City of Blaine
City Council Workshop

July 5, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

2. New Business

2.1. 2023-206 Park Construction Wetland Credit Purchase Reduction Request
Sponsors: Erik Thorvig, Community Development Director

2.2. 2023-267 Northtown Land Use and Density Discussion
Sponsors: Sheila Sellman, City Planner

2.3. 2023-284 Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) - Property Acquisitions Related to 10550 Radisson Road
Sponsors: Erik Thorvig, Community Development Director

2.4. 2023-289 Closed Session Pursuant to MN Statute 13D.05 Subd. 3(b) - Attorney Client Privileged Discussion Regarding Well Interference Claims
Sponsors: Michelle Wolfe, City Manager

3. Other Business

4. Adjournment

City of Blaine
Staff Report

File Number: 2023-206

Agenda Date	Status
July 5, 2023	
In Control	**File Type**
City Council	Workshop Item

New Business - Erik Thorvig, Community Development Director

Agenda Item # 2.1

Park Construction Wetland Credit Purchase Reduction Request

Background

In 2015, the Blaine Economic Development Authority (EDA) established a wetland bank through wetland restoration of the Blaine Wetland Sanctuary. Concurrently, the City of Blaine also established a separate wetland bank. Each bank is independently operated and has different purposes for use of funds and sale of credits.

Wetland banking is a way to offset the ecological loss of a development projects by mitigating wetland losses through the creation, preservation and restoration of wetlands elsewhere. The goal is to protect and restore the ecological functions of the landscape, reduce impact of development, and account for inevitable wetland losses resulting from development. Like a commercial banker has cash as an asset that it can loan to customers, a wetland bank creates wetland mitigation credits that it can eventually sell to developers who need to purchase credits to offset wetland fill that occurs with development. Generally, these purchasers of mitigation credits are individuals or entities undertaking development projects.

The EDA has sold credits to assist in 22 different development projects in the city where developers needed to fill certain wetlands on their site. The overall project value for projects that the EDA has sold credits for exceeds $100M. The sale of credits has generated over $2,000,000 for the EDA that can be used for general economic development activities anywhere in the city.

The current market rate for wetland credit sales is $2.50/sf of wetland fill, or $108,900/acre. There have been several instances where the EDA has either reduced the sale price or granted credits. The EDA granted 5.92 acres of credits for the Blaine 35 business park project. The EDA has reduced the sale price for large credit purchases (3.5 acres+) for several projects, including the Minnesota State Emergency Operations Center ($1.50/sf), Central Transport ($1.80/sf) and Tiller Corporation ($1.85/sf).

The EDA currently has 8.0716 acres of credits available to sell. The current market value of said credits is $878,997. The City wetland bank also owes the EDA wetland bank 14 acres of credits. These credits will be transferred once the City wetland bank gets another release of credits in the future. The value of those 14 acres is $1,524,600. The total value of the remaining EDA wetland credits is $2,403,597.

Park Construction has received development approval from the City of Blaine to relocate their headquarters to

Blaine at 10101 Naples Street. Park Construction, incorporated in 1916, specializes in fields such as earthwork, road construction, utilities and demolition. The company is currently located in Spring Lake Park and the owner lives in Blaine. The project includes construction of a 15,000 sf office/shop, an 8,000 sf warehouse and yard for various activities related to the business. Relocation of the business to Blaine will bring approximately 70 existing jobs to the community in the skilled trades and administrative staff. These positions include higher level salaries with an average income exceeding $100,000 per year.

Park Construction has limited options to relocate their business given the heavy industrial nature. Park Construction was unsuccessful in obtaining approval for a different site in Blaine in 2017. The site they were looking at was zoned appropriately, however was located next to a residential neighborhood that opposed the project. The City Council ultimately denied the conditional use permit request. In 2022, they were also unsuccessful in receiving approval from the City of Columbus for similar reasons. The site they have identified in Blaine is appropriate for their use, however has various wetland challenges.

The company has been working with the City of Blaine, Rice Creek Watershed District (RCWD) and the Army Corps of Engineers over the last year to understand wetland impact and necessary mitigation. The project requires 10.25 acres of wetland mitigation. The mitigation amount has been approved by the RCWD and Army Corps. As noted earlier, the EDA currently has 8.0716 acres of credits available. The developer will need to purchase any remaining credits from other wetland banks. Given the escalating project costs (see attached letter), the developer/business is requesting a grant of credits.

The EDA has several options to consider, including granting or reducing the price of credits. If the EDA were to grant the credits, the EDA would lose $878,997 in potential sales revenue. The EDA could reduce the cost of credits. The following is a sample breakdown of a reduction in cost:

- At $1/sf - $351,598
- At $1.50/sf - $527,398

Additionally, the City could waive the $37,200 tree replacement fee that is required for the project. The company is unable to plant the necessary amount of replacement trees (93 trees) on the property and is required to pay $37,200 into the city reforestation account. This fee could be waived to assist in reducing overall project costs.

Staff Recommendation

Discuss the request and provide direction to city staff. A formal action by the EDA is required to sell wetland credits either at full market rate, a reduced price or grant.

Questions for Council

Is the EDA interested in granting or reducing wetland credit costs for the Park Construction project?

Attachment List

1. Wetland Delineation Report
2. Wetland Permit Application

WETLAND DELINEATION REPORT
10101 NAPLES ST. NE, BLAINE, MN

Prepared for:
Carlson Group, LLC.
1481 81st Ave. NE
Minneapolis, MN 55432

SEPTEMBER 21, 2022

Prepared by:
Midwest Natural Resources, Inc.
1032 West 7th Street, Suite 150
St. Paul, Minnesota 55102
www.mnrinc.us

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INTRODUCTION

Midwest Natural Resources, Inc. (MNR) was contracted by Carlson Group, LLC. to provide wetland delineation services for the approximate 40-acre property located at 10101 Naples St. NE in Blaine, Anoka County, Minnesota (**Appendix A, Figure 1**). On August 30th and September 6th, 2022 MNR conducted a routine wetland delineation within the property to determine any wetland boundaries. In all, the boundaries of four wetlands were delineated within the site. No other areas on-site were reviewed for the presence of wetland.

DESKTOP REVIEW

Prior to conducting the field surveys, MNR staff conducted a desktop review to evaluate existing data within the project area including the following. All data are illustrated in the figures in **Appendix A**.

- MN DNR Public Waters Inventory (PWI) (**Figure 2)**
- US FWS National Wetlands Inventory (NWI) (**Figure 3**)
- Anoka County Soil Survey (**Figure 4**)
- LiDAR elevation
- Aerial imagery
- Climate data (**Appendix B**)

METHODS

The site was surveyed via pedestrian surveys to investigate the presence of wetlands, and the potential wetland features identified in the desktop review were targeted for investigation. Aquatic resources located in the southern third of the site were not surveyed via pedestrian surveys but were rather delineated from desktop review. All potential wetlands were evaluated utilizing the Routine "Onsite" Determination Method contained in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral Northeast Region for the 1987 Wetlands Delineation Manual Technical Report Y-87-1. For each potential wetland within the survey area, the three wetland parameters (vegetation, hydrology, and soils) were examined to determine wetland status. If positive wetland status was determined, a sample transect was established where the wetland/upland transition occurs. In each transect, the three parameters (vegetation, hydrology, and soils) were documented at a sample point within the wetland and in the adjacent upland.

Vegetation was assessed at each sample point by identifying the dominant species present and noting wetland indicator status. Hydrologic indicators were evaluated for characteristics including, but not limited to, the presence or absence of inundated or saturated soils, high water table, drift lines, drainage patterns, and landscape position. The final parameter, soils, was assessed by digging a soil pit to at least 16 inches, where feasible, and examining the soil profile for indicators of hydric soils. In locations where a soil pit could not be dug due to the presence of buried utilities, soils were assumed hydric or non-hydric based on the dominant vegetation and presence or absence of hydrologic indicators, respectively.

All data and information pertaining to each wetland and upland sample point were collected using the applicable Corps wetland determination forms, and representative photos of each feature reviewed were collected. Wetland boundaries were recorded spatially with GPS units (Trimble GeoXT 6000) and were flagged in the field. Areas not meeting wetland criteria were documented with a non-wetland sample point and a representative photograph.

All spatial data was collected in WGS84 and post-processed in ArcMap using Trimble Positions Desktop Add-in.

RESULTS

MNR conducted the field survey of the subject property on August 30th and September 6th, 2022 and it was noted that the survey area consists of an existing commercial tree care business with out-buildings, deciduous woodlands, areas of unmaintained turfgrass, one linear water body (ditch/channel) and four wetland areas. In total five features were mapped within the property including four wetlands and one linear water body (public ditch).

Wetlands & Waterbody

A total of four wetlands were mapped across the property (**Figure 5**). Below is a table that summarizes the delineated wetlands by Circular 39 type, Cowardin classification, Eggers and Reed Plant Community, and by size in acres followed by a general description for each feature. More information pertaining to the documented wetland features is available in the wetland determination forms provided in **Appendix C** with photos of each feature in **Appendix D**.

Table 1. Delineated Wetland Features[1]

Wetland ID	Feature ID	Cowardin Classification	Circ. 39 Type/s	Eggers & Reed Plant Community Type	Acres
Wetland 1 (public ditch)	22-243-w1	PEMB	Type 2	Fresh Wet Meadow	0.02
Wetland 2	22-243-w2	PEMB/Cx	Type 2/3	Fresh Wet Meadow/Shallow Marsh	1.66
Wetland 3	22-243-w3	PEMB/Cx	Type 2/3	Fresh Wet Meadow/Shallow Marsh	0.48
Wetland 4	22-243-w4	PEM/SSBd	Type 2/6	Fresh Wet Meadow/Shrub-Carr	22.90

[1]The Feature ID corresponds to the sampling point name on the Wetland Determination Forms and in the spatial data

Wetland 1

Wetland 1 is a Type 2 (PEMB; Fresh Wet Meadow) wetland/roadside ditch located in the southwestern corner of the site along Naples St. NE and is approximately 0.02 acre in area. Wetland 1 is a roadside ditch that connects to Wetland 4 by way of a culvert under the main driveway access for the existing business on the property. This wetland/ditch is dominated by cattail with some reed canary grass and lake sedge. At the time of the survey, no water was observed within this wetland/ditch. The transition from upland to wetland was typical of having an obvious change in elevation and plant community from wetland/ditch vegetation to upland grassland. The DNR updated National Wetlands Inventory (June, 2013) does not map the area of the site where Wetland 1 is located as a wetland. The MN DNR Public Waters Inventory does not map any public waters in the vicinity of Wetland 1.

Wetland 2

Wetland 2 is an excavated Type 2/3 (PEMB/Cx; Fresh Wet Meadow/Shallow Marsh) wetland located along the southern property line and is approximately 1.66 acres in area within the site. The wetland extends off-site to the southeast as a fresh wet meadow type wetland. Wetland 2 is dominated by reed canary grass within the fresh wet meadow part of the wetland and by cattail in the shallow marsh part of the wetland. It is apparent that within the eastern part of the shallow marsh, an area was excavated sometime in the past and in normal years of precipitation would typically have standing water present. The DNR updated National Wetlands Inventory (June, 2013) maps the area of the site where Wetland 2 is located as a PEM1C/PUBHx wetland. The MN DNR Public Waters Inventory does not map any public waters in the vicinity of Wetland 2.

Wetland 3

Wetland 3 is an excavated Type 2/3 (PEMB/Cx; Fresh Wet Meadow/Shallow Marsh) wetland located in the southern half of the site next to Wetland 4 and is approximately 0.48 acre in area. Wetland 3 is dominated by

reed canary grass within the fresh wet meadow part of the wetland and by tall blue lettuce (an annual/biennial common in drawdown areas of wetlands) in the shallow marsh part of the wetland. Between this wetland and Wetland 4 to the north is an upland access road area. In normal years of precipitation this wetland would typically have standing water present within the shallow marsh part of this wetland but at the time of the survey no water was observed. The DNR updated National Wetlands Inventory (June, 2013) does not map the area of the site where Wetland 3 is located as a wetland. The MN DNR Public Waters Inventory does not map any public waters in the vicinity of Wetland 2.

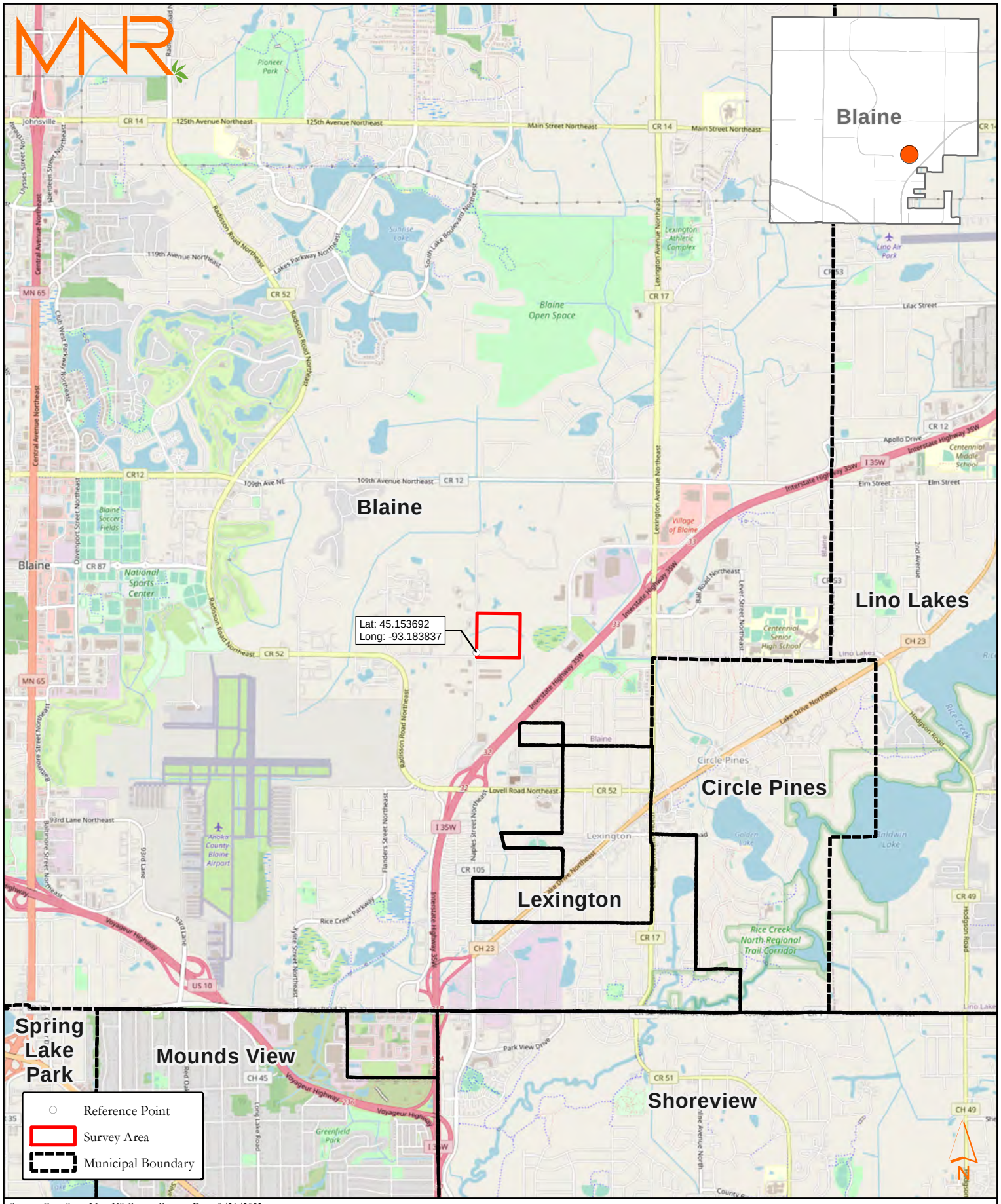
Wetland 4

Wetland 4 is a ditched Type 2/6 (PEM/SSBd; Fresh Wet Meadow/Shrub-Carr) wetland complex located throughout the property and is approximately 22.90 acres in area within the site. This wetland extends off-site to the north and east as a similar wetland type complex. Within this wetland is a public ditch that directs water from this site to the east where the ditch continues. In general, this wetland is a fresh wet meadow dominated primarily by reed canary grass with other grasses, sedges, and forbs along with areas of shrub-carr dominated by willow. Two upland areas were delineated out from the wetland boundary where changes in elevation, plant community, and soils occur from wetland to upland. The DNR updated National Wetlands Inventory (June, 2013) maps the area of the site where Wetland 4 is located as a PSS1/EM1A wetland complex. The MN DNR Public Waters Inventory does not map any public waters in the vicinity of Wetland 4.

Waterbody (public ditch/channel) 1

Within Wetland 4 is an excavated public ditch located in the middle of the site that drains water from the site to the east. At the time of the survey, no water was observed within this channel. During typical years with normal precipitation, this channel likely has water flowing through it on an intermittent basis. The DNR updated National Wetlands Inventory (June, 2013) maps the area of the site where this ditch is located as a R5UBFx riverine type wetland.

