization apply as described in WAC 173-201A-200 (1) except as specifically modified by this Order.
2. For projects working within or along lakes, ponds, wetlands, or other non-flowing waters, the point of compliance shall be at a radius of one hundred fifty (150) feet from the activity causing the turbidity exceedance.
3. Visual monitoring shall be conducted at any time there is flow within the channel where work is being conducted. Visible turbidity anywhere beyond the temporary area of mixing (point of compliance) from the activity shall be considered an exceedance of the standard.
4. If water quality exceedances for turbidity are observed outside the point of compliance, work shall cease immediately, and the Applicant or the contractor shall assess the cause

of the water quality problem and take immediate action to stop, contain, and correct the problem and prevent further water quality turbidity exceedances.

## **E. Construction**

### General Conditions

1. The Applicant shall comply with the conditions of the Construction Stormwater Permit (National Pollutant Discharge Elimination System – NPDES) issued for this project (Permit # WAR309135).
2. Within the project limits, all environmentally sensitive areas including, but not limited to, wetlands, wetland buffers, and mitigation areas shall be fenced with high visibility fencing prior to commencing construction activities. Construction activities include equipment staging, materials storage, and work vehicle parking.
3. Construction stormwater, sediment, and erosion control best management practices (BMPs) suitable to prevent exceedances of state water quality standards shall be in place before starting clearing, grading, and fill work, and shall be inspected and maintained throughout construction.
4. All clearing limits, stockpiles, staging areas, and trees to be preserved shall clearly be marked prior to commencing construction activities and maintained until all work is completed for each project.
5. No petroleum products, fresh concrete, lime or concrete, chemicals, or other toxic or deleterious materials shall be allowed to enter waters of the state.
6. All construction debris, excess sediment, and other solid waste material shall be properly managed and disposed of in an upland disposal site approved by the appropriate regulatory authority.
7. Turbid de-watering water associated with in-water work shall not be discharged directly to waters of the state, including wetlands. Turbid de-watering water shall be routed to an upland area for on-site or off-site settling.
8. Clean de-watering water associated with in-water work that has been tested and confirmed to meet water quality standards may be discharged directly to waters of the state, including wetlands. The discharge outfall method shall be designed and operated so as not to cause erosion or scour in the stream channel, banks, or vegetation.
9. All equipment being used below the ordinary high water mark shall utilize bio-degradable hydraulic fluid.

### Equipment & Maintenance

10. Staging areas will be located a minimum of 50 feet and, where practical, 200 feet, from waters of the state, including wetlands. If a staging area must be located within 50 feet of waters of the state, then the Applicant shall provide a written explanation and obtain approval from Ecology's Federal Permit Manager before placing the staging area in the setback area.
11. Equipment used for this project shall be free of external petroleum-based products while used around the waters of the state, including wetlands. Accumulation of soils or debris shall be removed from the drive mechanisms (wheels, tires, tracks, etc.) and the undercarriage of equipment prior to its use around waters of the state, including wetlands.
12. No equipment shall enter, operate, be stored, or parked within any sensitive area except as specifically provided for in this Order.
13. 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.
14. Wash water containing oils, grease, or other hazardous materials resulting from wash down of equipment or working areas shall not be discharged into state waters. The Applicant shall set up a designated area for washing down equipment.
15. A separate area shall be set aside, which does not have any possibility of draining to surface waters, for the wash-out of concrete delivery trucks, pumping equipment, and tools.

#### Culvert Work

16. All culvert work shall be conducted in the dry or in isolation from stream flow.
17. If stream flow isolation work is necessary, methods employed to isolate the work area shall not scour the stream channel or banks of the water body in which the work is being done.
18. To minimize sediment releases into downstream water, water reintroduced to the channel shall be done gradually and at a rate not exceeding the normal stream flow.
19. Culverts shall be installed to avoid inlet scouring and prevent downstream bank erosion.
20. Fill associated with culvert installation shall be protected from erosion to the 100-year peak flow.

#### **F. Wetland Compensatory Mitigation Conditions**



1. The Applicant shall mitigate wetland impacts as described in the *Revised Mitigation Bank Use Plan for Costco Lake Stevens and City of Lake Stevens 24<sup>th</sup> Street Extension Project* (hereafter called the Mitigation Bank Use Plan) prepared by Sewall Wetland Consulting, Inc. and dated April 6, 2020, or as modified by this Order or revised and approved by Ecology.
2. The Applicant shall submit any proposed changes to the Mitigation Bank Use Plan in writing to Ecology (see A2) for review and approval before implementing the changes.

Implementation (Mitigation Bank)

3. Unless otherwise approved by Ecology in writing, the Applicant shall purchase 3.044 credits from the Snohomish Basin Mitigation Bank as described in the Mitigation Bank Use Plan or as modified by this Order or revised and approved by Ecology.

