

Wetland and Habitat Mitigation Monitoring

What is Mitigation?

Mitigation can come in many forms. In general it is an effort to repair or offset damage done to the environment when development occurs.

Mitigation can be anything from plantings, warning and education signs, irrigation for plantings, placement of nesting boxes for birds, or fencing to keep people or vehicles out of a sensitive environmental area.

Each permit can require different types of mitigation because no two properties are the same and development projects can also be very different.

What is Mitigation Monitoring and when is it needed?

If there was a Habitat or Wetland Permit issued for your property, it is likely that some form of mitigation planting was performed on your property. Most permits require that you perform mitigation followed by maintenance to help it succeed for a pre-determined time period. In most cases mitigation needs to be monitored for 3 years but can be up to 10 years for some wetland projects.

What exactly do I do?

Since each permit and each monitoring plan is different, your application will fall into one of two categories:

- If your mitigation plan was generated by a professional consultant, you will need to get a professional consultant to prepare a “monitoring report” that evaluates your mitigation efforts. You will then need to submit this report with an application and fees as discussed below;

- If you had a permit for a small project and a county biologist prepared your mitigation plan, you need to submit an application and fees as discussed below. When you have submitted the required information, staff will perform a review of your submittal and will make any needed visit to the mitigation site. If you do not want to have our staff visit your mitigation site, you may choose to have a professional consultant prepare a monitoring report for your site. County staff will then review this document to determine if you have met the terms of your permit.

When do I apply?

Monitoring periods and reports are outlined in your permit approvals and are usually required once a year for a defined period of time.

In most cases, you will receive a letter from Clark County indicating that a monitoring report is due. This letter will indicate a specific date or timeline for the submission of the application.

Can I request a time extension to submit additional information?

If your mitigation plan has mitigation that depends upon seasonal conditions, you can submit a written request to extend the decision deadline accompanied by all information you want considered with the request. For example, if you need time to conduct additional plantings, you can request to wait for the next planting season so that it helps ensure your plantings have better survival rates.

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1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/community-development



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360) 397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

Is a pre-application conference required?

A pre-application conference is not required prior to submitting a Mitigation Monitoring application.

What is the application process?

The first step is to submit a completed Environmental Review Application Form and fees, together with the required submittal items (see attached list) to the Permit Center. Applications cannot be accepted through the mail.

What if I didn't submit all the required information?

The county Permit Services staff will check to ensure that application is complete before they accept the application over the counter. Once your application is accepted, copies of your submittal package are routed to the necessary review staff. Staff will then review your request and make a decision using the Type I process.

What is a Type I review process?

A Type I review process requires a decision by the responsible official who must determine if the mitigation meets the requirements set forth in the permit. In this case, the "responsible official" will be a qualified staff biologist who will determine if your mitigation site complies with your permit. Decisions will be issued within 21 calendar days of acceptance and this decision.

What kind of public notice is provided?

There is no public notice required for this review. Only the applicant and/or their consultant/contact person will be mailed a copy of the decision.

Can the decision be appealed?

The responsible official's decision may be appealed to the county hearing examiner by the applicant or any person or group. An

appellant must submit an appeal application and fee within 14 calendar days after the written notice of the decision is mailed.

What if I have a bond or financial guarantee I want released?

Financial guarantees may be secured in the form of bonds, escrow accounts, and deposit accounts.

Financial guarantees will only be released if the staff biologist has ensured that the mitigation was constructed and maintained in accordance with the approved plan. If you want a guarantee released you must specifically request it during the Mitigation Monitoring application process. (See the submittal checklist below)

What is the conservation covenant?

Many permits require that wetlands, habitat areas and/or their buffers be protected by the recording of a conservation covenant. This covenant must be recorded with the county Auditor's Office. Each covenant will outline the activities which are allowed or prohibited in the area protected by the covenant. A copy of any covenant recorded with your property can be obtained from the county Auditor's Office.

What if my mitigation site doesn't meet standards?

If your mitigation site does not meet the standards in the permit, a staff biologist will work with you (or your professional consultant) to formulate a plan on how to meet those standards. Staff can either contact you (or your consultant) or issue written remediation measures when they issue your Mitigation Monitoring decision.

If your mitigation is found to not meet county standards, further mitigation may be required and the monitoring period may be extended.

Note: This handout or the submission of a monitoring report is not a substitute for county code or complying with your permit. Failure

to meet your mitigation requirements could result in forfeiture of your permit, Code Enforcement action, or both.

Submittal Requirements

The following checklist identifies information required to be included with Mitigation Monitoring Applications.

COUNTY PREPARED PLANS

1. ___ Application Form

The application form shall be completed and signed in ink by the applicant.

2. ___ Application Fee

The requisite fee for Mitigation Monitoring shall accompany the application. Make checks payable to "Clark County CommunityDevelopment."

PROFESSIONAL CONSULTANT PREPARED PLANS

1. ___ Application Form

The application form shall be completed and signed in ink by the applicant.

2. ___ Application Fee

The requisite fee for the pre-determination shall accompany the application. Make checks payable to "Clark County Community Development."

3. ___ Mitigation Monitoring Report

One (1) paper copy and one (1) electronic copy of the "Mitigation Monitoring Report" prepared by a professional consultant.

4. ___ Request For Financial Guarantee Release (Optional)

A letter requesting the release of a financial guarantee must be submitted with the application fee when the mitigation review is submitted. The letter must specify if a "performance" or "maintenance" release is requested.

This application was determined to be counter complete on: ___/___/___

Community Development Permit Technician: _____

Fee schedule

The following fees are required to be paid when the application is submitted.

Single permit monitoring review fee (per year regardless of monitoring year):	\$395
Additional fee if both WET and HAB monitoring are combined:	\$146
Site Inspection fee (for each additional site visit needed):	\$230

Issuance fee for each determination:

N/A