Appendix A – Supporting Site Figures



Source: OpenStreetMap, US Census Bureau, Date: 9/21/2022

0 0.5 1 Miles

Survey Site Location
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

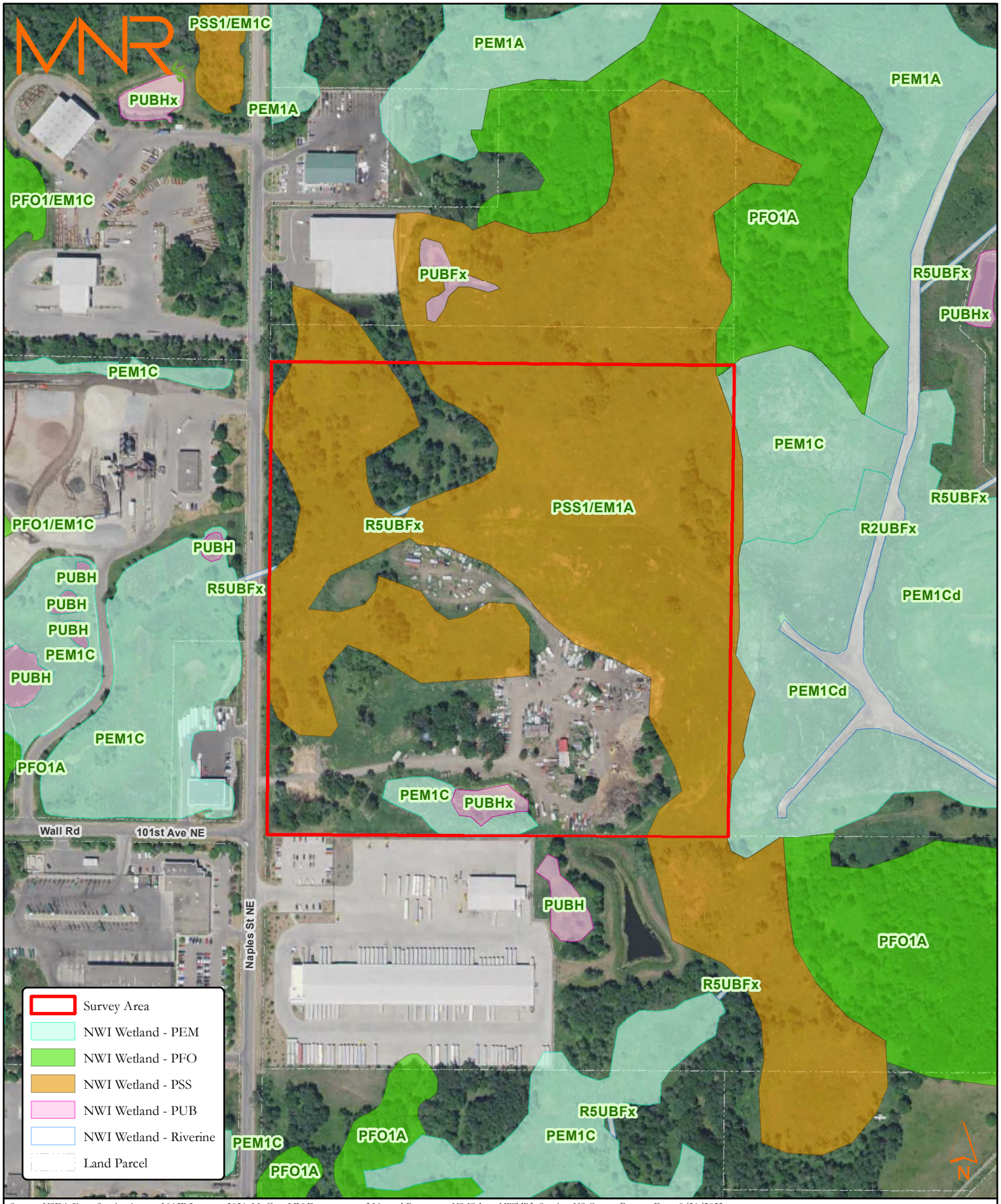
Figure 1

Source: USDA Farm Service Agency NAIP Imagery, 2021, MnGeo, MN Department of Natural Resources, US Census Bureau, Date: 9/21/2022

0 1,000 2,000 Feet

MN DNR Public Waters Inventory
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

Figure 2

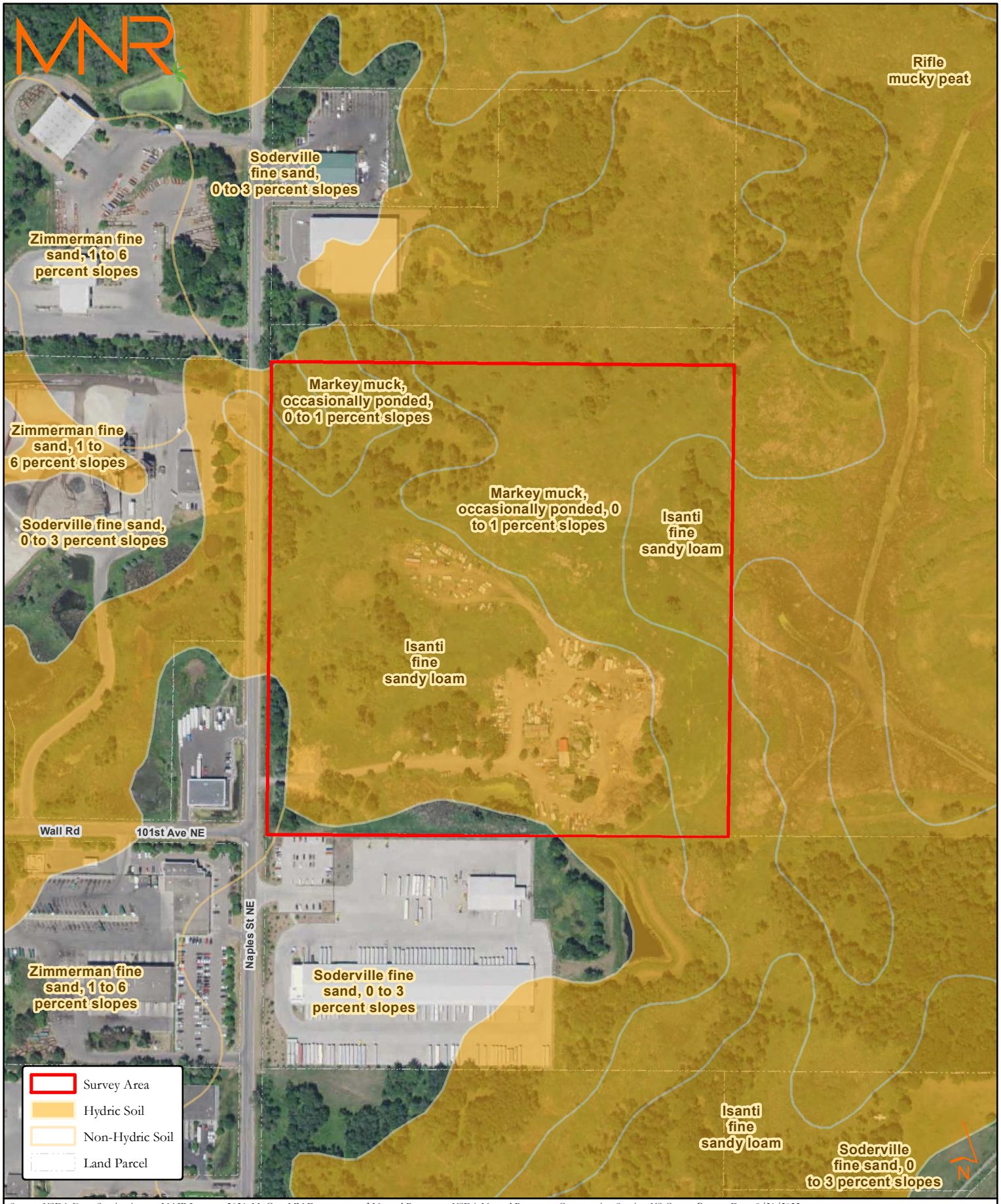


Source: USDA Farm Service Agency NAIP Imagery, 2021, MnGeo, MN Department of Natural Resources, US Fish and Wildlife Service, US Census Bureau, Date: 9/21/2022

0 250 500 Feet

US FWS National Wetlands Inventory
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

Figure 3



Source: USDA Farm Service Agency NAIP Imagery, 2021, MnGeo, MN Department of Natural Resources, USDA Natural Resources Conservation Service, US Census Bureau, Date: 9/21/2022

0 250 500 Feet

Anoka County Soil Survey - SSURGO Soil Map Units
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

Figure 4

Source: USDA Farm Service Agency NAIP Imagery, 2021, MnGeo

0 150 300 Feet

Delineated Wetlands
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

Figure 5

Appendix B – Climate Data

Past Year's Precipitation Data from Gridded Database
Source: Minnesota Climatology Working Group website: *http://climate.umn.edu/*

Since the delineation of the property located at 10101 Naples St. NE was conducted on August 30th and September 6th, 2022 daily precipitation data from the months of June, July, and August were reviewed. Precipitation data for the three months prior to September were obtained from the Minnesota Climatology Working Group for the area of Anoka County where the nearest precipitation data was collected. Precipitation data was obtained using the following as the target location:

County: Anoka
Township Name: Blaine
Nearest Community: Lexington

Township Number: 31N
Range Number: 23W
Section Number: 23

Aerial photograph or site visit date: Tuesday, September 6, 2022

Table 1. Precipitation Worksheet Using Gridded Database (Score Using 1991-2020 Normal Period)

values are in inches	first prior month: **August 2022**	second prior month: **July 2022**	third prior month: **June 2022**
estimated precipitation total for this location:	missing	3.86R	2.46R
there is a 30% chance this location will have less than:	3.33	2.53	3.48
there is a 30% chance this location will have more than:	4.99	4.81	4.80
type of month: dry normal wet	missing	**dry**	**dry**
monthly score	missing	2 * 1 = 2	1 * 1 = 1
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**missing**		

Table 2. Recent Precipitation from Lino Lakes 2.2 NW Weather Station

	June	July	August	1st 6 Days of September
Precipitation (in.)	1.87"	1.17"	4.60"	na

Average Temperature Climate Data
Source: Minnesota Climatology Working Group website: *http://climate.umn.edu/*

Average monthly high temperature for the three months preceding the month of the site visit as well as the second day of the survey are recorded in Table 3 below. Temperature data were obtained from the MN Department of Natural Resources Local Climatological Data website and is based on weather measurements collected by the National Weather Service and the Federal Aviation Administration.

Table 3. Monthly Average High Temperature

	June	July	August	September 6th, 2022
Temperature (°F)	83.1°	85.3°	81.5°	83°

Appendix C – Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-08-30

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w1-w

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.153446 Long: -93.183812 Datum: WGS84

Soil Map Unit Name: Zimmerman fine sand, 1-6% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland 1 is a roadside ditch that connects to Wetland 4 by way of a culvert under the main entrance to the site. The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** ✔ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w1-w

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Typha angustifolia*	80	Y	OBL
2. *Onoclea sensibilis*	10	N	FACW
3. *Carex lacustris*	10	N	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	90	x 1 =	90
FACW species	10	x 2 =	20
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		110 (B)

Prevalence Index = B/A = 1.1

Hydrophytic Vegetation Indicators:

✓ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w1-w

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-1								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ✓ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

Due to the location of the sample point within the roadside ditch, soils were not investigated but are assumed hydric based on the dominance of hydrophytic vegetation and landscape position.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St, NE City/County: Blaine/Anoka Sampling Date: 2022-08-30

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w1-u

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Side Slope Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.153459 Long: -93.183785 Datum: WGS84

Soil Map Unit Name: Zimmerman fine sand, 1-6% slopes NWI classification: na

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks: (Explain alternative procedures here or in a separate report.)
The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators of wetland hydrology are present.

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w1-u

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Caragana arborescens*	5	Y	
2.			
3.			
4.			
5.			
6.			
7.			
	5 = Total Cover		
Herb Stratum (Plot size: 5)			
1. *Poa pratensis*	70	Y	FACU
2. *Solidago canadensis*	30	Y	FACU
3. *Asclepias syriaca*	5	N	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	105 = Total Cover		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	100	x 4 =	400
UPL species	5	x 5 =	25
Column Totals:	105 (A)		425 (B)

Prevalence Index = B/A = 4.05

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** ✓

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w1-u

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	100					FS	fine sand
7-18	10YR 5/3	90	7.5YR 4/6	10	C	M	FS	fine sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

Soils are non-hydric.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-08-30

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w2-w

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.153554 Long: -93.182563 Datum: WGS84

Soil Map Unit Name: Isanti fine sndy loam NWI classification: PEM1C/PUBHx

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

Wetland 2 is a Type2/3 wetland with shallow marsh common in the eastern part and fresh wet meadow in the western part. The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** ✔ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w2-w

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	95	Y	FACW
2. *Typha angustifolia*	5	N	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	95	x 2 =	190
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		195 (B)

Prevalence Index = B/A = 1.95

Hydrophytic Vegetation Indicators:

✓ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w2-w

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/1	100					FSL	fine sandy loam
7-23	10YR 2/1	100					CL	clay loam
24-28	10YR 4/2	90	2.5YR 4/6	10	C	M	FS	fine sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ✓ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-08-30

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w2-u

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Rise Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.153491 Long: -93.182716 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: na

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)
The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators of wetland hydrology are present.

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w2-u

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus ellipsoidalis*	25	Y	
2. *Prunus serotina*	10	Y	FACU
3. *Populus tremuloides*	10	Y	FAC
4.			
5.			
6.			
7.			
	45 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	65	Y	FACW
2. *Cirsium arvense*	35	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	65	x 2 =	130
FAC species	10	x 3 =	30
FACU species	45	x 4 =	180
UPL species	0	x 5 =	0
Column Totals:	120 (A)		340 (B)

Prevalence Index = B/A = 2.83

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w2-u

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100					FSL	fine sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**)
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

Soils are non-hydric.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-08-30

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w3-w

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.154283 Long: -93.182397 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: PSS1/EM1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

Wetland 3 is a Type 2 wetland with areas that were mowed at the time of the survey. The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** ✔ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w3-w

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Lactuca biennis*	50	Y	FAC
2. *Phalaris arundinacea*	50	Y	FACW
3. *Persicaria sagittata*	5	N	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	105 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	50	x 2 =	100
FAC species	50	x 3 =	150
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	105 (A)		255 (B)

Prevalence Index = B/A = 2.43

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w3-w

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/1	100					P	peat

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ✓ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-08-30

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w3-u

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Rise Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.154335 Long: -93.182404 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: na

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks: (Explain alternative procedures here or in a separate report.)
The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators of wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w3-u

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		
Herb Stratum (Plot size: 5)			
1. *Cirsium arvense*	50	Y	FACU
2. *Phalaris arundinacea*	50	Y	FACW
3. *Setaria viridis*	10	N	
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	110 = Total Cover		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	0	x 3 =	0
FACU species	50	x 4 =	200
UPL species	0	x 5 =	0
Column Totals:	100 (A)		300 (B)

Prevalence Index = B/A = 3.0

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w3-u

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/3	100					FSL	fine sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

Soils are non-hydric.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-09-06

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w4-w1

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.154307 Long: -93.182492 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: PSS1/EM1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes ✔ No _____**
Hydric Soil Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point 1 is within a fresh wet meadow part of the wetland that is dominated by reed canary grass. The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes ✔ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w4-w1

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	85	Y	FACW
2. *Persicaria punctata*	5	N	OBL
3. *Scirpus cyperinus*	5	N	OBL
4. *Carex lacustris*	5	N	OBL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	15	x 1 =	15
FACW species	85	x 2 =	170
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		185 (B)

Prevalence Index = B/A = 1.85

Hydrophytic Vegetation Indicators:

✓ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w4-w1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/1	100					P	peat

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ✓ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-08-30

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w4-u1

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Rise Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.154335 Long: -93.182404 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: na

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks: (Explain alternative procedures here or in a separate report.)
The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators of wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w4-u1

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	50	Y	FACW
2. *Cirsium arvense*	50	Y	FACU
3. *Setaria viridis*	10	N	
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	110 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	0	x 3 =	0
FACU species	50	x 4 =	200
UPL species	0	x 5 =	0
Column Totals:	100 (A)		300 (B)

Prevalence Index = B/A = 3.0

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w4-u1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/3	100					FSL	fine sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

Soils are non-hydric.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-09-06

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w4-w2

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.154822 Long: -93.181790 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: PSS1/EM1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes ✔ No _____**
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

The area where sample point 2 is located is mainly a fresh wet meadow dominated by reed canary grass. The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes ✔ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w4-w2

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	90	Y	FACW
2. *Lactuca biennis*	10	N	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	90	x 2 =	180
FAC species	10	x 3 =	30
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		210 (B)

Prevalence Index = B/A = 2.1

Hydrophytic Vegetation Indicators:

✓ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w4-w2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					FSL	fine sandy loam
13-18	10YR 4/2	80	2.5YR 4/6	20	C	M	FSL	fine sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ✓ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-09-06

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w4-u2

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Rise Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.154933 Long: -93.181778 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: na

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)
The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators of wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w4-u2

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Bromus inermis*	60	Y	UPL
2. *Solidago canadensis*	40	Y	FACU
3. *Poa pratensis*	20	N	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	120 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	60	x 4 =	240
UPL species	60	x 5 =	300
Column Totals:	120 (A)		540 (B)

Prevalence Index = B/A = 4.5

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** ✓

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w4-u2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 2/2	100					FSL	fine sandy loam
12-16	10YR 2/2	95	2.5YR 4/6		C	M	FSL	fine sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

Soils are non-hydric.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-09-06

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w4-w3

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.154609 Long: -93.179637 Datum: WGS84

Soil Map Unit Name: Markey muck, occasionally flooded, 0-1% slopes NWI classification: PSS1/EM1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)
The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** ✔ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w4-w3

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	85	Y	FACW
2. *Cirsium arvense*	15	N	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	85	x 2 =	170
FAC species	0	x 3 =	0
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	100 (A)		230 (B)

Prevalence Index = B/A = 2.3

Hydrophytic Vegetation Indicators:

✓ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w4-w3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/1	100					P	peat

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ✓ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-09-06

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w4-u3

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Rise Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.154566 Long: -93.179735 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: na

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)
The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators of wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w4-u3

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Setaria viridis*	80	Y	
2. *Cirsium arvense*	15	N	FACU
3. *Ambrosia artemisiifolia*	5	N	FACU
4. *Abutilon theophrasti*	5	N	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	105 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals:	25 (A)		100 (B)

Prevalence Index = B/A = 4.0

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** ✓

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w4-u3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 2/2	100					FSL	fine sandy loam
15-19	10YR 2/1	100					FSL	fine sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✓

Remarks:

Soils are non-hydric.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-09-06

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w4-w4

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.156853 Long: -93.182051 Datum: WGS84

Soil Map Unit Name: Markey muck occasionally ponded, 0-1% slopes NWI classification: PSS1/EM1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✔ **No** _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point 4 is located within an area of fresh wet meadow with reed canary grass dominant at the herb layer. The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** ✔ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w4-w4

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Fraxinus pennsylvanica*	5	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	5 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	100	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	105	x 2 =	210
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	105 (A)		210 (B)

Prevalence Index = B/A = 2.0

Hydrophytic Vegetation Indicators:

✓ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w4-w4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1	100					P	peat

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
✓ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**)
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10101 Naples St. NE City/County: Blaine/Anoka Sampling Date: 2022-09-06

Applicant/Owner: Carlson Group, LLC. State: MN Sampling Point: 22-243-w4-u4

Investigator(s): K. Arndt Section, Township, Range: 23/31/23

Landform (hillslope, terrace, etc.): Side Slope Local relief (concave, convex, none): None Slope (%): 0-2%

Subregion (LRR or MLRA): _____ Lat: 45.156831 Long: -93.182310 Datum: WGS84

Soil Map Unit Name: Isanti fine sandy loam NWI classification: na

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ✔ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✔
Hydric Soil Present?	Yes _____	No ✔	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks: (Explain alternative procedures here or in a separate report.)
The three months prior to the site visit is considered a dry period.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No indicators of wetland hydrology are present.

