COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 14, 2015
AGENDA NUMBER: 16
FILE NUMBER: 15 – 157
ITEM: Gary Braastad Vacant Lot

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Gary Braastad
PO Box 167
Cedar MN 55011

PURPOSE: Adding approximately 300 cubic yards of fill to vacant lot

LOCATION: NW corner of 143rd and Central Ave
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. The lands and water that have been, or may be covered by the regional flood.
3. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Grading and Erosion Control Plan by Gary Braastad, undated, received 12/1/2015.
2. Wetland Delineation Report by Sambatek, dated 8/22/14, received 8/3/15
3. Addendum to Wetland Delineation Report by Sambatek, dated 11/10/15

HISTORY & CONSIDERATIONS: This item has not before the CCWD Board.

FINDINGS:
Ditches and Drainage: The project site is tributary to County Ditch 59. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. The public ditch was inspected 2012. The public ditch was last repaired in 1988. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 885.0 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Groundwater information was not provided and is not needed, no buildings or infiltration proposed. The site does not include groundwater sensitive areas.

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: The proposed project does include a ditch maintenance easement or utility line crossings. No changes in drainage proposed.

Soils & Erosion Control: Soils affected by the proposal are Seelyeville. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.

Stormwater & Hydraulics: No impervious is proposed, volume management requirement are not applicable. 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 uses.

**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.

**Wetlands:** Wetlands do exist on the site

**Wildlife:** The proposed project may include the threatened Black Huckleberry (*Gaylussacia baccata*). The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.

**Performance Escrow:**

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control:</th>
<th>1. Provide note on Erosion Control Plan that states that stabilizing vegetation will be proposed within 14 days of rough grading or inactivity.</th>
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</thead>
<tbody>
<tr>
<td>WildLife:</td>
<td>2. Contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.</td>
</tr>
<tr>
<td>Escrows: $2,000 + (0.12 ac * $500/ac) = $2,060.00</td>
<td>3. Receipt of escrows.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide note on Erosion Control Plan that states that stabilizing vegetation will be proposed within 14 days of rough grading or inactivity.
3. Contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.