COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 12, 2013
AGENDA NUMBER: 12
FILE NUMBER: 13-085
ITEM: 7479 Able Street Petroleum Clean Up

RECOMMENDATION: Approve with 2 stipulations

APPLICANT: Veit & Companies for MPCA Attn: Kate Lewison

PURPOSE: Remediate and remove contaminated soils from and existing residential neighborhood.

LOCATION: 7479 and 7481 Able Street NE, Fridley, MN.
**APPLICABILITY:**
1. Appropriation and use of groundwater
2. High water table, outwash and organic soils
3. High infiltration soils
4. Highly erodable soils

**EXHIBITS:**
1. Application package; dated 7/30/13, recd. 7/31/13

**HISTORY & CONSIDERATIONS:** This site location is known to have a historic release of petroleum based products on site which MPCA has been monitoring for some time. MPCA has identified that the substance has begun to migrate towards the property boundaries in a residential neighborhood and determined removal and proper disposal of the contaminated materials from the site is the appropriate means at this time.

**FINDINGS:**

**Ditches and Drainage:** There are not public ditches on the property. The property is tributary to Oak Glen Creek. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage were not considered.

**Floodplain:** There is not floodplain on the property according to FEMA. The total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

**Groundwater:** Surficial ground water is present at an unknown elevation. The site does include groundwater sensitive areas. Information is not required to substantiate low floor elevations, no structures are proposed.

**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.

**Maintenance:** Property owners will not be affected by changes in drainage. Residents affected by the proposed project have been notified and have acknowledged the proposed project. No easements are needed.

**Soils & Erosion Control:** Soils affected by the proposal are Urban Land. Stabilizing vegetation is not proposed in the SWPPP for disturbed areas within 14 days of final grading. The project is within 1 mile of Rice Creek which is impaired. However the area is tributary to Oak Glen Creek which is not listed and just over 1 mile from the Mississippi River. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are
protected from sedimentation, and erosion. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is not required to meet the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation since no impervious surface is proposed. Stormwater leaving the site is discharged into a well defined receiving channel and routed to a public drainage system. Drainage sensitive uses do exist down stream from the proposed site. The rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. The proposed activities are within 1 mile of an impaired water. 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.

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does not include rare natural communities. 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.

**Wetlands:** Wetlands do not exist on-site according to the NWI. Wetlands do not exist on site according to the Soil Survey.

The project proposes restoration of all disturbed areas to pre-construction elevations and land use.

There are no proposed permanent wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (3 acres *200/acre) = $2,100.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (1 acres</td>
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<td>*200/acre) = $1,700.0</td>
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<td>Soils &amp; Erosion Control:</td>
<td>Stabilizing vegetation should be proposed</td>
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<tr>
<td>Stabilizing vegetation is not proposed</td>
<td>within 14 days of inactivity on disturbed</td>
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<td>in the SWPPP for disturbed areas within</td>
<td>areas.</td>
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<td>14 days of final grading</td>
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**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance items must be submitted prior to issuance of a permit.
RECOMMENDATION: Approve with 2 stipulations

Stipulations:
1. Receipt of escrows.
2. Stabilizing vegetation should be proposed within 14 days of inactivity on disturbed areas.