VEGETATION – Use scientific names of plants.

Sampling Point: 22-243-w4-u4

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus tremuloides*	30	Y	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	30 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5)			
1. *Phalaris arundinacea*	50	Y	FACW
2. *Bromus inermis*	40	Y	UPL
3. *Ageratina altissima*	10	N	FACU
4. *Pycnanthemum virginianum*	5	N	FACW
5. *Populus tremuloides*	5	N	FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	110 = Total Cover		

Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 67 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	55	x 2 =	110
FAC species	35	x 3 =	105
FACU species	10	x 4 =	40
UPL species	40	x 5 =	200
Column Totals:	140 (A)		455 (B)

Prevalence Index = B/A = 3.25

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 22-243-w4-u4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-13	10YR 3/3	100					FS	fine sand
14-18	10YR 3/3	85	7.5YR 4/6	15	C	M	FS	fine sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

Soils are non-hydric.

Appendix D – Representative Photos

Wetland 1

Photo of Wetland 1, view from south end facing north at roadside ditch.

Wetland 2

Photo of Wetland 2, view from southwest corner facing east at reed canary grass dominated part of the wetland.

Wetland 2

Photo of Wetland 2, view from east side facing west at area of the wetland that is dominated by cattail.

Wetland 3

Photo of Wetland 3, view from southern extent along the driveway facing north at area of wetland that was mowed.

Wetland 3

Photo of Wetland 3, view from western extent facing east across basin.

Wetland 4

Photo of Wetland 4, view from eastern edge near transect 3 facing east across wetland.

Wetland 4

Photo of Wetland 4, view from culvert/channel along Naples St. NE facing east across basin at fresh wet meadow dominated by reed canary grass.

Wetland 4

Typical transition from upland (left) to wetland (right) where Canada goldenrod drops out and reed canary grass is the overall dominant plant.

WETLAND PERMIT APPLICATION - DRAFT
CARLSON LLC PROPERTY – BLAINE, MN

Prepared for:
Carlson Group LLC
1481 81st Ave. NE
Minneapolis, MN 55432

NOVEMBER 21, 2022

Prepared by:
Midwest Natural Resources, Inc.
1032 West 7th Street, Suite 150
St. Paul, Minnesota 55102
www.mnrinc.us

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Carlson Group, LLC Contact: Jeff Carlson
Mailing Address: 1481 81st Ave. NE, Minneapolis, MN 55432
Phone: 763-786-9800
E-mail Address: jcarlson@parkconstruction.com

Authorized Contact (do not complete if same as above):
Mailing Address:
Phone:
E-mail Address:

Agent Name: Ken Arndt, Midwest Natural Resources, Inc.
Mailing Address: 1032 W. 7th St. Suite 150, St. Paul, MN 55102
Phone: 651-788-0641
E-mail Address: ken.arndt@mnrinc.us

PART TWO: Site Location Information

County: Anoka **City/Township:** Blaine
Parcel ID and/or Address: 10101 Naples St. NE

Legal Description (Section, Township, Range): 23, 31N, 23W
Lat/Long (decimal degrees): 45.1542, -93.1828
Attach a map showing the location of the site in relation to local streets, roads, highways.
(See Figure 1 of attached wetland permit application for site location map)
Approximate size of site (acres) or if a linear project, length (feet): The survey area is approximately 40 acres in size.

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted ***prior to*** this application then describe that here and provide the Corps of Engineers project number.

MN Wetland Conservation Act Notice of Decision by Rice Creek Watershed District dated October 31st, 2022

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Park Construction Company proposes to build and operate a construction operations facility on the subject property. The twenty-acre project includes an office, warehouse, and storage for equipment owned by Park Construction. A second warehouse will also be constructed in the future. It will also include storage of materials such as soil and crushed rock.

PART FOUR: Aquatic Resource Impact[1] Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	**Aquatic Resource Type** (wetland, lake, tributary etc.)	**Type of Impact** (fill, excavate, drain, or remove vegetation)	**Duration of Impact** Permanent (P) or Temporary (T)[1]	**Size of Impact**[2]	**Overall Size of Aquatic Resource** [3]	**Existing Plant Community Type(s)** in Impact Area[4]	**County, Major Watershed #, and Bank Service Area #** of Impact Area[5]
Wetland 3	wetland	fill	P	20,909 sq. ft. (0.48 ac.)	N/A	Type 2 Fresh (wet) Meadow	Anoka, 20, 7
Wetland 4	wetland	fill	P	358,934 sq. ft. (8.24 ac.)	N/A	Type 2 Fresh (wet) Meadow	Anoka, 20, 7

[1]If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".
[2]Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).
[3]This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".
[4]Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.
[5]Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

[1] **The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.**

Project Name: Carlson LLC Property, Blaine, MN

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: _____ Date: 11-16-22

I hereby authorize Ken Arndt, MNR to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

Attachment C
Avoidance and Minimization

Project Purpose, Need, and Requirements. Clearly state the purpose of your project and need for your project. Also include a description of any specific requirements of the project as they relate to project location, project footprint, water management, and any other applicable requirements. Attach an overhead plan sheet showing all relevant features of the project (buildings, roads, etc.), aquatic resource features (impact areas noted) and construction details (grading plans, storm water management plans, etc.), referencing these as necessary:

Park Construction Company, a contractor for commercial, municipal, industrial, railroad, and federal agencies (https://parkconstructionco.com/) that provides civil site preparation, grading, excavating, asphalt and utilities installation services throughout the upper Midwest, is proposing to redevelop a 40-acre site in the City of Blaine (**Figure 1**) to Carlson Group, LLC Property - a combined office, maintenance shop, warehouse, and construction parking and storage yard facility (i.e., construction company facility) with associated utilities, stormwater treatment areas, and buffers on avoided wetlands. This project will consolidate and relocate separated/scattered operations of the existing Park Construction company into one location. The propose development will be consistent with the City of Blaine 2040 Comprehensive Plan which guides the site for industrial development.

The site itself covers approximately 40 acres of land that consists of an existing commercial development, deciduous woodland, and four wetland areas (**Figure 2**). One large contiguous development pad will be graded on the site. The development pad contour grades will route runoff from impervious surfaces to multiple stormwater treatment basins located along the perimeter of the pad. These stormwater management facilities will provide the required treatment of runoff prior to discharge to wetlands and other downstream water resources.

Two separate site access points will be provided off of Naples St. NE, one for office employees and truck drivers, and another for company trucks and other large equipment. Employee and truck driver parking will be adjacent to the office and maintenance shop. The remainder of the site will be fenced off for privacy and safety and will be used for large equipment storage, parking, maintenance, and fueling as well as concrete crushing and storage. Due to large equipment and trailers, a large footprint for vehicle maneuverability is required.

The proposed project will require 380,279 sq. ft. (8.73 acres) of permanent impact to two wetlands. The proposed wetland impacts are unavoidable due to the need for an efficient, cohesive, integrated and functional construction company facility. The project has been designed to minimize wetland impacts to the extent practicable while still meeting the project purpose. Wetland impacts will be replaced via the purchase of wetland bank credits in the same minor watershed and Bank Service Area as the proposed project.

Project construction is expected to start in spring of 2023 and will continue until fully built. The project will be graded in one phase. Once the development pad, stormwater treatment areas, and utilities are constructed/installed, office and maintenance/storage buildings will be constructed. All earthwork and seeding is expected to be completed by late fall of 2023. Completion of the project will require 6 to 12 months. Project plans that include the Enlarged Site and Grading Plan are included in **Appendix A**. The two wetland impacts being proposed to accomplish site construction are depicted in the Wetland Exhibit in **Appendix B**.

The purpose of the Park Place project is to create a cohesive and functional construction company facility in the Coon Rapids/Blaine area. The project need is demonstrated by the current operating conditions of Park Construction. The company is currently operating out of three separate locations as detailed in **Table 1** on the following page. All locations are short on office space for existing staff, lack extra office space for seasonal staff, are short on employee, visitor, and equipment parking, and are short of maintenance shop and storage space. The company also currently subcontracts (off-site) concrete crushing and storage (an essential service) due to lack of space.

Table 1. Existing Operations & Limitation - Park Construction

Office	Address	Size (ac.)	Current Location
Park Main Office	1481 81st Ave. NE, Spring Lake Park	1	10,000 sf office space at full capacity, including using storage rooms as office space. Seasonal workers must use meeting rooms for office space. Parking space must be rented from adjacent landowner to meet parking needs.
Main Shop and Yard	30 81st Ave. NE, Fridley	7.83	Office space at full capacity, including some employees using lunch room as office space. Yard space is crowded, has poor vehicle flow & difficulties safely maneuvering trucks and trailers through yard.
Rybak Construction Yard	Columbus Lake Dr., Columbus	1	Site operates as storage yard. All uses are at the upper limit of viable/usable space.
	Total	9.83	

Development of a single Park Place site will allow the company to consolidate all staff (including seasonal staff) and operations at one location. The new facility footprint will provide sufficient parking space for employees and equipment, maintenance buildings, storage areas, and concrete storage/crushing operations. Additionally, a well-thought-out project layout will allow for an efficient use of space for both staff and operational uses, while providing for safe conditions related to heavy equipment vehicle flow. A new location with convenient access to a highway/freeway interchange will also benefit employee's commutes and heavy equipment travel to job sites.

Project Goals and Requirements

The goals of the Park Place project are to:

1. fulfill the project purpose as described above on a single site in proximity to current operations (near the northern extent of Spring Lake Park, MN);

2. develop an efficient project design that includes an office to house all employees (including seasonal), garage, warehouse, maintenance shop, fuel station, equipment storage, and concrete crushing/storage area;

3. provide sufficient parking area for all current employee vehicles, and currently owned company vehicles/trucks, and company heavy equipment including dump trucks, bulldozers, excavators, skid loader trailers, and tracked equipment;

4. provide a project design/footprint that allows for safe traffic flow and maneuverability (turning movements and parking) for all users onsite;

5. Project layout that meets the need of the Applicant and takes into consideration surrounding land use (e.g., concrete crushing and storage located near off-site industrial uses);

6. creates one large, contiguous development pad footprint at least 20 acres in size, and of a shape and size that allows the project components to function;

7. provide effective drainage for the site while capturing and treating stormwater runoff in a manner consistent with local, state and federal standards;

8. avoid and minimize effects on wetlands and water resources to the extent practicable;

9. replace unavoidable wetland impacts with compensatory wetlands that have functions which equal or exceed those of impacted wetlands; and

10. establish easements over avoided wetlands and their buffers to ensure their long-term protection.

Existing Wetland Resources On-Site

Wetlands and watercourses within the property located at 10101 Naples St. NE were delineated and documented in a report submitted by Midwest Natural Resources, Inc. on September 21st, 2022 (**Appendix C**). The wetlands were reviewed by the LGU (Rice Creek Watershed District) and the Technical Evaluation Panel with a Notice of Decision for the delineation being issued on October 31st , 2022 (**Appendix D**). Four wetlands were delineated within the site and are designated as Wetlands1-4. The following is a description of Wetland 3 and 4, the two wetlands proposed to be permanently impacted for the project. MnRAM results for Wetland 3 and the part of Wetland 4 that will be impacted include the Management Classification Reports and Site Response Records (**Appendix E - *to eventually be included***).

Wetland 3

MnRAM Classification: Manage 2 *(likely classification, to be determined)*

Wetland 3 is an excavated Type 2/3 (PEMB/Cx; Fresh Wet Meadow/Shallow Marsh) wetland located in the southern half of the site next to Wetland 4 and is approximately 0.48 acre in area. Wetland 3 is dominated by reed canary grass within the fresh wet meadow part of the wetland and by tall blue lettuce (an annual/biennial common in drawdown areas of wetlands) in the shallow marsh part of the wetland. Between this wetland and Wetland 4 to the north is an upland access road area. In normal years of precipitation this wetland would typically have standing water present within the shallow marsh part of this wetland but at the time of the survey no water was observed. The DNR updated National Wetlands Inventory (June, 2013) does not map the area of the site where Wetland 3 is located as a wetland. The MN DNR Public Waters Inventory does not map any public waters in the vicinity of Wetland 2.

One wetland impact (0.48 ac./20,909 sq. ft.) is being proposed directly to this wetland that involves permanently filling all of this wetland within the site boundary. This impact will be the result of site grading associated with the south-central part of the proposed industrial development.

Wetland 4

MnRAM Classification (*for impact area only*): Manage 2 *(likely classification, to be determined)*

Wetland 4 is a ditched Type 2/6 (PEM/SSBd; Fresh Wet Meadow/Shrub-Carr) wetland complex located throughout the property and is approximately 22.90 acres in area within the site. This wetland extends off-site to the north and east as a similar wetland type complex. Within this wetland is a public ditch that directs water from this site to the east where the ditch continues. In general south of the drainage ditch, the wetland is a fresh wet meadow dominated primarily by reed canary grass with other grasses, sedges, and forbs with areas of shrub-carr dominated by willow primarily north of the drainage ditch. Two upland areas were delineated out from the wetland boundary where changes in elevation, plant community, and soils occur from wetland to upland. The DNR updated National Wetlands Inventory (June, 2013) maps the area of the site where Wetland 4 is located as a PSS1/EM1A wetland complex. The MN DNR Public Waters Inventory does not map any public waters in the vicinity of Wetland 4.

One wetland impact (8.25 ac./359,370 sq. ft.) is being proposed directly to the wetland that involves permanently filling large areas of the wetland south of the public drainage ditch. This impact will be the result of site grading for much of the proposed industrial development. Of the 8.25 acres of impact to Wetland 4, 6.73 ac. (293,159 sq.ft.) is located outside of the WMC and 1.52 ac. (66,211 sq.ft.) is located inside of the (WMC).

Avoidance. Both the CWA and the WCA require that impacts to aquatic resources be avoided if practicable alternatives exist. Clearly describe all on-site measures considered to avoid impacts to aquatic resources and discuss at least two project alternatives that avoid all impacts to aquatic resources on the site. These alternatives may include alternative site plans, alternate sites, and/or not doing the project. Alternatives should be feasible and prudent (see MN Rules 8420.0520 Subp. 2 C). Applicants are encouraged to attach drawings and plans to support their analysis:

In general, a total avoidance alternative would result in the failure to meet the demand for this type of industrial development in the City of Blaine by reducing or eliminating the usability and accessibility of the site. The reduction or elimination of a potential industrial development expansion of the site would be in conflict with the City's 2040 Comprehensive Plan 2040 Planned Land Use which denotes the site as being planned for High Density Residential/Planned Industrial/Planned Commercial. As less land is available within the city of Blaine and surrounding communities to build this type of industrial development with access to existing city services, the ability to avoid Wetlands 3 and 4 became difficult when faced with meeting the purpose and need of the project as well as having to provide adequate storm water storage for the development.

Wetland 3

Total Wetland Avoidance Build Alternative

Provide discussion related to off-site options both within and outside of the City of Blaine.

Wetland 4

Total Wetland Avoidance Build Alternative

Provide discussion related to off-site options both within and outside of the City of Blaine.

Wetland Bank #1664

Wetland mitigation bank #1664 is an approximate 100+ acre wetland bank located in the City of Blaine (Anoka County). This wetland bank currently includes two different types of Types 2 wetland plant communities (Fresh Wet Meadow & Sedge Meadow) and is a well-established bank that the City has managed for many years to protect and foster the populations of several rare plant species. Monitoring of this established wetland bank has gone on for several years which has led to additional credits being released every year into the Minnesota wetland banking program.

This wetland bank has achieved its goals both vegetatively and hydrologically which has allowed it to be enrolled in the Minnesota wetland banking program. The wetland bank itself contributes more function and value than the degraded wetland areas proposed to be impacted for this project. The City of Blaine's wetland mitigation bank provides educational opportunities, flood storage, aquatic habitat for insects and amphibians, habitat for rare plant species, as well as nesting and feeding habitat for birds and other small mammals.

Since the applicant has considered avoidance and minimization alternatives to Wetlands 3 and 4 and the determination of the replacement wetland being equal or having greater public value than Wetland 3 and the part of Wetland 4 proposed to be impacted, we feel that the replacement of wetland banking credits from bank #1664 provides more function and value than the wetland areas being impacted for this project.

No Action Alternative:

The no action alternative would result in a failure to meet the purpose and need of the proposed project. The applicant considers this alternative infeasible since the proposed land use in this part of Blaine is zoned industrial and would not be reasonable for the investment-backed expectations of the applicant. Therefore, the no action alternative is not a viable consideration.

