July 3, 2019

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<tr>
<th>Administrative Order Docket #</th>
<th>16532</th>
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<tr>
<td>Stetson Heights Plat</td>
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<td>South and Southwest of Glenwood Road, Port Orchard, WA 98367</td>
</tr>
</tbody>
</table>

Robert Terhune Sr. (aka Robert Terhune III) & Robert Terhune Jr. (aka Robert Terhune IV)
18306 Driftwood Dr E
Lake Tapps, WA 98391

Stavros & Colleen Anastasiou
15949 104th Ave NE
Bothell, WA 98011

Stetson Heights LLC
1000 Second Avenue, Suite 2950
Seattle, WA 98104

Re: Administrative Order

Dear Robert Terhune III and IV, Stavros and Colleen Anastasiou, Jim Shinn, Jeffery Steinert:

The Department of Ecology (Ecology) has issued the enclosed Administrative Order (Order). Through this Order, Ecology is taking an enforcement action and requiring Stetson Heights LLC, Jim Shinn, Jeffery Steinert, Stavros Anastasiou, Colleen Anastasiou, Robert Terhune Sr. (aka Robert Terhune III), and Robert Terhune Jr. (aka Robert Terhune IV), hereafter referred to as the “Responsible Persons,” to comply with:

- Chapter 90.48 Revised Code of Washington (RCW) Water Pollution Control.

The Order contains Ecology’s determination of the violation(s) and required corrective action(s).

If you have questions, please contact Diane Hennessey at 425-649-4447 or diane.hennessey@ecy.wa.gov.
Sincerely,

Gordon White, Program Manager
Shorelands and Environmental Assistance Program

By certified mail to Robert Terhune Sr. and Robert Terhune Jr.: 9171 9690 0935 0204 6826 58

By certified mail to Stavros and Colleen Anastasiou: 9171 9690 0935 0204 6826 41

By certified mail to Stetson Heights LLC: 9171 9690 0935 0204 6826 34

Enclosure: Administrative Order Docket #16532

E-cc: Kerry Carroll, Ecology
      Ronald Lavigne, Assistant Attorney General
      Rachel McCrea, Ecology
      Tom Buroker, Ecology's Northwest Regional Director
STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

IN THE MATTER OF AN ADMINISTRATIVE ORDER
AGAINST:

Stetson Heights, LLC,
Robert Terhune Sr. (aka Robert Terhune III), Robert Terhune Jr. (aka Robert Terhune IV), Jim Shinn, Jeffery Steinert, Stavros Anastasiou, Colleen Anastasiou

To: Robert Terhune Sr. (aka Robert Terhune III)
and Robert Terhune Jr. (aka Robert Terhune IV)
8306 Driftwood Dr E
Lake Tapps, WA 98391

Stavros & Colleen Anastasiou
15949 104th Ave NE
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| 16532 |

The Department of Ecology (Ecology) has issued this Administrative Order (Order) requiring Stetson Heights LLC, Robert Terhune Sr. (aka Robert Terhune III), Robert Terhune Jr. (aka Robert Terhune IV), Jim Shinn, Jeffery Steinert, Stavros Anastasiou, and Colleen Anastasiou to comply with:

- Chapter 90.48 Revised Code of Washington (RCW) Water Pollution Control.
- RCW 90.54.020(3)(b).

Ecology has the authority to issue this Order under RCW 90.48.120(2).

PROJECT BACKGROUND

On July 15, 2014, Jim Shinn of Stetson Heights LLC submitted an application, including a “Project Narrative,” to the City of Port Orchard (City) for a residential subdivision project named: “Stetson Heights Plat.” The subdivision covers 4 parcels with a combined site area of 106 acres and was approved by the City to construct 362 detached single-family homes at the site, including installation of access roads and associated utilities serving the proposed residences.

On October 27, 2015, Paul Anderson from Ecology sent a letter to Jim Shinn of Stetson Heights LLC, noting the project appeared to impact wetlands and requesting a copy of the critical areas report associated with the proposed plat to verify wetlands at the site were properly assessed. Following review of the critical areas report prepared by EnviroVector and dated March 15, 2015, Ecology sent a letter dated December 11, 2015, to the City, requesting additional details related to the wetland rating, or validation that Stetson Heights LLC project design changed to avoid direct wetland impacts. EnviroVector responded by preparing a revised wetland report and plan dated April 11, 2016, that avoided impacts to on-site wetlands and described temporary impacts to wetland buffers and off-site wetlands to the east of the site.

