

Item 7: Proposed Mitigation and Monitoring Plan

Section 1: Mitigation Overview

As a last resort for unavoidable impacts, the Applicant is proposing compensatory mitigation to avoid a net loss in the overall functions and values of the wider aquatic habitat. After evaluating the Ohio EPA's preferred hierarchy of compensatory mitigation options, the Applicant has determined that purchase from an approved mitigation bank would be the most suitable for this project. The Applicant has come to this conclusion after taking into account the following facts:

- The intention of the Project is develop residential lots for the use of potential purchasers. The Applicant will not retain any land on-site thus rendering such compensatory mitigation impossible.
- The Applicant does not retain any other land within the same watershed where off-site compensatory mitigation could be performed.
- An Applicant-responsible compensatory mitigation project of this small size would not convey the same robust functions and values of a larger complex as is present at approved mitigation banks.

Therefore, the Applicant proposes compensatory mitigation in the form wetland credit purchase from an approved mitigation bank for both design alternatives. **Table 1**, below, illustrates the proposed type and amount of credits proposed to be purchased for each alternative.

Table 1 – Proposed Credit Purchases

<u>Design</u>	<u>Impact (Acres)</u>	<u>Habitat Type</u>	<u>Quality</u>	<u>OAC Ratio</u>	<u>Proposed Forested Credit Purchase</u>	<u>Resultant Ratio</u>
Preferred	0.246	Forested	Category 2	2.5:1	0.70	2.85:1
Minimal	0.229	Forested	Category 2	2.5:1	0.60	2.62:1

Section 2: Wetland Mitigation Bank

The Applicant intends to purchase compensatory mitigation for this project from the Edison Woods Preserve Mitigation Bank maintained by the North Coast Regional Council of Park Districts. While the Applicant has not yet reserved any forested credits, 36.8 were still available as of January 22, 2015 (see **Item 7a – Mitigation Correspondence** included after this section) signifying that the small proposed purchase should not be difficult in the near future.

The Applicant believes such potential purchases as described in **Table 1** to be appropriate to compensate for the unavoidable impacts to Federally-jurisdictional wetlands for the following reasons:

- The Edison Woods Preserve (HUC8: 04100012) is an approved mitigation bank with service area that includes the Black-Rocky watershed (i.e., the watershed of the proposed impacts)

- Edison Woods Preserve can provide in-kind mitigation (i.e., forested credits) for the proposed impacts.
- Mitigation banks provide an array of valuable aquatic functions and values due to their large and complex scopes

Again, as noted above, the Applicant intends to purchase 0.70 credits if the Preferred Design is approved (2.85 credit : 1.0 debit) and 0.60 credits if the Minimal Design is approved in it's stead.

Section 3: In-Lieu Fee Mitigation

The Applicant does not propose to purchase use any onsite mitigation credits from the an In-Lieu Fee Program

Section 4: On-Site Permittee-Responsible Mitigation Project

The Applicant does not propose to use any onsite mitigation.

Section 5: Protection in Perpetuity

Approved mitigation banks are required to protect their credits in perpetuity so the Applicant deems this condition met.

From: [Vicki Derr](#)
To: [Ben Latoche](#)
Subject: Re: Potential Mitigation Needed
Date: Thursday, January 22, 2015 11:47:45 AM

Good Morning:

As of today, North Coast has 36.8 forested credits available at its Edison Woods Preserve mitigation banking site, which is located in the Huron Vermilion, with a service area that includes the Black/Rocky.

Thanks.

Vicki B. Derr
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On 1/22/2015 11:05 AM, Ben Latoche wrote:

Hi Vicki,

Just wanted to see if the below email is still accurate. Are forested credits still available at Edison for \$25k/acre? Thanks in advance,

-Ben

From: Vicki Derr [<mailto:vderr@envirotechcon.com>]
Sent: Friday, June 20, 2014 2:02 PM
To: Ben Latoche
Subject: Re: Potential Mitigation Needed

Good Afternoon:

There are no forested credits at Wellington. There are numerous forested credits at Edison Woods Preserve (\$25,000), which is located in the Huron Vermilion with a service area that includes the Black Rocky.

Thanks.

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On 6/20/2014 1:58 PM, Ben Latoche wrote:

Hello Vicki,

We are currently working on a project that may require a few acres of forested mitigation in the Rocky River watershed. Can you let me know how many forested credits are left at Wellington? Also, are they still \$25k an acre?

Thanks!

-Ben

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