Minimization. Both the CWA and the WCA require that all unavoidable impacts to aquatic resources be minimized to the greatest extent practicable. Discuss all features of the proposed project that have been modified to minimize the impacts to water resources (see MN Rules 8420.0520 Subp. 4):

The Applicant has considered minimizing wetland impacts to the degree possible, given the constraints posed by constructing the industrial development as proposed, having to provide adequate stormwater ponding for the site, designing around the wetlands on-site, and existing site topography. Overall, the development of the property is laid out in such a way that allows the applicant to protect almost 17 acres of Wetland 4 that is located north of the public drainage ditch as well as all of Wetland 2. Throughout the site, an effort was made to minimize wetland impacts by proposing to grade with the steepest allowable slopes around the grading limits as well as within the storm water ponds side slopes. If less-steep slopes were proposed in these areas, additional impacts to wetland would have resulted.

Off-Site Alternatives. An off-site alternatives analysis is not required for all permit applications. If you know that your proposal will require an individual permit (standard permit or letter of permission) from the U.S. Army Corps of Engineers, you may be required to provide an off-site alternatives analysis. The alternatives analysis is not required for a complete application but must be provided during the review process in order for the Corps to complete the evaluation of your application and reach a final decision. Applicants with questions about when an off-site alternatives analysis is required should contact their Corps Project Manager.

An off-site alternatives analysis will be provided to the Army Corp of Engineers since impacts are above the amount allowed for under a General Permit issuance.

Additional Information

Adjacent Landowner Addresses

For use by the ACOE, the adjacent landowner addresses are provided in **Appendix F** in both graphical and text formats.

Tree Removal

There will be approximately 2 acres of trees to be removed for this project of which only 0.25 acres will be removed within the wetland boundary. Timing of tree removal is proposed for some time in 2023.

BMP's.

Wetland areas not being impacted will be protected by erosion control fence during the construction phase of the development. All disturbed areas will be seeded and mulched. Slopes over 3:1 will be seeded and blanketed.

Other Permits or Approvals Required:

MPCA General Stormwater Permit
City of Blaine Plat Approval
City of Blaine Grading Permit
Anoka County Public Works- Entrance Permit
(add other permits as necessary)

Proposed Wetland Mitigation

Wetland mitigation being proposed for permanently impacting all of Wetland 3 and part of Wetland 4 will involve the purchase of a total of 446,490 sq. ft. (10.25 ac.) of wetland credit from wetland bank #1664 . This wetland bank is located within the same Minor Watershed (unknown DNR minor watershed name – 20072), Major Watershed (Mississippi River-Metro (20)) and Bank Service Area (7) as the subject property. Since Wetland 4 is located both inside and outside of the Rice Creek Watershed District Wetland Management Corridor (WMC) a different replacement ratio will be required for each of the impacts to Wetland 4. On the following page is **Table 2** which breaks down each wetland impact with what replacement ratio applies and their respective replacement amounts.

Table 2. Wetland Impact Breakdown

Wetland	Within WMC	Wetland Type	Impact Amount		Rep. Ratio	Replacement Amount	
			(sq.ft.)	(ac.)		(sq.ft.)	(ac.)
3	N	2	20,909	0.48	1:1	20,909	0.48
4	N	2	293,159	6.73	1:1	293,159	6.73
4	Y	2	66,211	1.52	2:1	132,422	3.04
		Totals	**380,279**	**8.73**		**446,490**	**10.25**

The applicant is proposing to purchase for mitigation as much fresh wet meadow (Type 2) credit from this bank that is available with the remainder being sedge meadow (Type 2) credit. The action of purchasing the two different Type 2 wetland credits should satisfy the mitigation requirements for the two wetland areas being impacted for the proposed industrial development.

Attachment D
Replacement/Compensatory Mitigation

Replacement/Compensatory Mitigation via Wetland Banking. Complete this section if you are proposing to use credits from an existing wetland bank (with an account number in the State wetland banking system) for all or part of your replacement/compensatory mitigation requirements.

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	Number of Credits
1664	Anoka	20-Mississippi River (Metro)	7	SWC	446,490 sq. ft. (10.25 ac.)

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. *However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.*

Wetland banking credits are available from one wetland bank within the same minor watershed (unknow DNR minor watershed name - 20072) as the proposed project area. Several other wetland banks are located in the same major watershed (Mississippi River-Metro (20).

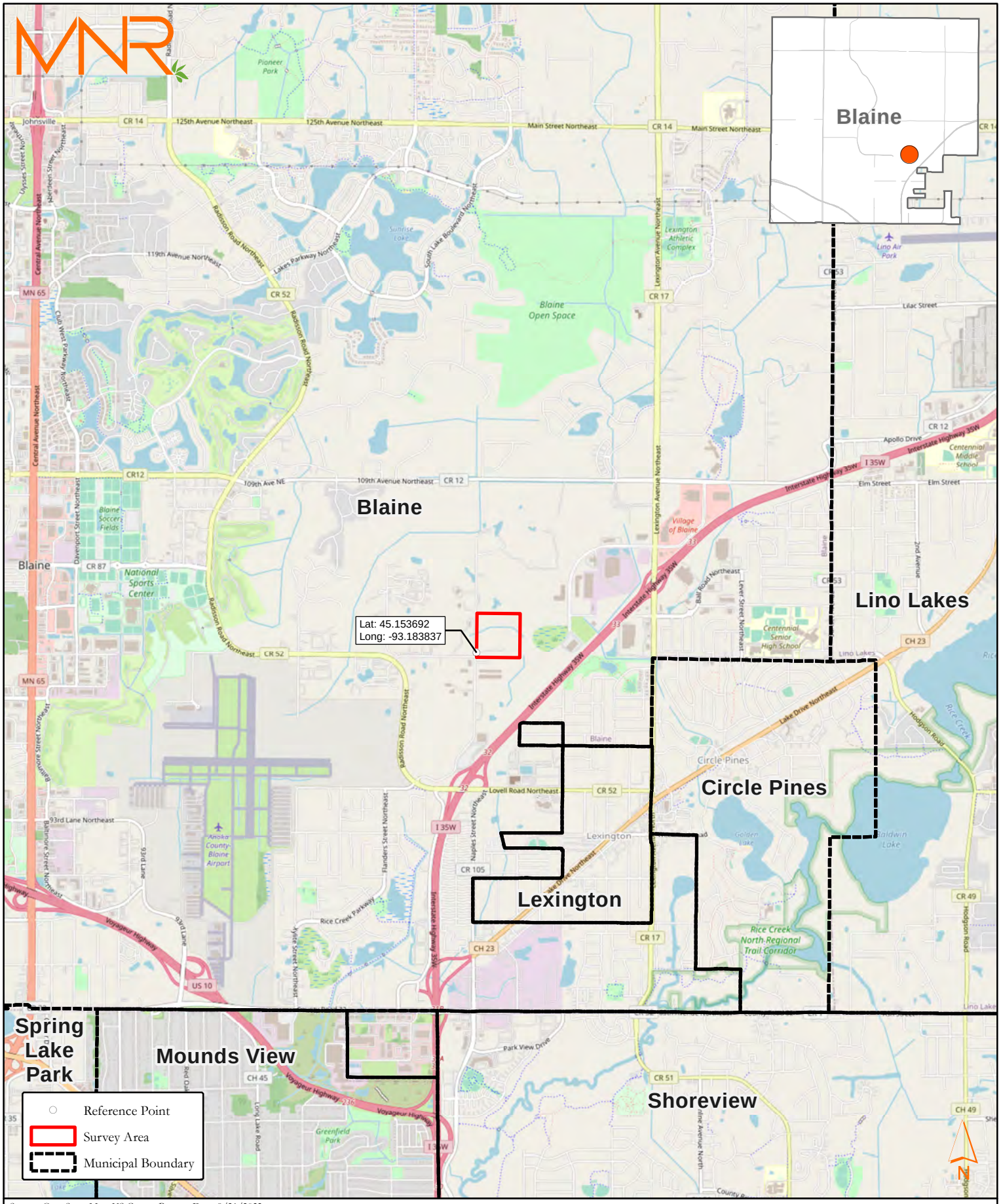
Bank #1664, which is located in the same minor watershed, major watershed and bank service area as the site, will be able to provide all of the needed wetland credit for this project. The applicant is proposing to purchase the needed wetland banking credits from this wetland bank in order to satisfy the mitigation requirements associated with the proposed industrial development project.

Contact has been made with the manager of wetland bank #1664 in November of 2022 to discuss credit availability for the purchase of needed wetland credit for the project. Based on the amount of wetland banking credit required for the mitigation associated with this project, wetland bank #1664 will be able to provide the total amount of wetland credit needed.

A purchase agreement with wetland bank #1664 will be drafted once the application is formally submitted to the LGU and ACOE in order to secure the needed wetland banking credits for this project. The purchase agreement will be executed following approval of this wetland permit application by the LGU and Army Corps of Engineers.

Applicant or Representative: Ken Arndt Title: Wetland Specialist

Signature: _____ Date: 11-21-22

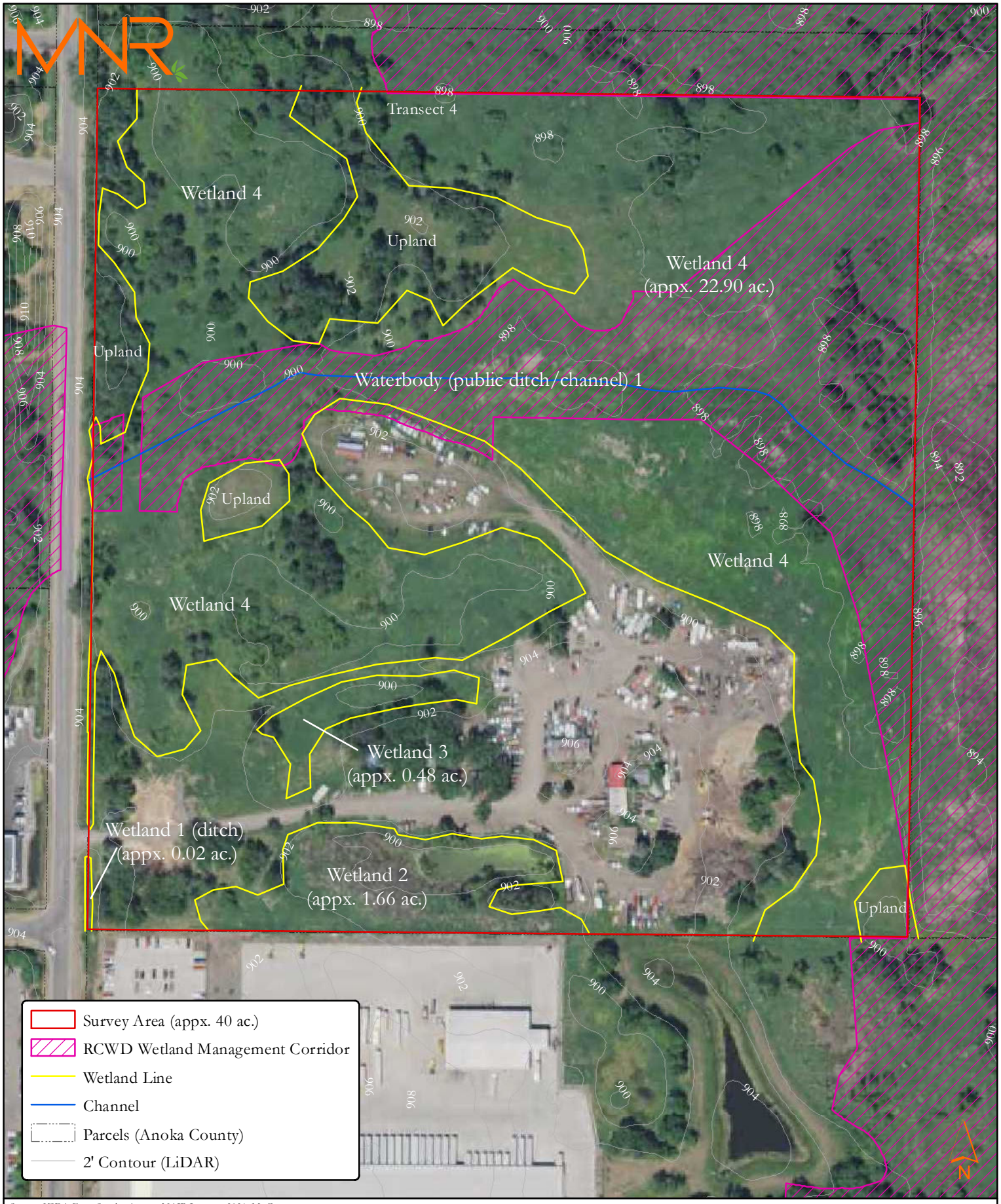


Source: OpenStreetMap, US Census Bureau, Date: 9/21/2022

0 0.5 1 Miles

Survey Site Location
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

Figure 1



Source: USDA Farm Service Agency NAIP Imagery, 2021, MnGeo

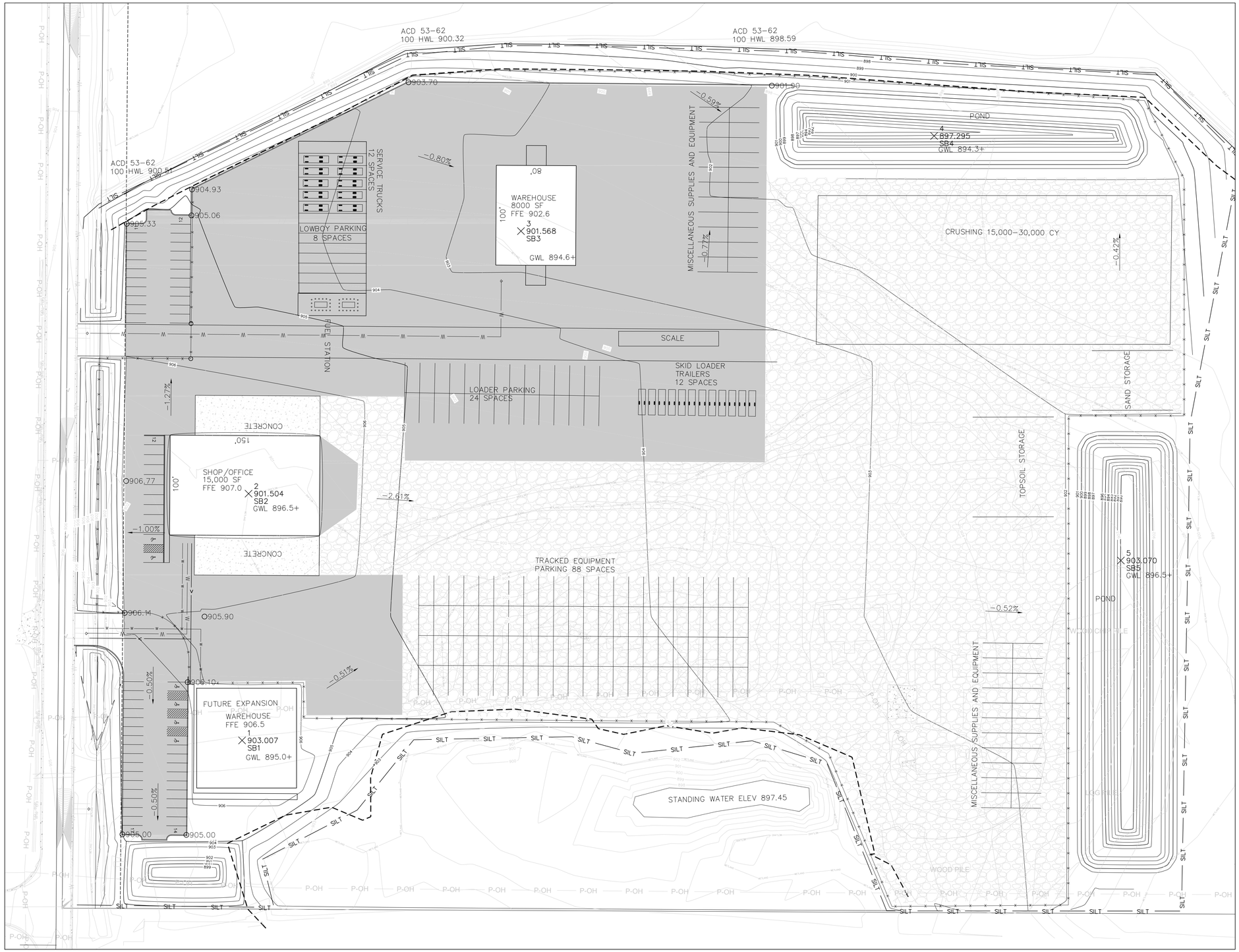
0 150 300 Feet

Delineated Wetlands
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

Figure 2

Appendix A
Site & Grading Plan – Carlson LLC Property
(Bloch Engineering)

ENLARGED SITE AND GRADING PLAN



LEGEND

- . . . . FIRE HYDRANT
- . . . . WATER VALVE
- . . . . MANHOLE
- . . . . CATCH BASIN
- . . . . POWERPOLE
- . . . . LIGHT POLE
- . . . . GUY
- . . . . TRANSFORMER
- . . . . ELECTRIC METER
- . . . . TV PEDESTAL
- . . . . TELEPHONE PEDESTAL
- . . . . AIR CONDITIONER
- . . . . HAND HOLE
- . . . . SEMAPHORE
- . . . . GAS METER
- S . . . . SANITARY SEWER
- ST . . . . STORM SEWER
- W . . . . WATERMAIN
- G . . . . UNDERGROUND GAS MAIN
- T . . . . UNDERGROUND TELEPHONE
- E . . . . UNDERGROUND ELECTRIC
- TV . . . . UNDERGROUND CABLE T.V.
- OU . . . . OVERHEAD UTILITY LINES
- . . . . IRON MONUMENT FOUND
- . . . . IRON PIPE MONUMENT SET
- 906.26 . . . . EXISTING SPOT ELEVATION
- . . . . SOIL BORING
- . . . . SIGN
- . . . . DECIDUOUS TREE
- . . . . CONIFEROUS TREE
- . . . . DENOTES TREE AND BRUSH LIMITS
- . . . . DENOTES PROPOSED DRAINAGE ARROW
- (944.00). . . . DENOTES PROPOSED ELEVATION
- CS. . . . CURB STOP
- CO . . . . CLEAN OUT
- . . . . BUSH
- BG . . . BARBECUE GRILL
- . . . . . AUTO SPRINKLER
- . . . . . BASKETBALL HOOP
- . . . BENCH
- . . . . WATER SPIGOT
- . . . TRENCH DRAIN
- @MW . . MONITORING WELL
- . . . . STORM DISIPATER
- . . . SATELITE DISH
- . . . . TELEPHONE
- . . . . ELECTRIC PEDESTAL
- . . . FLAG POLE
- . . . . GROUND LITE
- . . . . MAILBOX
- . . . . ROOF DRAIN
- . . . TRANSMISSION TOWER
- . . . . VENT PIPE
- . . . . WELL
- . . . PROPOSED DRAINAGE ARROW
- 944.00 . . . PROPOSED ELEVATION
- SILT — SILT . . . SILT FENCE
- . . . ASPHALT
- . . . CONCRETE
- . . . GRAVEL/RECYCLE GRAVEL

REVISIONS

NO.	DATE	BY	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

KRYSTILE L. BLOCH

11-14-2022 — DATE

49893 — LIC. NO.

CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

OWNER / DEVELOPER:
CARLSON GROUP, LLC

BLOCH ENGINEERING

BLOCH ENGINEERING, PLLC
blochengineering.com

32210 XEON ST NW
CAMBRIDGE, MN 55008

krystle@blochengineering.com

DRAWN BY: KLB
CHECKED BY: KLB
DESIGNED BY: KLB
JOB NO. 21-33

SHEET | SHEETS

Appendix B
Wetland Exhibit
(Bloch Engineering)

WETLAND EXHIBIT

LEGEND

- . . . . FIRE HYDRANT
- . . . . WATER VALVE
- . . . . MANHOLE
- . . . . CATCH BASIN
- . . . . POWERPOLE
- . . . . LIGHT POLE
- . . . . GUY
- . . . . TRANSFORMER
- . . . . ELECTRIC METER
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- . . . . AIR CONDITIONER
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- . . . . GAS METER
- S . . . . SANITARY SEWER
- ST . . . . STORM SEWER
- W . . . . WATERMAIN
- G . . . . UNDERGROUND GAS MAIN
- T . . . . UNDERGROUND TELEPHONE
- E . . . . UNDERGROUND ELECTRIC
- TV . . . . UNDERGROUND CABLE T.V.
- OU . . . . OVERHEAD UTILITY LINES
- . . . . IRON MONUMENT FOUND
- . . . . IRON PIPE MONUMENT SET
- 28.28 . . . . EXISTING SPOT ELEVATION
- . . . . SOIL BORING
- . . . . SIGN
- . . . . DECIDUOUS TREE
- . . . . CONIFEROUS TREE
- . . . . DENOTES TREE AND BRUSH LIMITS
- . . . . DENOTES PROPOSED DRAINAGE ARROW
- (944.00). . . . DENOTES PROPOSED ELEVATION
- CS. . . . CURB STOP
- CO . . . . CLEAN OUT
- . . . . BUSH
- BG . . . BARBECUE GRILL
- . . . . . AUTO SPRINKLER
- . . . . . BASKETBALL HOOP
- . . . BENCH
- . . . . WATER SPIGOT
- . . TRENCH DRAIN
- MW . . MONITORING WELL
- . . . . STORM DISIPATER
- . . . SATELITE DISH
- . . . . TELEPHONE
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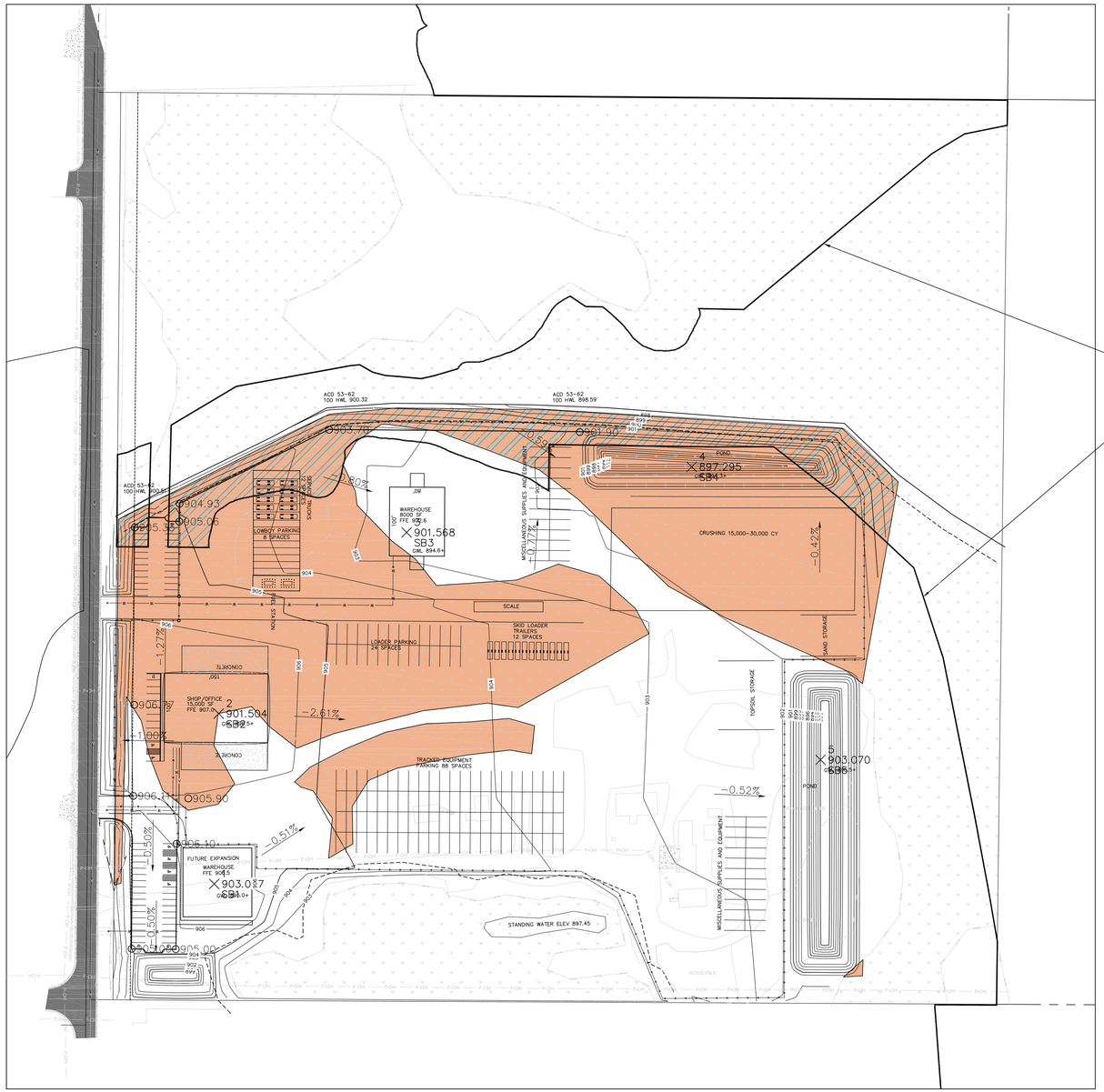
- . . . FLAG POLE
- . . . . GROUND LITE
- . . . . MAILBOX
- . . . . ROOF DRAIN
- . . . . TRANSMISSION TOWER
- . . . . VENT PIPE
- . . . . WELL
- . . . PROPOSED DRAINAGE ARROW
- 944.00 . . . PROPOSED ELEVATION
- SILT — SILT — . . . SILT FENCE



TOTAL WETLAND = 1,092,539 SF = 25.08 ACRES

TOTAL WETLANDS IMPACTED = 380,074 SF = 8.73 AC

WMC IMPACTED = 66,082 SF = 1.52 AC

WETLAND MANAGEMENT CORRIDOR (WMC)

N

50 0 100 200

REVISIONS

NO.	DATE	BY	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

KRYSTLE L. BLOCH

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krystle@blochengineering.com

DRAWN BY: KLB

CHECKED BY: KLB

DESIGNED BY: KLB

JOB NO. 21-33

SHEET | SHEETS

Appendix C
Wetland Delineation Report
(Midwest Natural Resources, Inc., dated 9-21-21)

Appendix D

Notice of Decision – 10101 Naples St. NE

(Rice Creek Watershed District, dated 10-31-22)

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: Rice Creek Watershed District	**County:** Anoka
Applicant Name: Mike Strause	**Applicant Representative:**
Project Name: 10101 Naples St NE	**LGU Project No. (if any):** 22-190R
Date Application Received by LGU: 09/27/2022	
Date of LGU Decision: 10/31/2022	
Date this Notice was Sent: 10/31/2022	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415) ☐ Exemption (8420.0420)
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits: ☐ Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☒ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation

A joint application for wetland boundary/type was provided by Midwest Natural Resources (MNR) on 09/21/2022. A site visit was attended on 10/28/2022 by representatives from BWSR, MNR, and RCWD. No formal comments were provided.

LGU Decision

☒ Approved with Conditions (specify below)[1] ☐ Approved[1] ☐ Denied

List Conditions: The applicant needs to submit a survey of the wetland boundary as well as gps points of the wetland delineation in a form acceptable to the RCWD.

Decision-Maker for this Application: ☒ Staff ☐ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision[1].

☒ Attachment(s) (specify): Figure 5 Delineated Wetlands by MNR, no date (RCWD received 09/23/2022).

☒ Summary: The LGU finds the wetland boundaries illustrated in the attached figure titled: Figure 5 Delineated Wetlands by MNR, no date (RCWD received 09/23/2022) accurate and supported by the submitted wetland delineation for the LGU administration of the WCA.

This decision is not intended to define boundaries of MN DNR jurisdiction or regulate activities under the jurisdiction of the MN DNR, except to the extent that MN DNR finds the decision consistent with their requirements.

The LGU decision is valid for five years. However, the decision will cease to be valid before then, if the Technical Evaluation Panel determines that the wetland boundary or type has changed due to natural or

artificial changes to the hydrology, vegetation, or soils of the area. The LGU finds that the wetland typing may need to be reviewed in conjunction with any future project.

Advisory Note:
A Wetland Replacement Plan application must include a statement from the MnDNR, or the applicant's licensed professional, based on MnDNR database review, as to the potential presence of an endangered or threatened species or potential impact to a rare natural community (Minn. Rules 8420.0330, subp. 3.A(5); 8420.0525). Applicants should initiate this review early.

[1] *Findings must consider any TEP recommendations.*

Attached Project Documents

☒ Site Location Map ☐ Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for $500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☒ Yes[1] ☐ No

[1]*If yes, all appeals must first be considered via the local appeals process.*

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

See RCWD Board of Managers Resolution 2019-13 regarding delegated decisions and appeal, available at www.ricecreek.org on the Board Agendas, Minutes & Resolutions page.

Notice Distribution (include name)

Required on all notices:

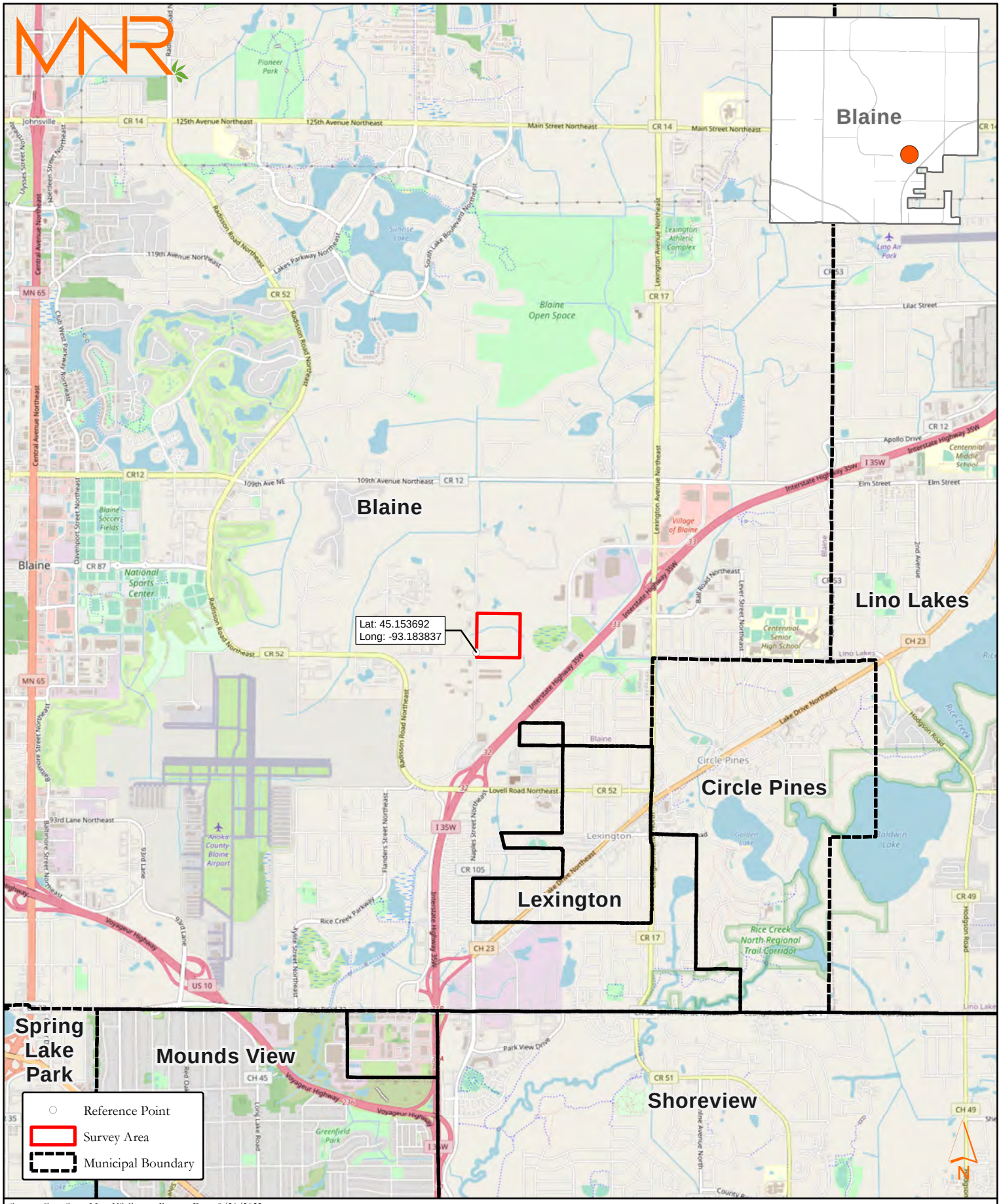
☒ SWCD TEP Member: **Becky Wozney**	☒ BWSR TEP Member: **Ben Meyer**
☐ LGU TEP Member (if different than LGU contact):	
☒ DNR Representative: **Melissa Collins, Wes Saunders-Pearce**	
☐ Watershed District or Watershed Mgmt. Org.:	
☒ Applicant (notice only): M**ike Strause** ☒ Agent/Consultant (notice only): **Ken Arndt (MNR)**	

Optional or As Applicable:

☐ Corps of Engineers: **TBD**
☒ Members of the Public (notice only): **Dan Schluender (City of Blaine)** ☒ Other: **Jeff Carlson (Carlson Group LLC)**

Signature:	**Date:** 10/31/2022

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.