On January 10, 2018, Ecology granted coverage under the Construction Stormwater General Permit (CSGP) #WAR306103 to Permittee, Property Owner, and Site Contact Jim Shinn with Stetson Heights LLC. On December 17, 2018, at the request of Stetson Heights LLC, Ecology modified coverage under CSGP #WAR306103 to make the Permittee and Site Contact Robert Terhune with Stetson Heights LLC. This modification kept Jim Shinn with Stetson Heights LLC as the Property Owner.

On June 4, 2018, the City authorized a grading permit issued to Stetson Heights LLC. The permit required compliance with a “Grading Plan” prepared by Team 4 Engineering and dated approved by the City on May 4, 2018. The approved Grading Plan showed that the wetlands and streams and their buffers both on and off-site on adjacent parcels were to be protected.

On July 11, 2018, Ecology conducted an inspection at the Stetson Heights construction site and noted several permit violations. The violations were sent to the permittee via a corrections required letter noting exposed and unworked soils, no downslope waterway protection, inadequate best management practices, track out, and no certified erosion and sediment control lead inspection reports.

Stetson Heights LLC repeatedly discharged highly turbid stormwater from the construction site into tributaries of Ruby Creek and their associated wetlands on October 26, 2018, October 29, 2018, November 23, 2018, November 26, 2018, November 27, 2018, November 28, 2018, December 13,
2018, and December 18, 2018. The on-site tributary to Ruby Creek and Ruby Creek itself contain coho salmon and cutthroat trout. Ruby Creek is a tributary to Blackjack Creek, which contains threatened Steelhead Trout. Before and after the highly turbid stormwater discharges, the City conducted numerous inspections while Ecology conducted 8 inspections between July 11, 2018, and December 26, 2018. Numerous CSGP violations were observed in all of these inspections. Ecology staff communicated with Stetson Heights LLC staff via phone, email, and site visits to give technical assistance with no major site changes occurring before or after such conversations. Stetson Heights LLC staff noted on several occasions to Ecology staff that they were planning to bring Chitosan Enhanced Sand Filtration onsite in order to discharge stormwater; to date no treatment system has been installed onsite. On November 8, 2018, Ecology issued an Immediate Action Order to the permittee stating they needed to cease all stormwater discharges from the site until appropriate erosion and sediment control and treatment best management practices (BMPs) are installed.

On December 20, 2018, Ecology was notified of flooding concerns expressed by a Port Orchard resident who lived nearby the Stetson Heights LLC site. The concerned resident reported a large volume of water flooding their driveway and garage, which they attributed to modification of a stream by an adjacent developer as the cause of the flooding. Also, on December 20, 2018, the City sent a letter to Ecology regarding current conditions of the property. The City alerted Ecology to their concern about the present stormwater situation and the City’s next steps. The letter stated the City had issued Stop Work Orders to Stetson Heights LLC on October 26, 2018, and November 5, 2018, and was about to issue another emergency order requiring the developer to obtain a geotechnical review of the safety of the current conditions. The City also stated the work had been causing flooding onto the neighboring property, causing the residents to be trapped on their property due to the blockage created by the flooding. The flooding also caused a muddy river of silt to enter the critical area and wetland on the southern portion of the property. During a December 19, 2018, site inspection by the City, all seven stormwater ponds at the site were within 1 to 2 inches of overflowing, and the City questioned whether these retention ponds were creating a potential life and safety threat. Ecology confirmed the retention ponds were full during a site visit on December 21, 2018.

Details of the turbid storm water discharges:

**October 26, 2018** – City staff Zack Holt called to request Ecology visit the site due to active discharge from the Stetson Heights construction site into a tributary of Ruby Creek and associated wetlands. The water was being conveyed down the sub-graded Stetson Heights roadway out of the construction entrance and into the roadside ditch, which discharges to the tributary of Ruby Creek and its associated wetlands. The discharge was primarily mud and silt directly into a tributary of Ruby Creek and its associated wetlands. At the time of the Ecology site inspection, City staff measured the turbidity in the tributary to Ruby Creek at 641 NTU. City staff took a reading upstream from the discharge and found the background to be 53.9 NTU. Stetson Heights LLC staff informed Ecology that workers would be onsite during the weekend to install adequate BMPs due to heavy rains in the forecast.

**October 29, 2018 – ERTS 684953** reported by City staff and concerned citizen. The stormwater was being conveyed via the same path from the October 26th visit. City staff took a reading of the
discharge from the site, which was greater than 1000 NTU. City staff also took a background reading upstream of the discharge and found the background to be 39.8 NTU. During Ecology’s site inspection there were several areas where stormwater and sediment had run over silt fencing into the adjacent wetland and stream. Sediment and stormwater had covered the Glenwood Rd SW at the lower end of the site.

