

WAC 173-700-211 Content of the prospectus. At a minimum, the prospectus must contain information on the following elements:

- (1) The goals and objectives of the project;
- (2) Location including city or county, proximity to existing roads and other landmarks, and a vicinity map showing location of the proposed site(s);
- (3) A statement of how the bank meets any watershed restoration needs and how its design and location are ecologically appropriate;
- (4) The rationale for site selection addressing the considerations listed in WAC 173-700-303;
- (5) The general need for the proposed bank project;
- (6) General site map(s) that includes, but is not limited to:
 - (a) Total area of site;
 - (b) Location, size, and number of existing wetlands;
 - (c) Location of all streams, ponds, and other water features on or adjacent to the site;
 - (d) Location and type of all known water control features on or adjacent to the site; and
 - (e) Presence of rights of way, easements, or other encumbrances.
- (7) A description of existing conditions of the proposed site(s) including, but not limited to:
 - (a) Land ownership;
 - (b) Local land use or zoning designation;
 - (c) Current use;
 - (d) Presence of liens, rights of way, easements, or other encumbrances;
 - (e) The landscape position of the site including water resource inventory area (WRIA), basin, and subbasin location;
 - (f) Wetland types present on the site including Cowardin classification and hydrogeomorphic (HGM) class of each wetland;
 - (g) Other habitat types present;
 - (h) Available information on water sources including surface water features, preliminary groundwater information, soil types, and vegetation;
 - (i) A preliminary analysis of functions provided by on-site wetlands;
 - (j) Adjacent land uses that might affect the bank's function;
 - (k) Site constraints, conflicts, or known risks that could affect bank development or function;
 - (l) Identification of all buildings, structures, and other built features that would remain on the site after construction; and
 - (m) Identification of existing mitigation sites and whether they will remain on-site after construction.
- (8) Description of conceptual site design, including but not limited to:
 - (a) Proposed types and approximate sizes of wetlands;
 - (b) Other proposed habitat types to be provided;
 - (c) Proposed functions that the bank is anticipated to provide;
 - (d) Description of alterations to hydrology;
 - (e) Location of grading, if applicable; and
 - (f) Proposed structures (e.g., perch poles, weirs, trails, etc.).
- (9) Figures illustrating the conceptual bank design;
- (10) Proposed service area and accompanying rationale that demonstrates the service area is ecologically appropriate;
- (11) Discussion of whether water rights have been applied for or secured for the site, if needed;

- (12) Identification of proposed permanent protection mechanism, such as a conservation easement;
- (13) The proposed ownership arrangements and long-term management strategy for the bank;
- (14) Description of how the proposed bank project meets federal, state, and local laws and rules;
- (15) Identification of whether the bank site is fully or partially located on agricultural lands of long-term commercial significance;
- (16) The qualifications of the sponsor to successfully complete the proposed bank project(s), including information describing any past such activities by the sponsor; and
- (17) The qualifications of the main design team and their areas of expertise.

[Statutory Authority: Chapter 90.84 RCW. WSR 09-19-013 (Order 04-13), § 173-700-211, filed 9/3/09, effective 10/4/09.]