Source: OpenStreetMap, US Census Bureau, Date: 9/21/2022

0 0.5 1 Miles

Survey Site Location
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

Figure 1

Source: USDA Farm Service Agency NAIP Imagery, 2021, MnGeo

0 150 300 Feet

Delineated Wetlands
Carlson Group, LLC.
10101 Naples St. NE
Blaine, MN

Figure 5

Appendix E

MnRAM Results – Wetlands 3 & 4

Management Classification Reports & Site Response Records

Appendix F
Adjacent Landowner Addresses

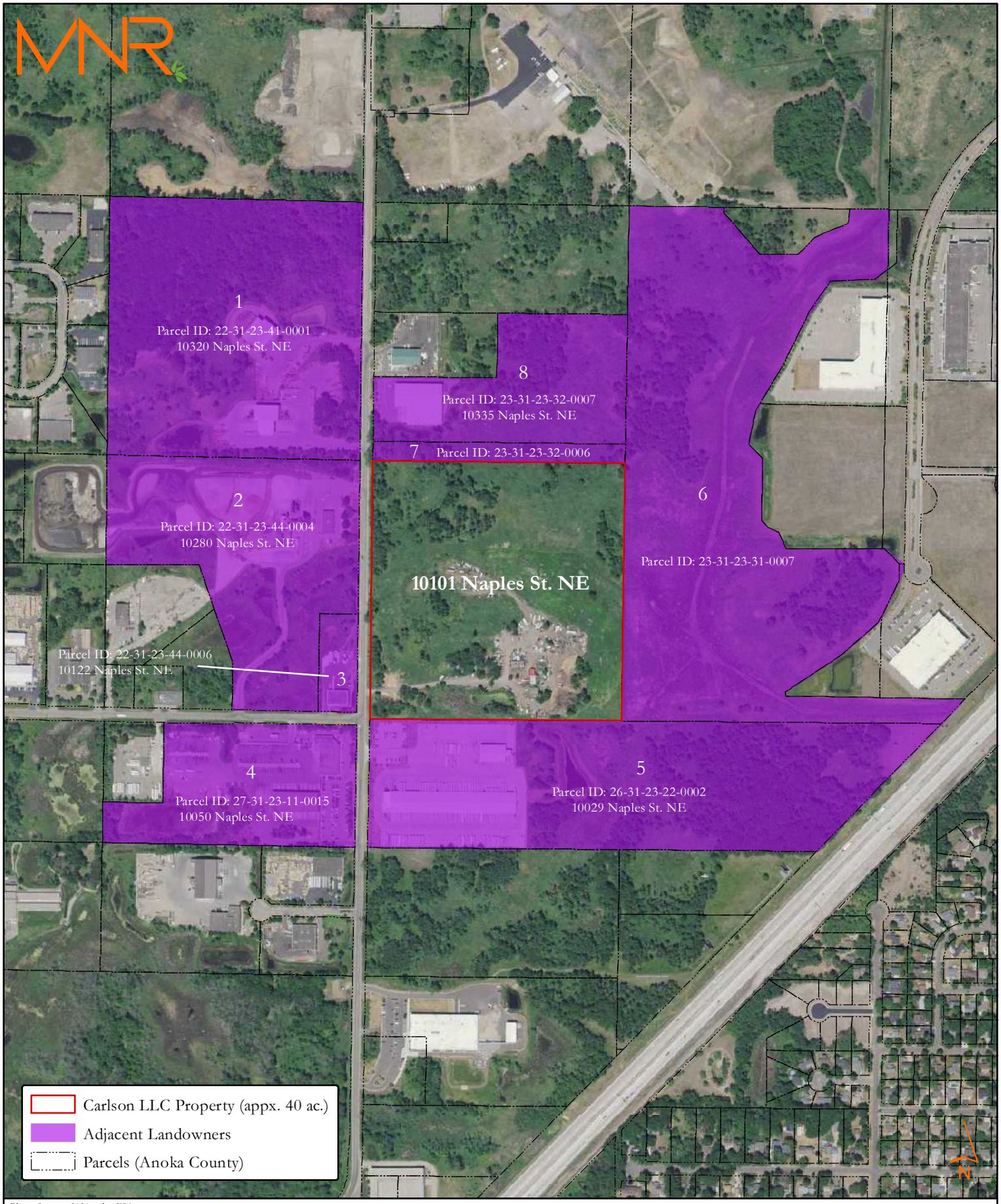


Photo Source: 2021 color FSA

0 500 1,000 Feet

Adjacent Landowner Addresses
Carlson Group, LLC
10101 Naples St. NE
Blaine, MN

Figure 1

1-F & W Blaine Campus, LLC
474 Apollo Dr.
Lino Lakes, MN 55014

2-Tiller Corporation
7200 Hemlock Ln. N., Suite 200
Maple Grove, MN 55369

3-Fernando Vega
545 Ash St.
Shoreview, MN 55126

4-Waste Management
PO Box 1450
Chicago, IL 60690

5-Crown Enterprises, Inc.
PO Box 869
Warren, MI 48090

6-CSM Equities LLC
500 Washington Ave. S.
Minneapolis, MN 55415

7-Blaine Economic Dev. Authority
10801 Town Square Dr. NE
Blaine, MN 55449

8-Building Bones Blaine, LLC
10335 Naples St. NE
Blaine, MN 55449

City of Blaine
Staff Report

File Number: 2023-267

Agenda Date	Status
July 5, 2023	
In Control	**File Type**
City Council	Workshop Item

New Business - Sheila Sellman, City Planner

Agenda Item # 2.2

Northtown Land Use and Density Discussion

Background

At the October 2022 fall retreat, the Council had a general multi-family discussion. At the retreat, staff presented some multi-family statistics, reviewed existing HDR (High Density Residential) sites, high density estimates for Northown Area and 105th Avenue, recent approval history, and discussed the review process for requests are made (presentation attached).

An outcome of the retreat was to consider changing the HDR land use for two properties and shift that density to the Northtown Area. In order to change density from a higher to lower classification (e.g High Density to Medium Density), the density needs to be shifted elsewhere in the city to meet requirements set in place by the Metropolitan Council. Per Metropolitan Council requirements, the 2040 comprehensive plan identifies the need for 1,139 additional affordable housing units in Blaine. This is accomplished through guiding vacant or redevelopment land for high density residential.

The logic is that high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant land for high density, it creates an opportunity for affordable housing to be built, although it is not required when those sites develop. By having this requirement in place, it distributes the ability of where affordable housing could be built amongst all cities versus concentrating it in certain cities/parts of the metro area.

The first property change was identified at the northwest corner of Main and Lexington, changing 8.82 acres from HDR (High Density Residential) to MDR/LDR (Medium/Low Density Residential) or MDR (Medium Residential). The second property change identified was at 99th and Polk, changing 10 acres from HDR (High Density Residential) to MDR (Medium Density Residential).

At the May 1, 2023 workshop, council discussed the changes outlined above and some changes to the Northtown plan including land use changes. Those changes are outlined in the attached Northtown proposed land use change map. If council agrees with these changes, staff will begin the process for a comprehensive land use plan amendment. As part of this process, the density shift can take place as well. The attached maps outline the proposed changes that were discussed above.

Property owners have not been contacted regarding these changes yet. Outreach will include letters to property

owners with a Frequently Asked Questions document, and the opportunity to meet individually with staff.

In June, staff held two open houses in the Northtown Mall to introduce the adopted plan and receive feedback on the council initiated changes. Both nights had a good turnout with about 30 people attending each night in addition to staff and council members. A common theme from those that attended was interest in the timeline for the project, and that the city was going to implement the plan and do all of the redevelopment. A lot of good questions were asked and people were excited about the plan. Most agreed that something needs to happen, and there were questions around the rumors of the mall selling and what the mall was going to do. Homeless and pan handling was mentioned by most. The following is a bulleted summary of what was heard by council and staff:

- What's happening with Rainbow Village?
- This area needs something
- Ok with medium residential along with single family
- OK with restaurant or other commercial along with single family
- Like green space shown on plan
- Alternative housing is needed for people to age in place
- Would like to see EV chargers by residential units
- Bike trails/walking paths with rental of bikes and scooters
- Community center with splash pad
- Great opportunity to add a mix of housing, more inline with surrounding communities
- Need something to draw people to the area
- Concerned with homeless population/encampments
- Panhandlers are an issue
- Construction concerns: how long, noise, traffic
- Water quality and quantity concerns
- School capacity
- No apartments
- Is this affordable housing?
- Will they cram 100 townhomes into small space?
- Excited
- Northtown needs new life
- Crime in area
- Is this plan open to revisions/feedback?
- Love walkway to library
- Need bike trails
- Will there be a Northtown library expansion?
- More parks, green space
- Need more things to do in the area
- Need more restaurants
- Need more people in the area
- Medical office
- Apartments at the mall or near the mall
- Excited about changes - very needed
- Want to see old Frank's Nursery site as commercial - something to do
- Concerned about road connections - specifically wanted 87th Lane to stay a deadend not having a connection to 90th Ave from whatever gets constructed on the old K-mart site
- No round-a-bouts

- Don't want additional traffic in residential neighborhoods

Depending on the level of direction provided at this workshop, there is additional time reserved at the July 10 workshop for further discussion. When there is a general consensus of proposed land use changes, a formal process to make changes will occur this fall. Additionally, there will be a zoning discussion this fall to determine uses, bulk development standards (e.g.,height, etc.). These changes will be adopted prior to the end of the year.

Staff Recommendation

Provide direction on land use changes.

Questions for Council

Does council agree with the land use changes as outlined?

Attachment List

1. 2022 Presentation
2. Northtown Proposed Land Use Map
3. LDR/MDR
4. MDR
5. PolkSt_Cloverleaf

Multi-Family Housing Discussion

October 7, 2022 Retreat

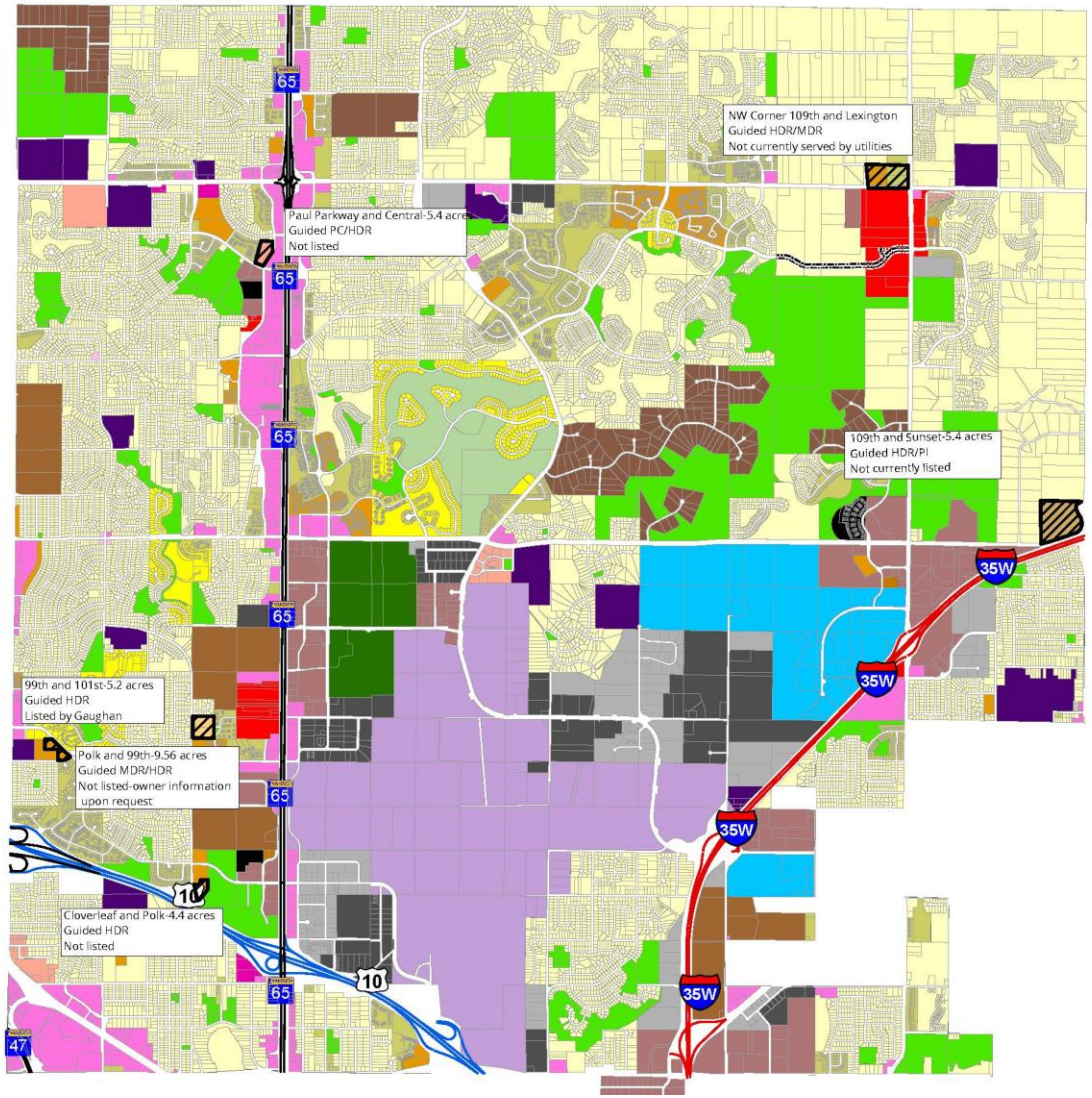
Agenda

- Revisit Multi-Family Housing Data
- Review Existing HDR Sites
- Review High Density Estimates for Northtown Area and 105th Avenue
- Review Recent Approval History
- Discuss Review Process for When Requests are Made

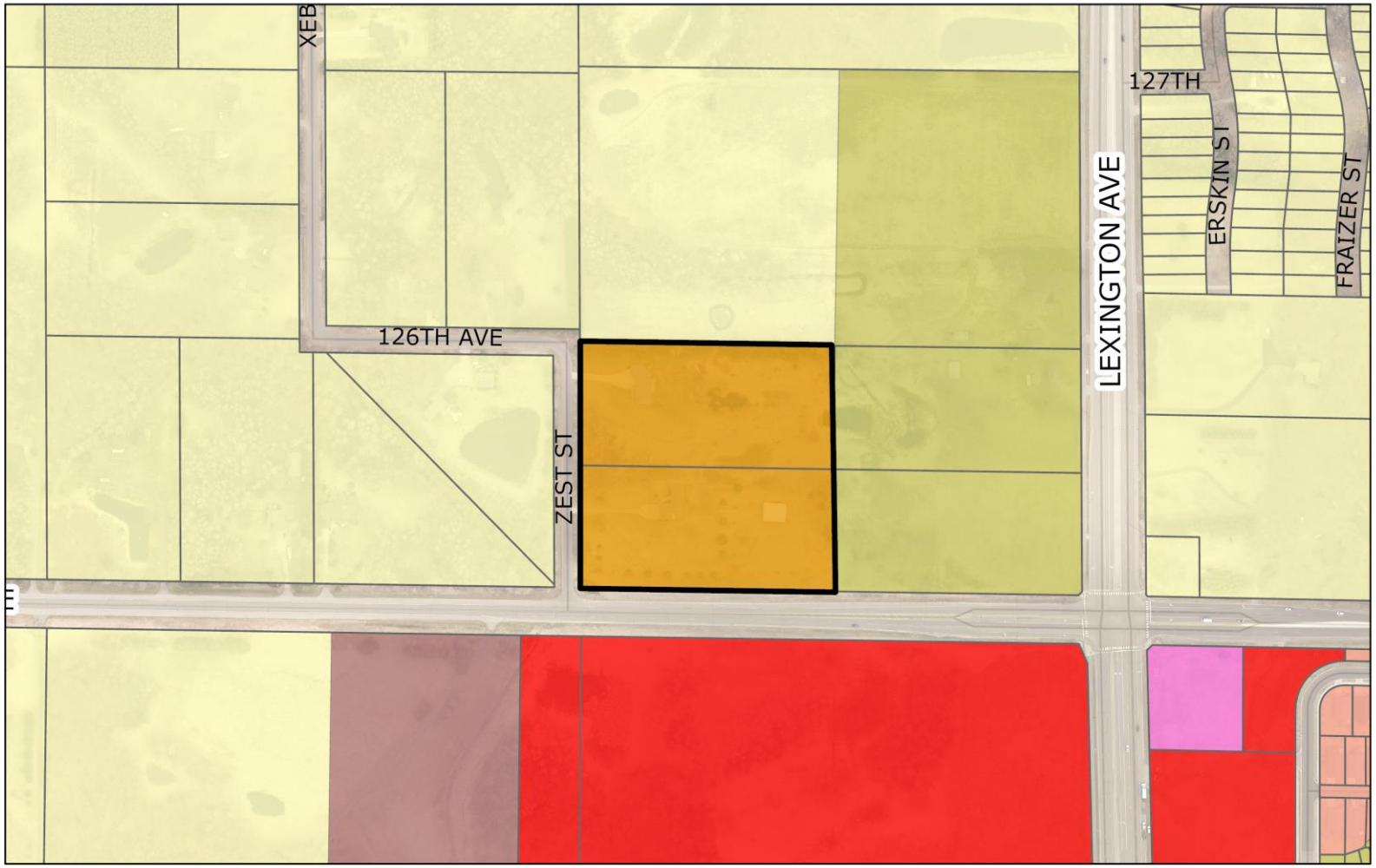
Multi-Family Statistics

- 6.9% of Blaine's housing units are multi-family.
- Blaine has added 8 apartments since 2015. Prior to that, very few apartments had been constructed since the 1980s.
- 82% of Blaine's households are single family. The average for similar cities is 76%.
- Four apartment projects under construction total an additional 583 multi-family housing units. These additional units bring the overall single-family percentage down to 81%.
- 2,600 apartment units could be built by 2035 without reducing the single-family percentage below similar cities.
    - 500-700 units in Northtown
    - 400 units at 105th Avenue
    - 1000 +/- units on remaining HDR sites

High Density Residential Land



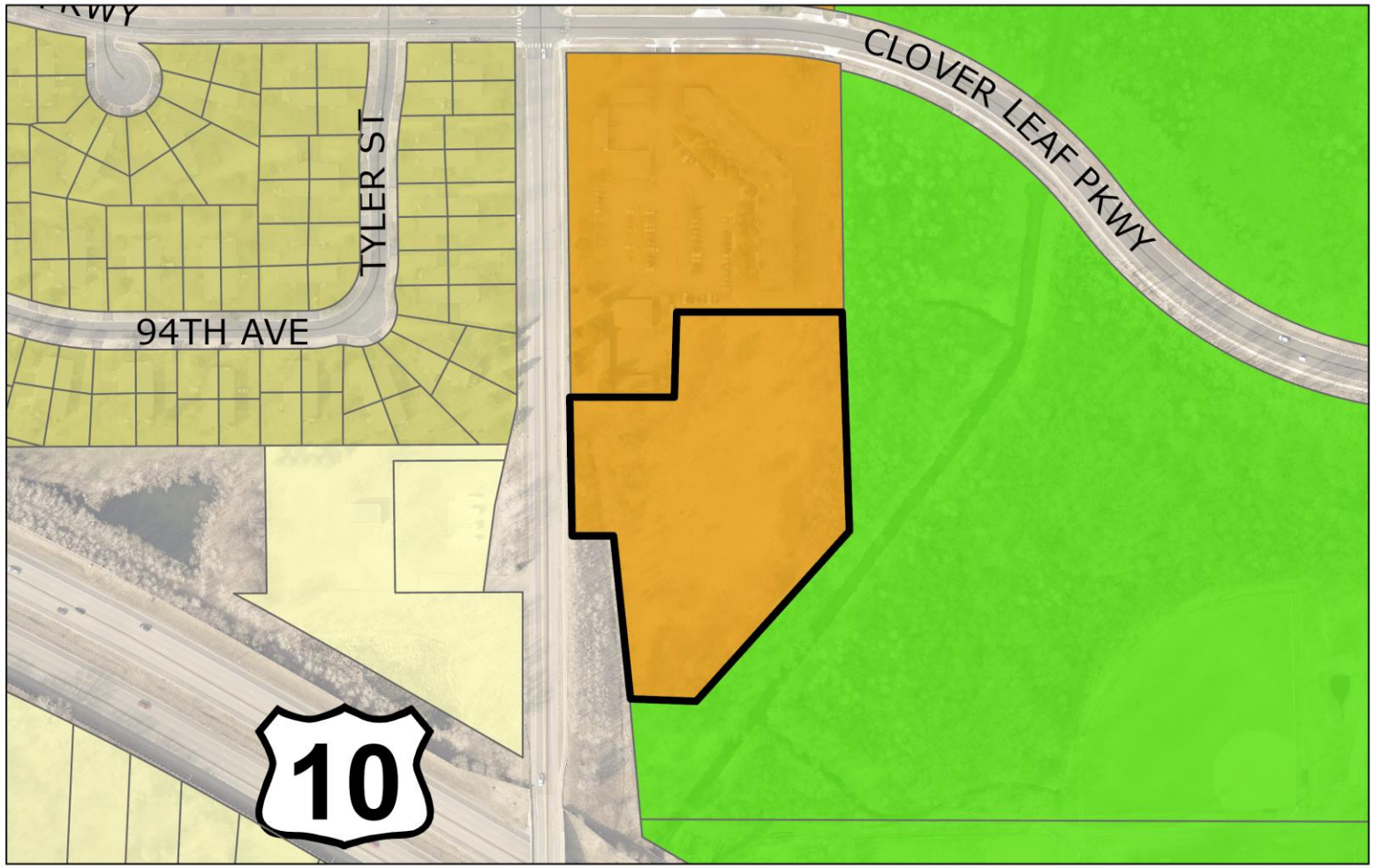
- Per Met Council requirements, the 2040 Comprehensive Plan identifies the need for 1,139 additional affordable housing units.
- This is accomplished through guiding vacant land for high density residential use.
- **Should the HDR classification shift for some or all of these sites to the Northtown area?**



