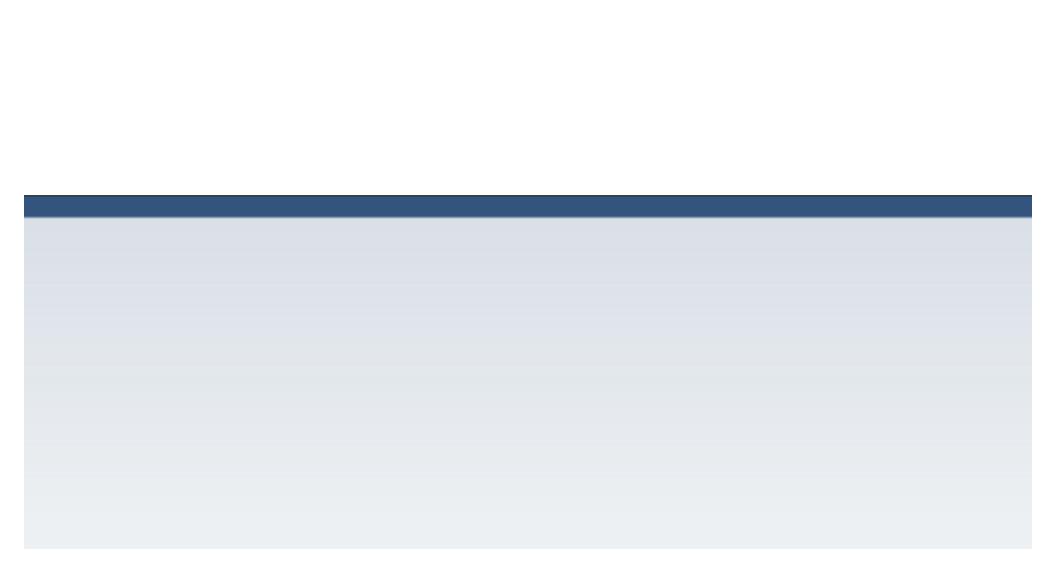
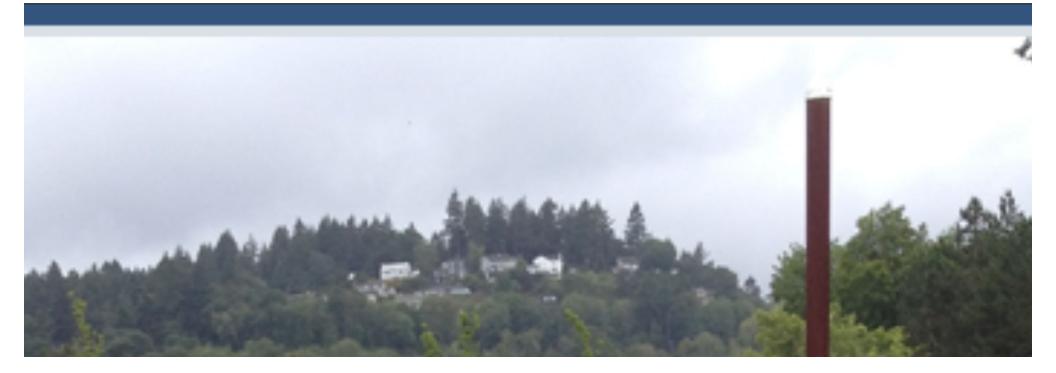


