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.]