Legend

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- HDR/PC - High Density Residential/ Planned Commercial
- CC - Community Commercial
- PC - Planned Commercial
- PI/PC - Planned Industrial/ Planned Commercial

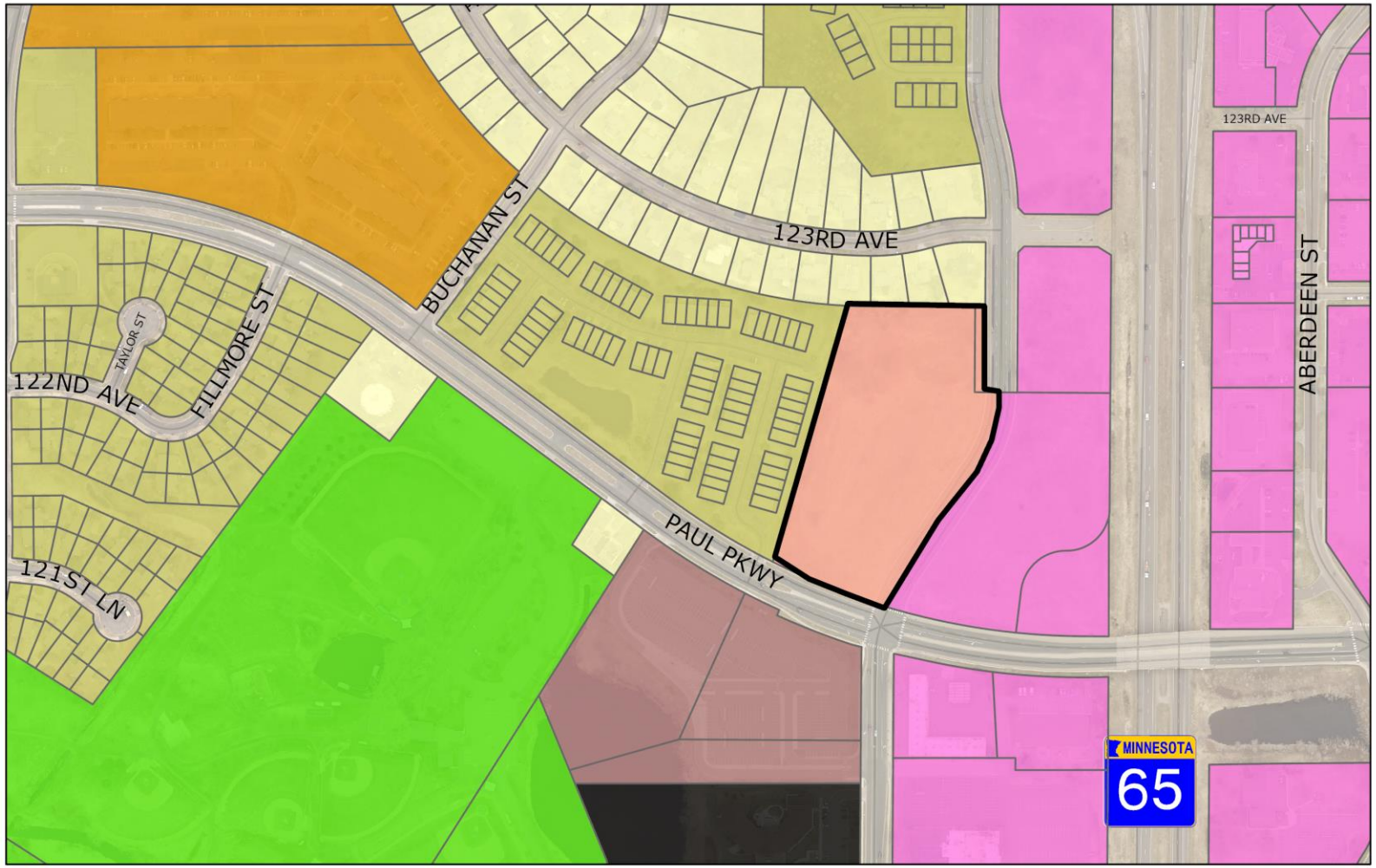
8.82 Acres



Legend

- HDR - High Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- P/OS - Park/ Open Space

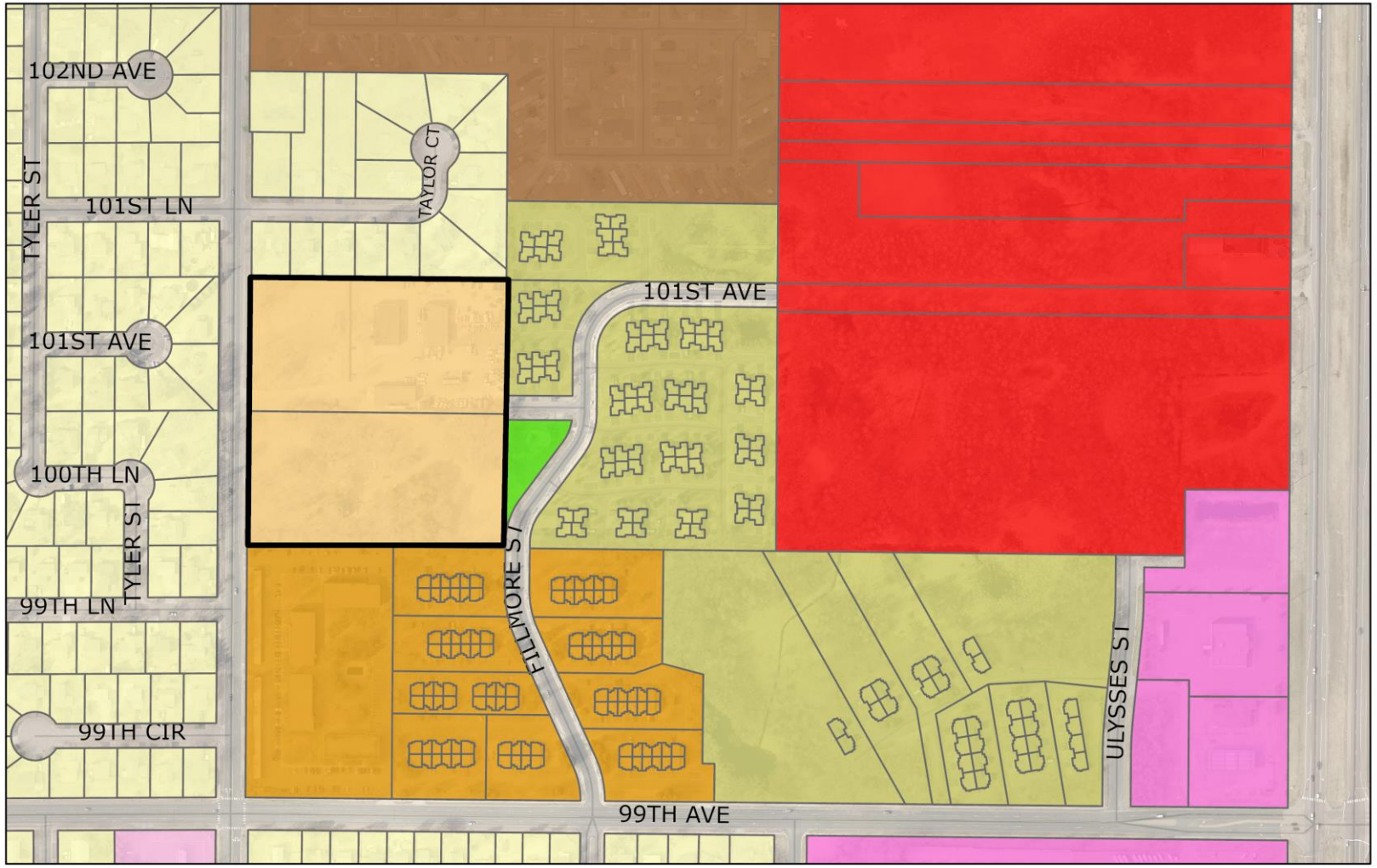
4.37 Acres



Legend

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- HDR/PC - High Density Residential/ Planned Commercial
- HDR/PI/PC - High Density Residential/ Planned Industrial/ Planned Commercial
- CC - Community Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- P/OS - Park/ Open Space

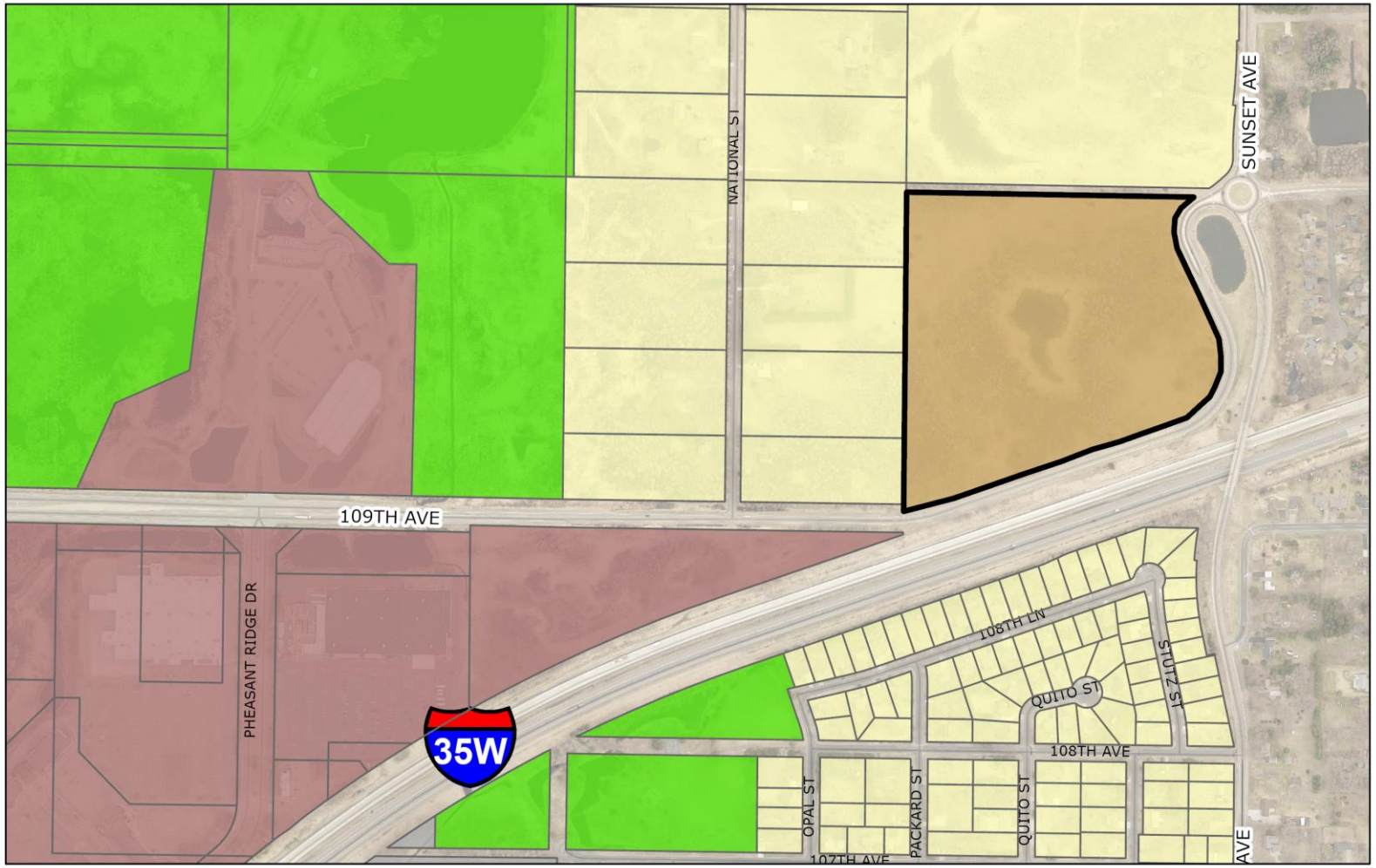
5.86 Acres



Legend

- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDR/HDR - Medium-High Density Residential
- HDR - High Density Residential
- MHR - Manufactured Home Residential
- NC - Neighborhood Commercial
- CC - Community Commercial
- PC - Planned Commercial
- P/OS - Park/ Open Space

10 Acres



Legend

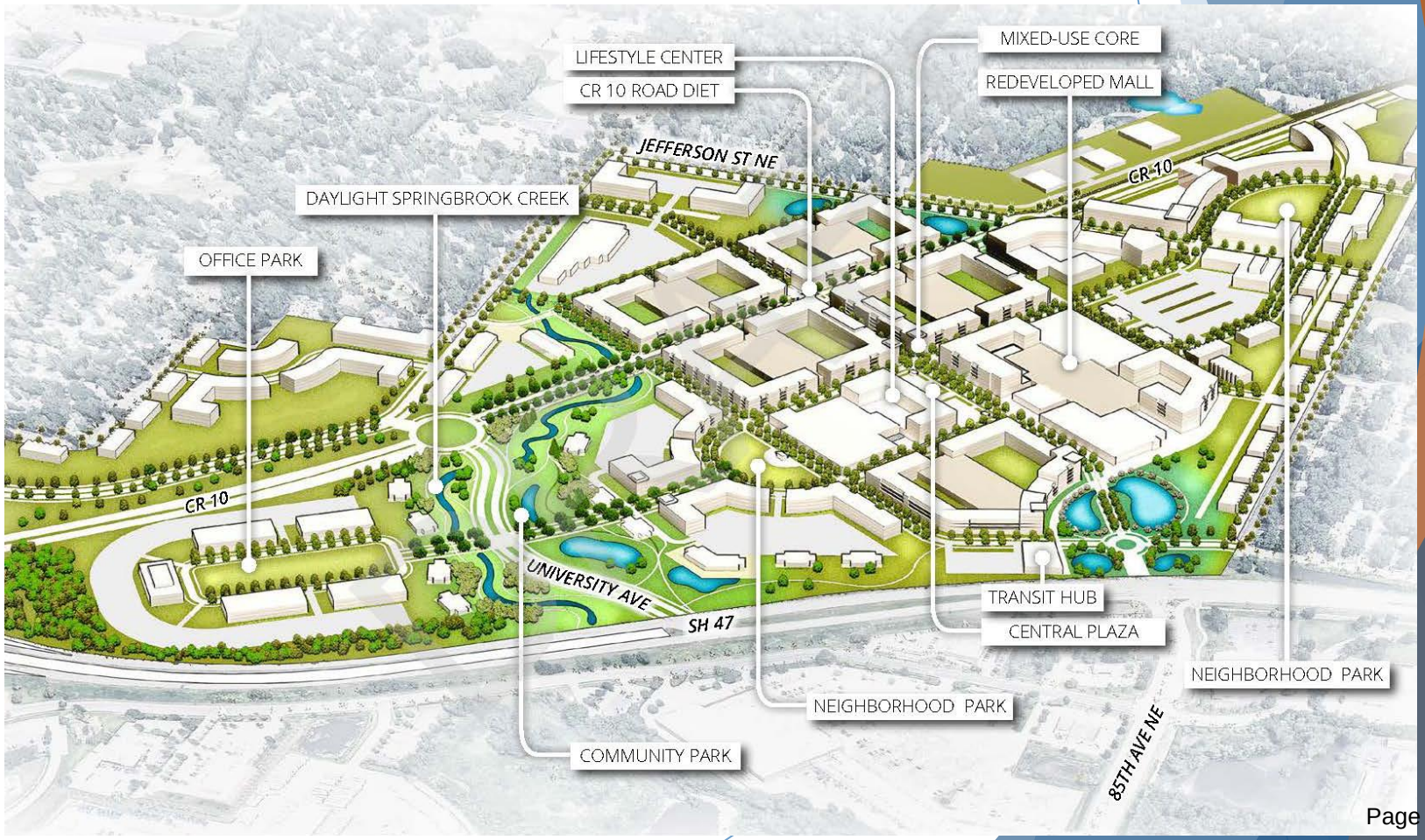
- LDR - Low Density Residential
- HDR/PI - High Density Residential/ Planned Industrial
- LI - Light Industrial
- PI/PC - Planned Industrial/ Planned Commercial
- P/OS - Park/ Open Space

27 Acres

105th Ave. Redevelopment Plan

Northtown Redevelopment Plan

- 500-700 units projected by 2035.
- Total housing units projected to be 2,500 by 2050 and beyond.



