COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 24, 2016
AGENDA NUMBER: 12
FILE NUMBER: 16-151
ITEM: Malibu Aerospace

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Malibu Aerospace LLC
8891 Airport Road
Blaine, MN 55449

PURPOSE: Construct new airplane hangar

LOCATION: 2180 Oklahoma Ave in Blaine, Minnesota
APPLICABILITY:
1. Any work within or adjacent to a Public ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses
3. The lands and waters that have been, or may be covered by the regional flood.
4. High water table, outwash and organic soils
5. High infiltration soils
6. Highly erodible soils

EXHIBITS:
1. Lease exhibit; by Hakanson Anderson; Dated 6/27/2016; Received 9/16/2016
2. HydroCAD model; by Jacobson Engineers & Surveyors; Dated 9/9/2016; Received 9/16/2016
3. Geotechnical report; by Chosen Valley Testing Inc.; Dated 9/15/2016; Received 9/22/2016
4. Infiltration Design; by Jacobson Engineers & Surveyors; Dated 9/11/2016; Received 9/12/2016
5. HydroCAD model; by Jacobson Engineers & Surveyors; Dated 10/12/2016; Received 10/12/2016
6. Memo; by Jacobson Engineers & Surveyors; Dated 10/12/2016; Received 10/12/2016
PREVIOUS ACTION TAKEN: This application was taken to the October 10, 2016 board meeting with 5 stipulations. They were:

1. Receipt of escrows.
2. The applicant needs to submit an erosion control plan that meets District requirements. Refer to the Erosion & Sediment Control section above for requirements.
3. Volume management requirements must be met which includes infiltration/filtration of the first inch of precipitation off new or redevelopment impervious surfaces.
4. An existing model needs to be provided that indicates the site is meeting rate control.
5. A drainage map for existing and proposed conditions including receiving waters needs to be provided. If there is an increase in rate/volume from the project site, the receiving water needs to be included in the model to ensure basin has capacity.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Isanti and Lino. No SWPPP provided.

- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles are not anticipated as part of this project.
- Adjacent properties and stormwater ponds are protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- No stormwater pipes are proposed for this project.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
Dewatering: Shallow ground water does not exist on site. Dewatering is not anticipated.

Floodplain: There is floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream.

Groundwater: Geotechnical information collected in September 2016 indicates long term groundwater elevation is present at 7 to 9 feet below the surface.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

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

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

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.

Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is Anoka County Airport. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infiltration Trench</td>
<td>1</td>
</tr>
</tbody>
</table>

Inspection and maintenance of stormwater facilities will be the responsibility of Anoka County Airport. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.
**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system.

Drainage sensitive uses do not exist downstream 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 use. No increases to volume, velocity and peak water flow rates of stormwater runoff are expected. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of this project.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated by a sediment basin/water quality pond. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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 not within one (1) mile and drains to an Impaired Water. There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetland do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wetland Replacement Plan:**
A wetland replacement plan has not been submitted and is not require.

**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.

**Performance Escrow:** $2,335.00

**Wetland Escrow:** N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (0.67 ac * $500/ac ) = $2,335.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydrology:</strong> The infiltration rate needs to be confirmed post construction but due to the difficulty of conducting an in-situ test an alternative method is required.</td>
<td>2. Give the CCWD staff 24-hours’ notice of the construction of the infiltration basin so as to verify that the approved design is constructed as shown.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Maintenance:</strong> It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>3. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide the District with 24-hours’ notice of the commencement of construction of the underground infiltration basin.
3. Provide an O&M Agreement that meets District requirements.