### Wetland Mitigation Proposal

### Prospectus

Submit this document to the [Corps of Engineers](http://www.mvp.usace.army.mil/Missions/Regulatory.aspx) and Wetland Conservation Act (WCA) [Local Government Unit](http://www.bwsr.state.mn.us/partners/directories/WCA_Dir.pdf) (LGU). This document provides baseline information, documentation of credit eligibility and allocation, and strategies to restore or establish vegetation and hydrology. Preparation of this document generally requires assistance from professional consultants and/or other wetland science, engineering, and vegetation professionals. This document must provide enough detail to generate informed public and agency review. Provide full and complete answers and information for all requested items on this form, even if previously addressed at the Draft Prospectus phase.

Findings and recommendations provided do not constitute final mitigation plan approval or guarantee success.

|  |  |
| --- | --- |
| **PROJECT NAME** | **Project Type** |
| **Click to enter text.** | Wetland Bank In Lieu Fee Site Project Specific (PRM) |

**SPONSOR INFORMATION Agent Information**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Sponsor’s Full Name | | | | Authorized Agent’s Name and Title (if applicable) | | | |
| **Click to enter text.** | | | | **Click to enter text.** | | | |
| Company | | | | Company | | | |
|  | | | | **Click to enter text.** | | | |
| Street Address | | | | Street Address | | | |
| **Click to enter text.** | | | | **Click to enter text.** | | | |
| City | | State | Zip Code | City | | State | Zip Code |
| **Click to enter text.** | | **Click to enter text.** | **Click to enter text.** | **Click to enter text.** | | **Click to enter text.** | **Click to enter text.** |
| Phone (Primary) | Phone (Secondary) | | Phone (Other) | Phone (Primary) | Phone (Secondary) | | Phone (Other) |
| **Click to enter text.** |  | |  | **Click to enter text.** |  | |  |
| E-mail Address | | | | E-mail Address | | | |
| **Click to enter text.** | | | | **Click to enter text.** | | | |
| Sponsor’s Relationship to Property | | | | | | | |
| Fee Title Owner Contract for Deed Contract or agreement with fee owner Other: **(describe)** | | | | | | | |

**STATEMENT OF AUTHORIZATION (required if agent is authorized to represent, and sign for, sponsor)**

|  |  |  |  |
| --- | --- | --- | --- |
| I hereby authorize, to act on my behalf as my agent in the processing of this document and to furnish, upon request, supplemental information in support of this document. | | | |
| Signature of Sponsor |  | Date |  |

**PROJECT LOCATION (Include a Site Location Map)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| County | | Est. Easement Size (acres) | [Watershed Name/No. or HUC 8](http://maps.bwsr.state.mn.us/banking/) | | [Bank Service Area](http://maps.bwsr.state.mn.us/banking/) |
| **Choose an item.** | | **Click to enter text.** | **Choose an item.** | | **Choose an item.** |
| Latitude: | Longitude: | | Section No. | Township No. | Range No. |
| °N | °W | | **Click to enter text.** | **Click to enter text.** | **Click to enter text.** |

Check this box if you are only requesting review under WCA.

Check this box if this is a Minnesota *Agricultural* Wetland Bank proposal.

**List of Figures**

List and label all figures and appendices in the order in which they are referenced in this submission form.

*The following figures are necessary for a Prospectus review (reference them in appropriate sections of the narrative):*

* **Site Location Map**
* **Land Use Map** of Project Site and Surrounding Properties
* **Existing Conditions Topographic Map** (Topography should at minimum include 1-foot contour intervals for the project area. The use of [LiDAR](http://arcgis.dnr.state.mn.us/maps/mntopo/) data is acceptable at this stage but additional survey data may be needed to identify elevations and descriptions of important project features such as culverts, bridges, ditches, subsurface tile lines, tile intakes and outlets, buildings, utilities, etc. Include a north arrow and scale as well as information about bench marks used or established along with their MSL datum. The prepared map should also include other pertinent features such as roads, property lines, proposed easement/project boundary and topography of adjacent lands if they contribute to or could be affected by the project)
* [**Web Soil Survey**](https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx) **Map** (or other soil information if Web Soil Survey not available for the area)
* **Watershed Map(s)** (show site location within minor watershed, major watershed, county, and Bank Service Area)
* **Existing Wetlands Map** (approved delineation or estimate based on best available data)
* **Existing Conditions Vegetation Map** (current dominant vegetative cover of site and surrounding area)
* **Proposed Easement Boundary Map** (preferably overlaid on topographic map and/or aerial photo)
* **Credit Allocation Area Map** (see Section # 6.4)
* **Proposed Vegetation Conditions Map** (based on vegetation plan)
* **Concept Plan** showing anticipated construction features (see Section # 9)

