COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 25, 2016
AGENDA NUMBER: 9
FILE NUMBER: 16-063
ITEM: Geisler Residence- Bank Stabilization

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Jeff Geisler
3730 Mississippi Dr NW
Coon Rapids, MN 55433

PURPOSE: Bank stabilization

LOCATION: 3730 Mississippi Dr NW
Coon Rapids, MN 55433
APPLICABILITY:
1) Improvement of the bed, bank or shore of lakes and public drainageways (1.10)
2) Any land alteration within 1 mile of an impaired water
3) Project site is not greater than 5 acres, a NPDES permit is not required

EXHIBITS:
1) Site Plan by NEC, dated 4/8/2016, received 4/13/2016

HISTORY & CONSIDERATIONS: Construction of the house was PAN 15-159.

FINDINGS:
Ditches: There is not a public ditch on the property. The project site is tributary to the Mississippi River.

Erosion and Sediment Control: Soil affected by the proposal is Nymore. Stabilizing vegetation is proposed for disturbed areas within one week (7 days) of rough grading. Adjacent properties and stormwater ponds are protected from sediment deposition. Project site is not greater than 1 acre, a NPDES permit is not required.

Floodplain: There is floodplain on the property according to FEMA at 840.6 feet. There is floodplain fill proposed but the volume is inconsequential to the total volume of the Mississippi River floodplain. Compensatory storage is not needed.
Groundwater: Surficial ground water is assumed to be present at the Mississippi River level of 829.7.

The site is not within a Drinking Water Supply Management Area (DWSMA). The project site is not within the 10 Year Well Head Protection Area. The project site is not within the Emergency Response Area.

High Water Flooding: No buildings or infiltration proposed for project, groundwater information is not needed.

Dewatering: The project does not require dewatering.

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.

No changes in drainage proposed, adjacent property owners do not need to be notified.

Maintenance: Project does not include any stormwater treatment practices.

Stormwater & Hydrology: The applicant does not need to meet volume or rate control requirements for a riprap/retaining wall project on the Mississippi River shoreline.

Water Quality: Project does not include new impervious drainage areas greater than 1 acre. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

Impairments: This project is within one (1) mile and drains to an Impaired Water. The Impaired Water is the Mississippi River. Mississippi River is impaired for Aquatic Life Macro-invertebrates and Aquatic Recreation (E. coli). The major stressors of Mercury, PCB and E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) for the Mercury Impairment but not for E.coli or PCB.

The project does propose site stabilization within 7 days after construction.

There are negligible (dock and stairs) new impervious surfaces proposed as part of this project.

Wetlands: Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.
Wildlife: The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

There are not Ground Water Dependent water resources on site.

The proposed project does not result in:
- Loss of any existing environmental value linked to receiving waters
- Pose a significant threat to aquatic fauna or flora, especially groundwater-dependent ecosystems,
- Soil erosion or local flooding
- Harm to native vegetation (via flooding or toxicity)
- Erosion of structures or services
- Sediment build-up in drains, waterways or wetlands
- Nuisance to the local community such as foul odors; harm to plants or property
- Hazard to human health or safety
- Loss or discernible reduction of flow in public or private water sources.

No Steps are proposed for avoiding or minimizing impacts and are not needed.

Performance Escrow: $2,025.00
Wetland Escrow: $ N/A

There are not ditch liens on the property.

FINDINGS/ISSUES/CONCERNS:

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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (0.05 ac * $500/ac) = $2,025.00</td>
<td>Receipt of escrows</td>
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Stipulation:
1. Receipt of escrows.