Implementation (Additional Mitigation Area)

4. Unless otherwise approved by Ecology in writing, the Applicant shall provide both on-site and off-site mitigation as described in *Critical Area Mitigation Project–Proposed Lake Stevens Costco Wholesale, Lake Stevens, Washington* (hereafter called the “Mitigation Plan”) prepared by Sewall Wetland Consulting, Inc. and dated April 6, 2020, or as modified by this Order or revised and approved by Ecology.
5. The Applicant shall have a qualified wetland professional at the wetland mitigation sites to supervise during construction and planting.
6. If the wetland mitigation sites cannot be completed within 13 months of the date of this Order, the Applicant shall inform Ecology, in writing, of the status of:
  1. Costco Lake Stevens project.
  2. Construction of the on-site and off-site mitigation.With the:
  3. Reason for the delay.
  4. Expected date of completion.The Applicant shall submit an updated written notification every 12 months thereafter until the Costco Lake Stevens wetland mitigation sites are complete.
7. The Applicant shall ensure all excess excavated site material is disposed of in an appropriate location outside of wetlands and their buffers and landward of the 100-year floodplain, unless otherwise provided for in the Mitigation Plan.
8. The Applicant shall ensure no construction debris is deposited within existing wetlands or their buffers at the wetland mitigation sites at any time, unless otherwise provided for in the Mitigation Plan.
9. The Applicant shall not use polyacrylamide at the mitigation sites.

10. The Applicant shall not use hay or straw on exposed or disturbed soil at the mitigation sites, unless otherwise approved by Ecology.
11. 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.
  - a. Applicators are required to be permitted under Ecology's Noxious Weed Control Permit.
  - b. Applicators shall comply with all conditions of the Noxious Weed Control Permit.
12. If seeding is used for temporary erosion control, it must be a seed mix consisting of native, annual, non-invasive plant species, unless otherwise approved by Ecology.
13. If solid or mesh plant protector tubes are used on the mitigation sites, Ecology strongly recommends the Applicant use fully biodegradable options. If non-biodegradable plant protection options are used, they shall be removed before they interfere with plant growth or before the end of the monitoring period, whichever comes first.
14. The Applicant shall place signs at the mitigation areas' boundaries, including buffers, per the Mitigation Plan or otherwise approved by Ecology, to mark the areas as mitigation sites.

*Monitoring and Maintenance*

15. After completing construction and planting of the mitigation site, the Applicant shall submit to Ecology (see A2) an as-built report, including plan sheets documenting site conditions at Year Zero:
  - a. An electronic file shall be submitted within 90 days of completing construction and planting.
  - 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 F16.
16. The Applicant shall provide Ecology with documentation of a recorded restrictive covenant for the on-site mitigation area between the lobes of Wetland D. The Applicant shall:
  - a. Request a restrictive covenant template from Ecology or use an appropriate alternative to develop a draft restrictive covenant.
  - b. Send the draft restrictive covenant to Ecology for review and approval.
  - c. Record the Ecology-approved restrictive covenant with the Snohomish County Recording Office, Registrar of Deeds, or other official responsible for maintaining records for, or interest in, real property.
  - d. Record the restrictive covenant with a figure that corresponds with the legal description showing the area that is being protected, a copy of this Order, and

a site map showing the location of the wetland and its buffers that are being protected.

- e. Send a copy of the recorded restrictive covenant to Ecology with the as-built report (see condition F15), unless otherwise approved by Ecology.

17. The Applicant shall water and maintain all 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 Ecology authorizes in writing the system to remain for a longer period.

18 The Applicant shall monitor the mitigation for a minimum of five (5) years, documenting conditions for years 1, 2, 3, and 5.

#### **G. Emergency/Contingency Measures**

1. The Applicant shall develop and implement a spill prevention and containment plan for this project.
2. The Applicant shall have adequate and appropriate spill cleanup material available on site at all times during construction.
3. 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.
4. 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.
5. Work causing distressed or dying fish, discharges of oil, fuel, or chemicals into state waters or onto land with a potential for entry into state waters, is prohibited. If such work, conditions, or discharges occur, the Applicant shall notify the Ecology Federal Permit Manager per condition B1 and immediately take the following actions:
  - a. Cease operations at the location of the non-compliance.
  - 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 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.
  - d. Immediately notify Ecology's Regional Spill Response Office and the Washington State Department of Fish & Wildlife with the nature and details of

the problem, any actions taken to correct the problem, and any proposed changes in operation to prevent further problems.