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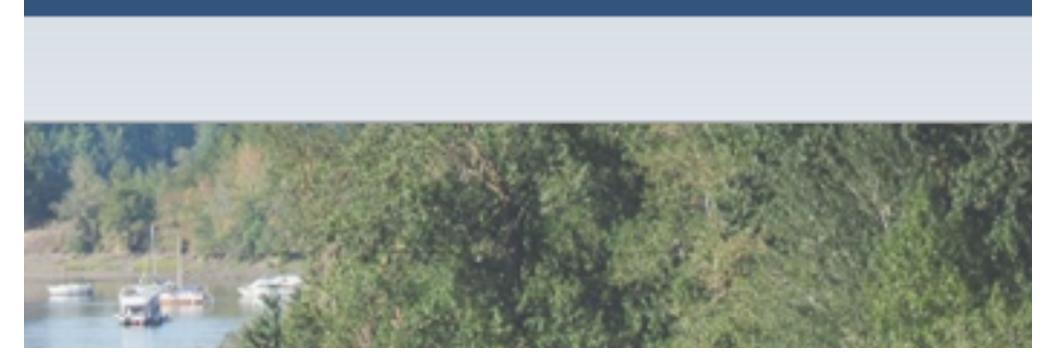
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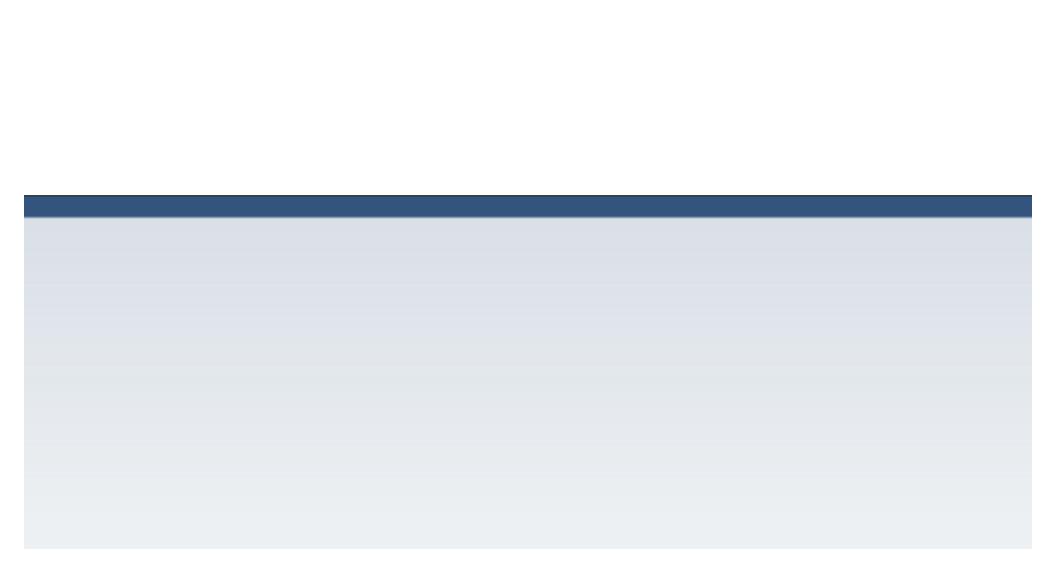
New Item B-1

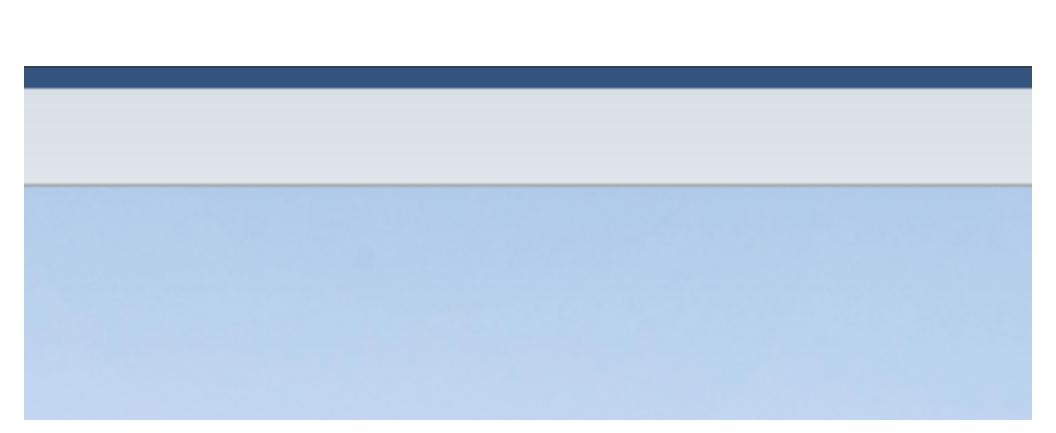
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Agenda for

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a standard). 33.248.090, Mitigation and Restoration Planting, Will Still be referenced but the 1 year requirement will be expanded to 3 years in the River Environmental

overlay zone.