November 23, 2018 – reported by City staff. City staff collected turbidity sample due to heavy rain event. Turbidity reading was 479 NTU in the tributary to Ruby Creek where the Stetson Heights stormwater was discharged. Reported site conditions were substantially identical from October site visits. No background sample was collected on this day.

November 26, 2018 – reported by City staff. City staff collected turbidity sample due to rain event. Turbid stormwater from the construction site entered a Ruby Creek tributary via a roadside ditch along Glenwood Rd SW, which resulted in a 147 NTU turbidity reading in the stream.

November 27, 2018 – reported by City staff. City staff collected turbidity sample due to heavy rain event causing a stormwater discharge from the Stetson Heights construction site. Turbidity reading at 8:54AM was 342 NTU and at 10:56AM was 430NTU in the tributary of Ruby Creek. There was an additional discharge of 525 NTU on the backside (northwest side) of the Stetson Heights construction site leaving the site onto a neighboring property. No background sample was obtained during this rain event.

November 28, 2018 – ERTS 685618 reported by City staff. City staff collected turbidity samples due to heavy rain event and concerned citizen complaints. Turbidity reading was 448 NTU at the tributary of Ruby Creek and 525 NTU at the additional compliance point on the northwest side of the Stetson Heights construction site. Background of 21.6 NTU was taken in the tributary of Ruby Creek.

December 13, 2018 – ERTS 685945 reported by Stetson Heights LLC staff. “Caller [Site CESCL] reported a discharge over 250 NTU. Caller said they went to discharge water from holding tanks that read 240 NTU and after they started discharging they got a reading of 378 NTU. The site instantly stopped pumping the water out of the tank. The discharge is an estimated 500 gallons that left the site and eventually entered the storm system.” City staff took a background sample of 37.6 NTU at 9:41AM in the tributary of Ruby Creek.

December 18, 2018 – Ecology site visit conducted and found numerous permit violations along with discharge into tributary to Ruby Creek and discharge on northwest side of property into neighboring property. No samples were taken due to site conditions.

January 16, 2019 – Ecology site visit to investigate wetland and stream impacts resulting from the lack of required stormwater controls. Photographs taken during the site visit document the sedimentation impacts to on-site and off-site wetlands and streams, due to the failure of Stetson Heights LLC to implement required stormwater controls/BMPs following the extensive clearing and grading in the summer of 2018. The photos show sedimentation of on-site Wetland A and off-site Wetland D and their associated streams (tributaries to Ruby Creek). Pre-impact extent and condition of wetlands affected by this violation are documented in a wetland map included in the EnviroVector - Critical Areas report dated April 11, 2016. The report depicts “Wetland A”
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July 3, 2019  
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(3.5 acres) as fully within the Stetson Heights site, “Wetland B” (approximately 5 acres in size, 0.49 acre on site) as partially on-site/partially off-site, and “Wetland D” (approximately 23 acres in size) located off-site to the east of the subject site on parcel #102301-4-047-2003, #102301-4-055-2002. Wetland A contains a tributary to Ruby Creek that flows through a culvert under Glenwood Road SW and connects to Wetland D. Ruby Creek eventually flows into Blackjack Creek, which contains threatened steelhead trout species. A tributary to Ruby Creek also flows through Wetland B on the northwest side of the property.

Based on the January 16, 2019, site visit and supporting documentation, including a wetland delineation map showing the pre-violation extent of both on-site and off-site wetlands, it appears that approximately 3.5 acres of on-site wetlands, labeled as “Wetland A,” have been filled with sediment. Also, approximately 1.0 acre of an off-site wetland labeled as “Wetland D” was impacted with sediment deposits resulting from the violation.

To date, the site has not been adequately stabilized and the potential for sediment to be discharged to wetlands and streams continues, which poses an ongoing threat to water quality and wetland functions.

**DETERMINATION OF VIOLATION(S) AND ORDER TO COMPLY**

Ecology’s determination that a violation has occurred based on the information listed above and below.