*The following figures are recommended, when applicable:*

* **Historical Aerial Photo(s)** (representative of pre-altered conditions)
* **Site Photographs**
* Photographs of **Reference Wetland(s)** (reflective of post plan conditions)

The following information is generally required for local, state, and federal agencies to review and comment on the Prospectus. Do not leave any of the following sections or subsections blank. If a section does not apply to your project, enter “not applicable” and provide an explanation why.

1. **Regulatory Review Status and Project History**

*Identify and discuss the extent of review and comments received to date on this pending wetland mitigation project. Reference previous reviews and document how comments from local, state, and federal reviewers are addressed by this document.*

1. **Project Participants and Qualifications**

**2.1 Project Sponsor, Ownership, and Long-Term Management**

*Identify the project sponsor who will complete the project, the proposed land ownership, the credit owner(s), the long-term management strategy, and any agreements among these parties. (For example, the bank sponsor and credit owner will be J. Doe who is in discussions with TNC to transfer ownership and long-term management responsibilities once all credits have been sold.)*

**2.2 Sponsor Qualifications**

*Describe how you and/or your agent(s) are qualified to successfully complete the mitigation project proposed and include information describing relevant past activities or previous mitigation projects.*

1. **Proposed Easement Description**

*Discuss the proposed easement boundary in terms of its location (e.g. coincides with property line, follows road or ditch right-of-way boundary, etc.), access to the easement from a public road right-of-way, and reasons for including or excluding certain areas (e.g. excludes field road to allow access to adjacent property, etc.). The proposed easement boundary should be accurately shown and identified on all Prospectus figures and maps.*

1. **Historical Conditions**

*Provide an assessment of historical site conditions from pre-settlement to current condition. Utilize historical aerial photos, soil mapping, onsite investigations, and other available information to describe historical conditions on and near the site including historical wetland types and extent. Attach and reference supporting documents as necessary.*

1. **Existing Conditions**

*Address all of the following subparts. Attach and reference supporting documents as necessary:*

**5.1 General Description**

*Provide a description of existing features on and near your proposed mitigation site including current land uses, landscape features, roads, structures, wells, utility lines, etc. Also discuss and identify the presence of known conservation easements, contracts, or public lands adjacent to your proposed mitigation area.*

**5.2 Vegetation**

*Describe all existing plant communities on and adjacent to your mitigation site. Include information on community composition, dominant species, and location and abundance of invasive or exotic species.*

**5.3 Hydrology**

*Describe and show the location, flow direction, and condition of any drainage systems or hydrology alterations on your mitigation site (e.g. ditches and tile, level grading, wetland fill, slope reshaping, etc.) and demonstrate that sufficient water supply is available to sustain the proposed wetland(s) in the short- and long-term. Also identify public drainage systems, drainage agreements, or other legal documents/agreements (e.g. rights to remove water, soil, minerals, or biomass and/or any flowage easements) that may affect the use or modification of drainage systems or site hydrology. If monitoring well data has been collected, include and summarize this information as well.*

**5.4 Soils**

*Describe existing soil conditions on and adjacent to the site. Include soil maps that identify mapped soils, hydric versus non-hydric status, and results of any onsite soil investigations completed.*

**5.5 Existing Wetlands**

*Include a discussion of existing wetlands on the site including reference to, and approval status of, any wetland delineations or determinations conducted. If offsite hydrology review was used to estimate wetland boundaries include this information as well. Include and reference figures to supplement the narrative.*

1. **Objectives, Need, and Feasibility**

*Address each of the following subparts. Attach and reference supporting documents as necessary:*

**6.1 Objectives**

*Describe your project objective(s) and how they will be achieved. Discuss these objectives in terms of plant communities, wetland types, hydrology, and wetland functions.*

**6.2 Need**

*Describe the need for your project relative to regulatory programs, expected wetland impacts, other mitigation options, and overall watershed conditions.*