Additionally, we recommend updating the requirements of River Review (33.865) to more

clearly state the expectation that the operation and long-term maintenance plan ensure the maintenance and protection of resources

and function values and to add a requirement for annual monitoring reports for up to 5 years. The length of monitoring will be at the discretion of

BDS, based on the size and scope of the mitigation or remediation required. This would apply to all mitigation required through River

Review, as well as any corrections to violations that require River Review (Option 3).

As a part of these

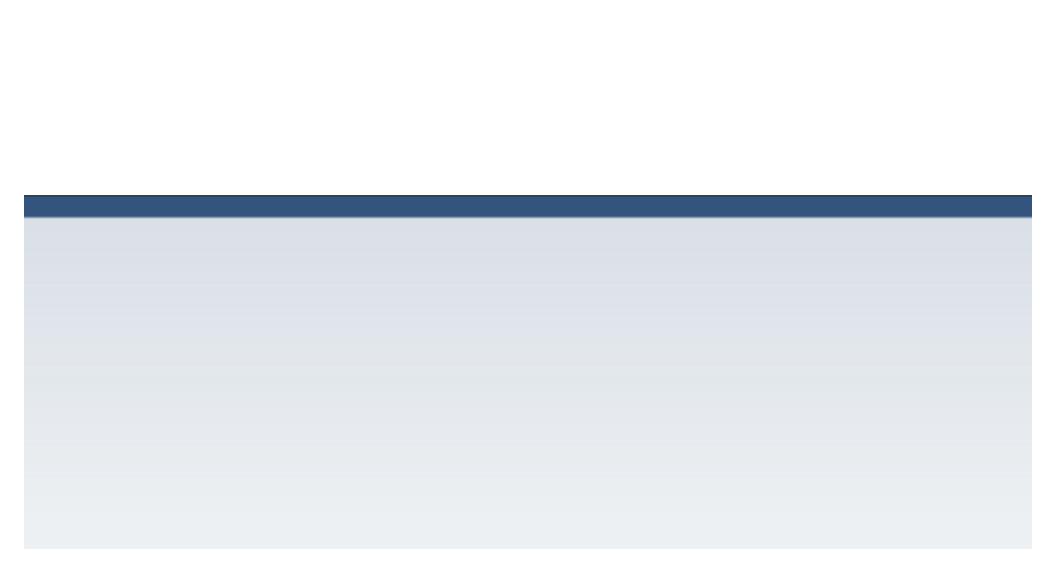
enforcement discussions, the potential role of performance guarantees came up. Performance guarantees require an applicant to pay a fee

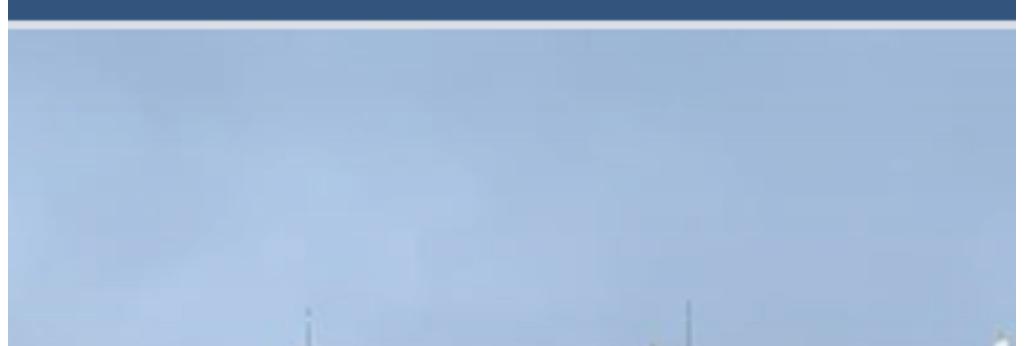
based on the cost of required work that is then returned once the work is complete. Existing language in the River Review chapter allow for

the use by BDS of performance guarantees, when warranted. In cases where it is deemed useful, BDS will require a performance guarantee

to ensure compliance.

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Next Steps