- e. Immediately notify the National Response Center at 1-800-424-8802, for actual spills to water only.
6. Notify Ecology's Regional Spill Response Office immediately if chemical containers (e.g. drums) are discovered on-site or any conditions present indicating disposal or burial of chemicals on-site that may impact surface water or ground water.

#### YOUR RIGHT TO APPEAL

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

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

- File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Order on Ecology in paper form - by mail or in person (see addresses below). Email is not accepted.

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

#### ADDRESS AND LOCATION INFORMATION

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

#### CONTACT INFORMATION

Please direct all questions about this Order to:

Doug Gresham  
Department of Ecology  
Northwest Regional Office  
3190 160<sup>th</sup> Avenue SE

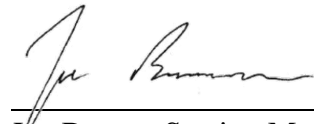
Bellevue, WA 98008  
(425) 429-1846  
[Doug.Gresham@ecy.wa.gov](mailto:Doug.Gresham@ecy.wa.gov)

#### MORE INFORMATION

- **Pollution Control Hearings Board Website**  
<http://www.eluho.wa.gov/Board/PCHB>
- **Chapter 43.21B RCW - Environmental and Land Use Hearings Office – Pollution Control Hearings Board**  
<http://app.leg.wa.gov/RCW/default.aspx?cite=43.21B>
- **Chapter 371-08 WAC – Practice And Procedure**  
<http://app.leg.wa.gov/WAC/default.aspx?cite=371-08>
- **Chapter 34.05 RCW – Administrative Procedure Act**  
<http://app.leg.wa.gov/RCW/default.aspx?cite=34.05>
- **Chapter 90.48 RCW – Water Pollution Control**  
<http://app.leg.wa.gov/RCW/default.aspx?cite=90.48>
- **Chapter 173.204 WAC – Sediment Management Standards**  
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-204>
- **Chapter 173-200 WAC – Water Quality Standards for Ground Waters of the State of Washington**  
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-200>
- **Chapter 173-201A WAC – Water Quality Standards for Surface Waters of the State of Washington**  
<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-201A>

#### SIGNATURE

Dated this 15th day of July 2020:



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

**Attachment A**  
**Statement of Understanding**  
**Water Quality Certification Conditions**

Costco Wholesale in Lake Stevens  
Water Quality Certification Order No. 18118  
and  
Corps Reference No. NWS-2019-175

I, \_\_\_\_\_, state that I will be involved as an agent or contractor for Costco Wholesale in the site preparation and/or construction of the Costco located in Lake Stevens, Snohomish County, Washington. I further state that I have read and understand the relevant conditions of Washington Department of Ecology Water Quality Certification Order No. 18118 and the applicable permits and approvals referenced therein, which pertain to the project-related work for which I am responsible.

I have and will continue to ensure all project engineers, contractors, and other workers at the project site with authority to direct work have read and understand the conditions of this Order and any permits, plans, documents, and approvals referenced in the Order.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Company

## **Attachment B**

### **Information Required for As-built Reports**

Costco Wholesale in Lake Stevens  
Water Quality Certification Order No. 18118  
and  
Corps Reference No. NWS-2019-175

Ecology requires the following information for as-built 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 as-built report. Also, if different from the person preparing the report, include the names of:
  - a) The applicant.
  - b) The landowner.
  - c) Wetland professional on site during construction of the mitigation site(s).
- 4) Date the report was produced.

#### **Mitigation Project Information**

- 5) Brief description of the **final** mitigation project with any changes from the approved plan made during construction. Include:
  - a) **Actual** acreage of Cowardin classes and mitigation type(s) (re-establishment, rehabilitation, creation, enhancement, preservation, upland, buffers).
  - b) Important dates, including:
    - i. Start of project construction.
    - ii. When work on the 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.
- 6) Description of any problems encountered and solutions implemented (with reasons for changes) during construction of the mitigation site(s).
- 7) List of any follow-up actions needed, with a schedule.
- 8) Vicinity map showing the geographic location of the site(s) with landmarks.
- 9) Mitigation site map(s), 8-1/2" x 11" or larger, showing the following:
  - a) Boundary of the site(s).
  - b) Topography (with a description of how elevations were determined).
  - c) Installed planting scheme (quantities, densities, sizes, and approximate locations of plants, as well as the source(s) of plant material).
  - d) Location of habitat features.
  - e) Location of permanent photo stations and any other photos taken.

Include the month and year when each map was produced or revised. The site map(s) should reflect on-the-ground conditions after the site work is completed.
- 10) Photographs taken at permanent photo stations and other photographs, as needed. Photos must be dated and clearly indicate the direction from which each photo was taken. Photo pans are recommended.
- 11) A copy of any deed notifications, conservation easements, or other approved site protection mechanism.