**6.3 Technical Feasibility**

*Describe why your project is technically feasible and capable of providing the desired mitigation. Include a description of the expertise and experience possessed by you or your contractors in completing similar projects and a description of proven construction and restoration methods used in comparable landscape positions. Describe any constraints that may prevent full restoration of historical conditions (e.g. access to other lands, encroachment on other lands, drainage maintenance from other properties, etc.). If the project is a wetland creation, discuss historical watershed conditions, current hydrology sources, and how the project will replace or enhance important wetland functions.*

**6.4 Credit Eligibility and Allocation**

*For each map ID on the Credit Area Map, identify state and federal credit actions used and describe why your project is eligible for each credit action identified. Wetland credits are generally allocated based on a demonstrated functional “lift” over existing conditions. Offsite hydrology/wetland determinations, approved wetland delineations, drainage setback tables, and pre-project hydrology monitoring may be required to demonstrate the extent of functional lift. If credit eligibility or allocation is dependent on cropping or cultivation frequency, include detailed assessment results supporting your request. Identify credit areas on a Credit Allocation Map and attach a Wetland Credit Allocation Table.*

1. **Ecological Suitability and Sustainability**

**7.1 Ecological Suitability**

*Describe suitability of the site to achieve the objectives of the proposed mitigation bank, including physical, chemical, and biological characteristics of the bank site and how that site will support the planned types of aquatic resources and functions. Proposals involving preservation of aquatic resources must also include the information required under* [*33 CFR 332.3(h)*](https://www.gpo.gov/fdsys/pkg/CFR-2012-title33-vol3/pdf/CFR-2012-title33-vol3-sec332-3.pdf)*.*

**7.2 Sustainability**

*Discuss the relative permanence of your mitigation actions in the context of reasonably foreseeable land use and landscape changes and your project’s ability to sustain improved physical, chemical, and biological wetland functions into the future.*

1. **Vegetation Establishment**

*Identify and briefly discuss anticipated actions or strategies to establish, enhance, or maintain vegetation including (but not limited to) plant communities planned, seeding or planting materials expected, invasive species control, and anticipated maintenance/management activities.*

1. **Design, Construction, and Operation**

*Describe your general design strategies (e.g. plug/fill drainage ditches, plug/remove drainage tile, remove sediment, divert/reroute drainage system waters, construct embankments, outlet structures, etc.) and how your mitigation site will be operated to achieve your project objectives. Discuss soils, topography, and hydrology as it relates to the conceptual construction plan and identify and discuss additional investigations needed before final design/construction plans are developed (e.g. watershed modeling, geotechnical investigations, etc.). Prepare and attach a Concept Plan, preferably overlaid on the site topography map, clearly showing locations of all planned construction features.*

1. **Supplemental Information**

*If your project involves protection of wetlands previously restored via conservation programs/easements, restoration and protection of exceptional natural resource value, or preservation credit actions (WCA rule subparts 6, 8, and 9, respectively), provide a narrative discussion of how your project meets requirements of the proposed actions. Discuss and reference applicable guidance documents and support materials. If necessary, include any other information relevant to the mitigation plan that is not discussed in the other sections of this document.*

**Special Considerations**

*WCA rules (*[*8420.0515*](https://www.revisor.mn.gov/rules/?id=8420.0515)*) identify factors that must be considered when submitting a wetland replacement/banking plan. Identify and discuss any of these factors that are potentially applicable to the site.*

**Signature**

By signing this form I acknowledge that:

1. I am authorizing the review of my Prospectus by the appropriate regulatory authorities as part of establishing a compensatory wetland mitigation project.
2. I am familiar with the information contained in this submittal and, to the best of my knowledge and belief, all information is true, complete, and accurate.
3. I understand that this document is not a government approval request subject to MN section 15.99 decision time limits. Submittal of this document will result in findings and recommendations that can be used to assemble a Mitigation Plan document if I choose to pursue one.
4. I understand that findings or recommendations received do not constitute a formal decision, nor do they imply future approval of a Mitigation Plan.
5. I understand that Prospectus review may require regulatory agency staff to inspect my project site, that agency staff will contact me in advance to schedule a site visit, and I agree (or am authorized) to allow agency staff reasonable access to the property when prior notification is given.

**Sponsor’s Signature (Authorized Agent) Date**