**Violation:**

Approximately 4.53 acres of wetland have been filled by turbid discharges and sedimentation from the Stetson Heights Plat construction site that was discharged into wetlands and associated streams both on-site into Wetland A and associated tributary to Ruby Creek on parcel #102301-4-062-2003 and off-site into Wetland D and associated tributary to Ruby Creek (parcel #102301-4-047-2003) and possibly to Wetland B and associated tributary to Ruby Creek on parcel #102301-3-022-2004, all without authorization from Ecology. Sedimentation into Wetland D and associated stream may extend beyond parcel #102301-4-047-2003 because the damage has continued over time since rain started in October 2018.

This is a violation of RCW 90.48.080, Discharge of polluting matter in waters prohibited. Under RCW 90.48.080, it is unlawful to discharge polluting matters into waters of the state without authorization. Discharge of such polluting matters into waters of the state is also a violation of the anti-degradation policy, RCW 90.54.020(3)(b) and WAC 173-201A-300. The Discharge of polluting matter within state waters on the subject property included the physical alteration of the wetlands, which altered the land surface and the movement of water through the site. This activity degraded the water quality, hydrologic, and habitat functions of the wetlands, impairing the beneficial uses that these wetlands provide to wildlife and other aquatic life.

**Corrective action:**
For the reasons detailed above, and in accordance with RCW 90.48.120, Stetson Heights LLC, Robert Terhune Sr. (aka Robert Terhune III), Robert Terhune Jr. (aka Robert Terhune IV), Jim Shinn, Jeffery Steinert, Stavros Anastasiou, and Colleen Anastasiou, hereafter referred to as the “Responsible Persons,” shall take the following actions by the timelines set forth below. These actions are necessary to satisfy the required restoration of wetlands and their associated streams on the Stetson Heights Plat property and the adjacent parcels where Wetland D and tributary to Ruby Creek (tributary to Black Jack Creek), and Wetland B and associated tributary to Ruby Creek are located.

1. **Stop Work** - Effective immediately upon receipt of this Order, Responsible Persons must stop all work in or adjacent to the Stetson Heights Plat project site, except authorized stormwater management practices intended to stop ongoing discharge of sediment to wetlands and streams, or other requirements permitted under Ecology’s CSGP.
   a. Responsible Persons must receive approval, in writing, from Ecology prior to commencing construction and restoration activities.

2. **Identify Boundaries of Impacted Wetlands/Streams** - Within fifteen (15) days from the receipt of this Order, Responsible Persons shall clearly mark and document the location of the boundaries of both the on-site (Wetland A, and portions of B) and off-site wetlands (Wetland D and portions of B) and their buffers impacted by this violation.

3. **Schedule On-Site Meeting** - Within (15) days of the receipt of this Order, Responsible Persons shall schedule an on-site meeting with Ecology, Washington State Department of Wildlife, the City, and other interested state or federal agencies to discuss the specifics of mitigating the impacts to wetlands, streams, and upland buffers prior to preparing a mitigation plan.

4. **Draft Mitigation Plan** - Within (60) days of the on-site meeting with agencies, Responsible Persons shall develop a draft mitigation plan to restore Wetlands A, B, and D and associated streams to pre-disturbance condition or as agreed upon by Ecology and submit to Ecology for approval. At a minimum, the plan must:
   a. Define the wetland and stream impact areas, describe the impact to the area, and show this on engineer-stamped drawings that are to scale.
   b. Describe the construction methods, sediment removal procedure, and equipment that will be used to remove sediment and to restore areas as discussed during the on-site meeting with the agencies.
   c. Describe how additional disturbance to existing and unburied plants within the wetlands will be avoided or minimized, and show where this will occur on an engineer-stamped drawing.
d. Describe how the wetlands, streams, and buffers that are undisturbed will be protected during the mitigation activities and show the locations of the protected areas on an engineer-stamped drawing.

e. Provide a western Washington native plant species list that are appropriate for site conditions that will be installed in the restoration areas, methods for planting, and a planting plan on engineer-stamped drawings.

f. Provide a monitoring plan within the mitigation plan document for 10 years of monitoring. The monitoring plan must include performance standards that are measurable and enforceable. Conditions 19 through 21 provide detailed requirements for the monitoring of the site.

g. All drawings and plans associated with the mitigation plan must be prepared and stamped by a registered licensed engineer qualified to practice in Washington State.

5. **Final Mitigation Plan** - Within (30) days of receiving written input and comments from Ecology on the draft mitigation plan and engineer-stamped drawings, Responsible Persons must submit final reports, plans and drawings to Ecology for final review and approval.

6. **Acquire Necessary Permits for Restoration Work** - Prior to starting work to restore impacted wetlands/buffers, Responsible Persons shall obtain necessary permits or authorizations from adjacent land owners, local, state, or federal entities.

