COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 10, 2016
AGENDA NUMBER: 15
FILE NUMBER: 16-151
ITEM: Malibu Aerospace

RECOMMENDATION: Table with 5 Stipulations

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

PURPOSE: Construct new airplane hangar

LOCATION: 2180 Oklahoma Ave, Blaine
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

PREVIOUS ACTION TAKEN: This is the first application for this project.

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 not proposed for disturbed areas within seven (7) days of
  rough grading.
- Soil stockpiles have not been proposed to be fitted with sediment-trapping
  measures to prevent soil loss.
- Adjacent properties and stormwater ponds are not 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 not been provided.
- Stormwater runoff does not pass through a sediment basin or other sediment
  trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has not been provided at the outlets of
  all storm sewer pipes.
- All storm sewer inlets are not protected from sediment-laden water during
  construction.
- All work adjacent to water or related resource has not taken precautions to contain
  sediment, and stabilize the work area during construction.
- Provisions have not been made to minimize transport of sediment (mud) by runoff
  or vehicle racking onto the paved surface.
• Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are not clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does not 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:** No Stormwater Treatment Practices (STPs) were proposed as part of this project.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is not achieved. Stormwater leaving the site is not 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. It is unknown if the rate of post-development runoff from the site exceeds predevelopment rates, or rates
which would interfere with sensitive downstream land use, no existing conditions model was provided. It is unknown if properties and waterways downstream from the project are not protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is not 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 may cause an exceedance of State water quality standards. The project does may contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are not pretreated by a sediment basin/water quality pond. All work adjacent to wetlands, waterbodies and water conveyance systems are not protected from erosion. The proposal will may detrimentally affect the existing water quality of the receiving water. The proposal will may 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>
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<tr>
<td><strong>Escrows:</strong> $2,000 + (0.67 ac * $500/ac ) = $2,335.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Erosion and Sediment Control:</strong> The applicant did not submit an erosion control plan.</td>
<td>2. The applicant needs to submit an erosion control plan that meets District requirements. Refer to the Erosion &amp; Sediment Control section above for requirements.</td>
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**Stormwater and Hydrology:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. Redevelopment counts as new impervious, regardless of existing conditions.

3. Volume management requirements must be met which includes infiltration/filtration of the first inch of precipitation off new or redevelopment impervious surfaces.

HydroCAD model did not indicate existing condition. It is unknown the rate control and volume have been met.

4. An existing model needs to be provided that indicates the site is meeting rate control.

**Water Quality:** It is unclear what the receiving water is for the site and the possible impacts to the water as a result of the project.

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.

**RECOMMENDATION:** Table with 5 Stipulations

**Stipulations:**
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.