7. **Timing of Restoration Work** – Soil-disturbing restoration actions will be implemented in the closest dry month (May, June, July, August, or September) from the date of the final approved mitigation plan or as otherwise directed by Ecology. Planting should occur in the fall, or if during the dry months with sufficient irrigation, or as otherwise approved by Ecology. Responsible Persons shall schedule with Ecology the start date of the restoration of damaged wetlands and streams so that a Wetland Specialist from Ecology can be present on the Stetson Heights Plat site on the starting day of construction, unless otherwise approved by Ecology in writing.

8. **Access throughout Restoration Work** - The owner of the Stetson Heights Plat or their agent shall provide access to the 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.

**Restoration Construction Conditions:**

9. Responsible Persons 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.
10. Responsible Persons shall ensure no material is stockpiled within existing wetlands or their buffers at the wetland mitigation site(s) at any time, unless otherwise provided for in the Mitigation Plan.

11. Responsible Persons shall ensure no construction debris is deposited within existing wetlands or their buffers at the wetland mitigation site(s) at any time, unless otherwise provided for in the Mitigation Plan.

12. Responsible Persons shall not use toxic substances such as but not limited to polyacrylamide soil conditioner at the mitigation site(s).

13. Responsible Persons shall implement approved sediment control measures on exposed or disturbed soil within 7 days of disturbance, unless otherwise approved or directed by Ecology.

14. No aquatic herbicides can be applied to the mitigation area.

15. No weed-barrier fabric can be applied or used on the mitigation site

16. 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.

17. No plant protectors may be used on the installed plants on the site.

18. Within 6 months of commencing restoration of the damage to the wetlands and streams, Responsible Persons must demonstrate restoration work completion through submittal of an as-built report. Acceptance of the as-built report by Ecology is subject to inspections by permitting agencies and completion of any punch list items generated from inspections, unless otherwise approved by Ecology in writing. The as-built report must:
   a. Be submitted within 60 days of completing construction and planting. Include one hard copy and one electronic file.
   b. Include the information listed in Attachment A (Information Required for As-built Reports).
   c. Include documentation of the recorded legal site protection mechanism for all restoration/mitigation.

**Monitoring and Maintenance Conditions:**

19. Responsible Persons 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 Ecology authorizes in writing that the system shall remain for a longer period.
20. Responsible Persons shall monitor the mitigation site for a minimum of 10 years, and shall use the monitoring methods that were listed in the Mitigation Plan and that were approved by Ecology.

21. Responsible Persons shall submit to Ecology monitoring reports documenting mitigation site conditions each year for 10 years or until the completion of the mitigation has been approved by Ecology. The monitoring reports must:
   a. Be submitted by October 31 of each monitoring year. Include one hard copy and one electronic file.
   b. Include the information listed in Attachment B (Information Required for Monitoring Reports).

22. Ecology retains continuing jurisdiction to make modifications hereto through an 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.

23. The Responsible Persons obligation to restore the site remains until written notice is given from Ecology that states the mitigation plan for damaged wetlands, streams, and buffers have been fully implemented and accepted.

**FAILURE TO COMPLY WITH THIS ORDER**

Failure to comply with this Order may result in civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

**YOUR RIGHT TO APPEAL**

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

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

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

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

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

CONTACT INFORMATION

Please direct all questions, submit all documents, schedule all meetings and obtain all written approvals/notices regarding this Order, unless otherwise notified, to:

Diane Hennessey
Department of Ecology
Shorelands and Environmental Assistance Program
Northwest Region
3190 160th Ave SE
Bellevue, WA 98008
425-649-4447
diane.hennessey@ecy.wa.gov

MORE INFORMATION

- PCHB Website
  http://www.eluho.wa.gov/Board/PCHB
- **Chapter 43.21B RCW** - Environmental and Land Use Hearings Office – PCHB
  http://app.leg.wa.gov/RCW/default.aspx?cite=43.21B
- **Chapter 371-08 WAC** – Practice And Procedure
- **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 173-201A WAC - Water Quality Standards for Surface Waters of the State of Washington
http://apps.leg.wa.gov/WAC/default.aspx?cite=173-201A

SIGNATURE

Gordon White, Program Manager
Shorelands and Environmental Assistance Program
Attachment A
Information Required for As-built Reports

STETSON HEIGHTS LLC
ENFORCEMENT ORDER

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 B
Information Required for Monitoring Reports

STETSON HEIGHTS LLC
ENFORCEMENT ORDER

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.
   f) 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.