Recent Approvals and Actions

- Emberwood (2015)
  - 127th Avenue and Highway 65
  - Rezoned to DF, comp plan change to HDR

- Berkshire on Central (2015)
  - 93rd Avenue and Highway 65
  - Zoned PBD, comp plan changed to allow apartments

- Cedar Green Apartments (2018)
  - 117th and Ulysses St.
  - Rezoned to DF, comp plan changed to HDR
  - Significant opposition

- Legends of Blaine (2019)
  - 109th Avenue and Lexington Ave.
  - Zoned PBD, comp plan changed to allow apartments
  - No neighborhood opposition

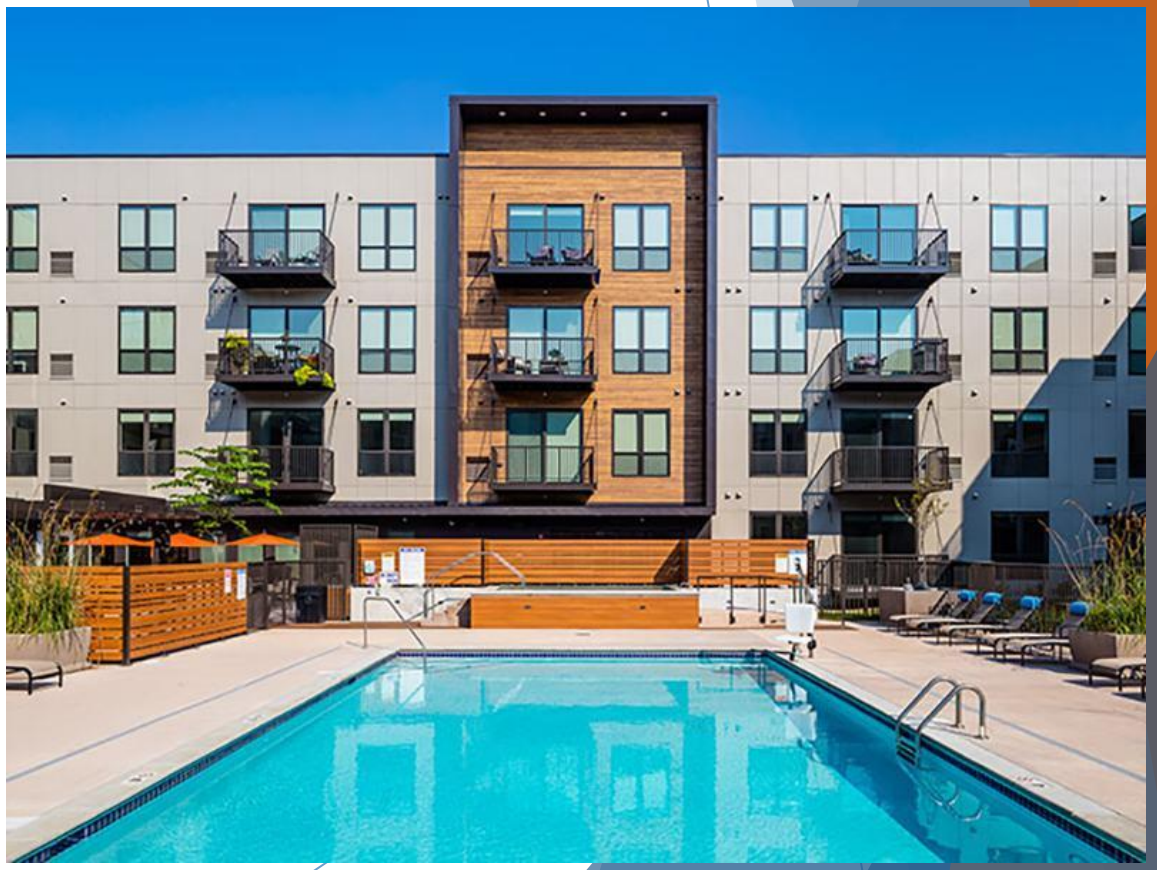
Recent Approvals and Actions

- Glenfield Park Estates (2020/2021)
  - 85th Avenue and Highway 10
  - Rezoned to DF, comp plan change to HDR
  - Minor opposition

- Lexington Meadows Apartments (2021)
  - 109th Avenue and Lexington Ave.
  - Zoned PBD, comp plan changed to HDR -2
  - Opposition when proposed north of 109th Ave.

- Arris II (2021)
  - 93rd Avenue and Central Ave.
  - Zoned PBD, comp plan was changed to HDR
  - Minor opposition

- Risor of Blaine (2022)
  - 125th Avenue and Jefferson St.
  - Zoned PBD and Guided HDR in 2040 Plan Change
  - No neighborhood opposition



Recent Approvals and Actions

- Of the 8 projects, 7 required a change to the comprehensive plan to allow the project to proceed.

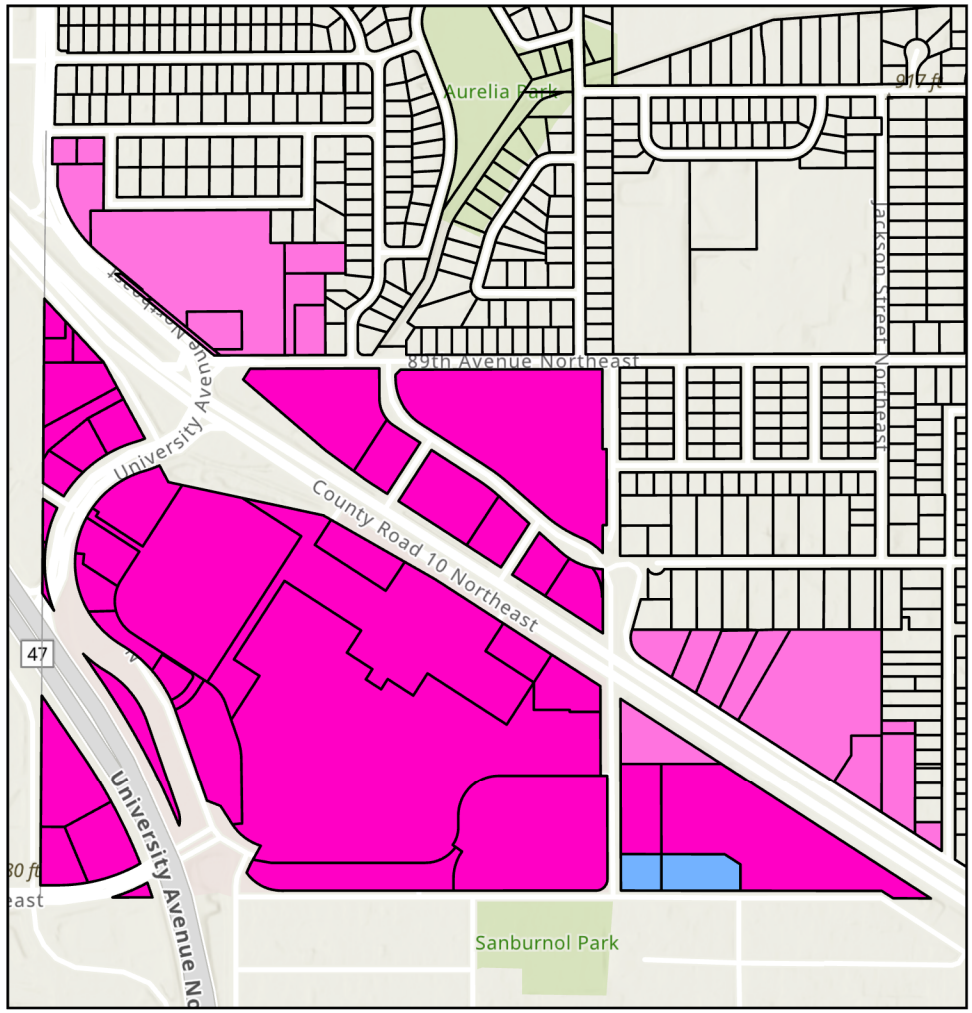
- 3 apartments in Ward 1, 3 apartments in Ward 2, 2 apartments in Ward 3.

Development Review Process

- If a developer/broker inquires about apartments on a site not guided HDR in our comprehensive plan, we direct them to a workshop.
- This allows Council to provide feedback on a case-by-case basis whether the project is appropriate.
- Recent example is 125th and Lexington Avenue where Council was favorable.
- **Does Council want to continue this practice?**

Northtown Mall

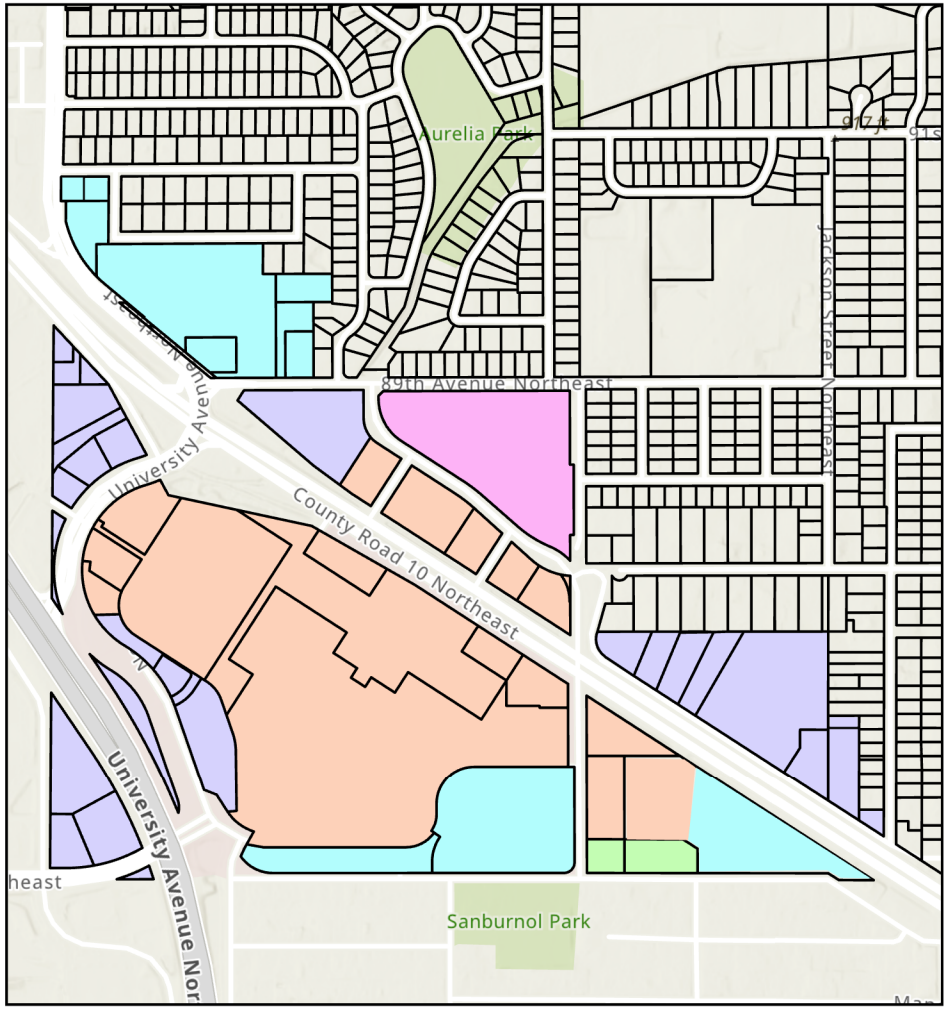
Existing Land Use



0 0.13 0.25 0.5 Miles

- Blaine_Parcels
- B-1 - Neighborhood Business
- B-2 - Community Commercial
- B-3 - Regional Commercial
- B-4 - Office Research Park
- RF - Residential Flex

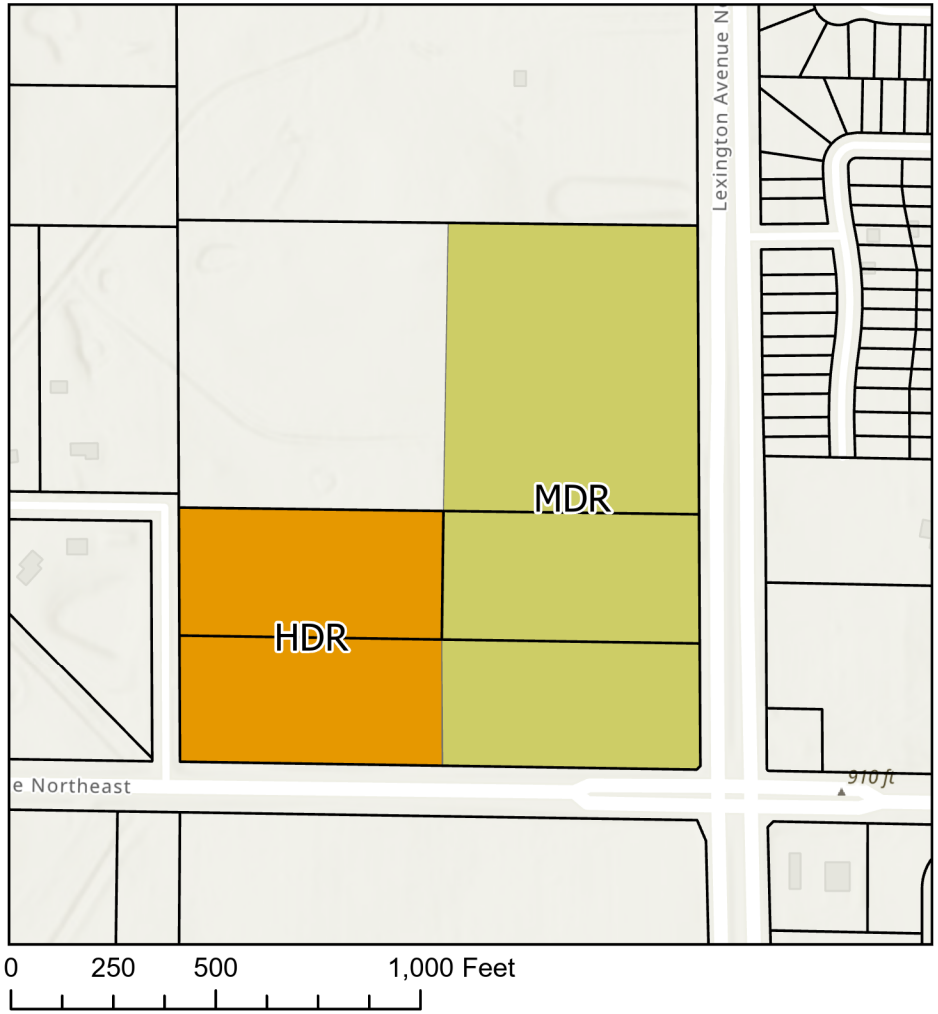
Proposed Land Use



- CC - Community Commercial
- HDR - High Density Residential
- HDR-2/PC - High Density Residential 2/ Planned Commercial
- MDR - Medium Density Residential
- MDR/CC - Medium Density Residential/ Community Commercial

125th and Lexington

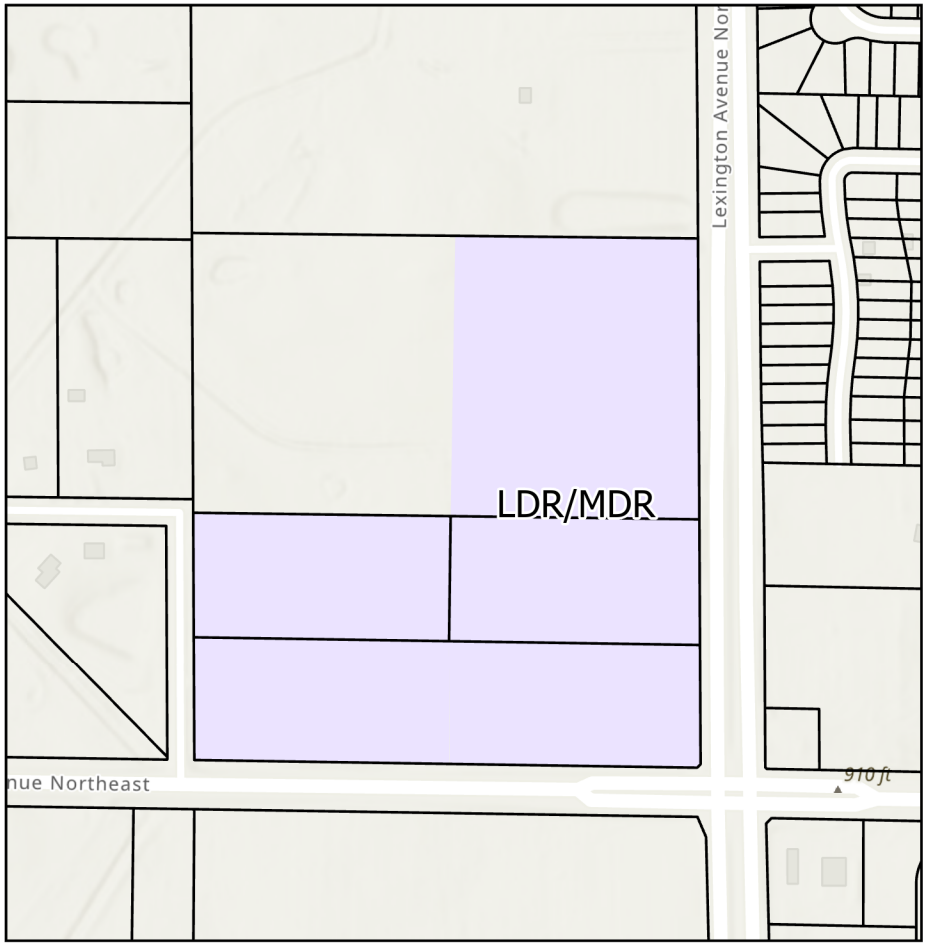
Existing Land Use



MDR - Medium Density Residential

HDR - High Density Residential

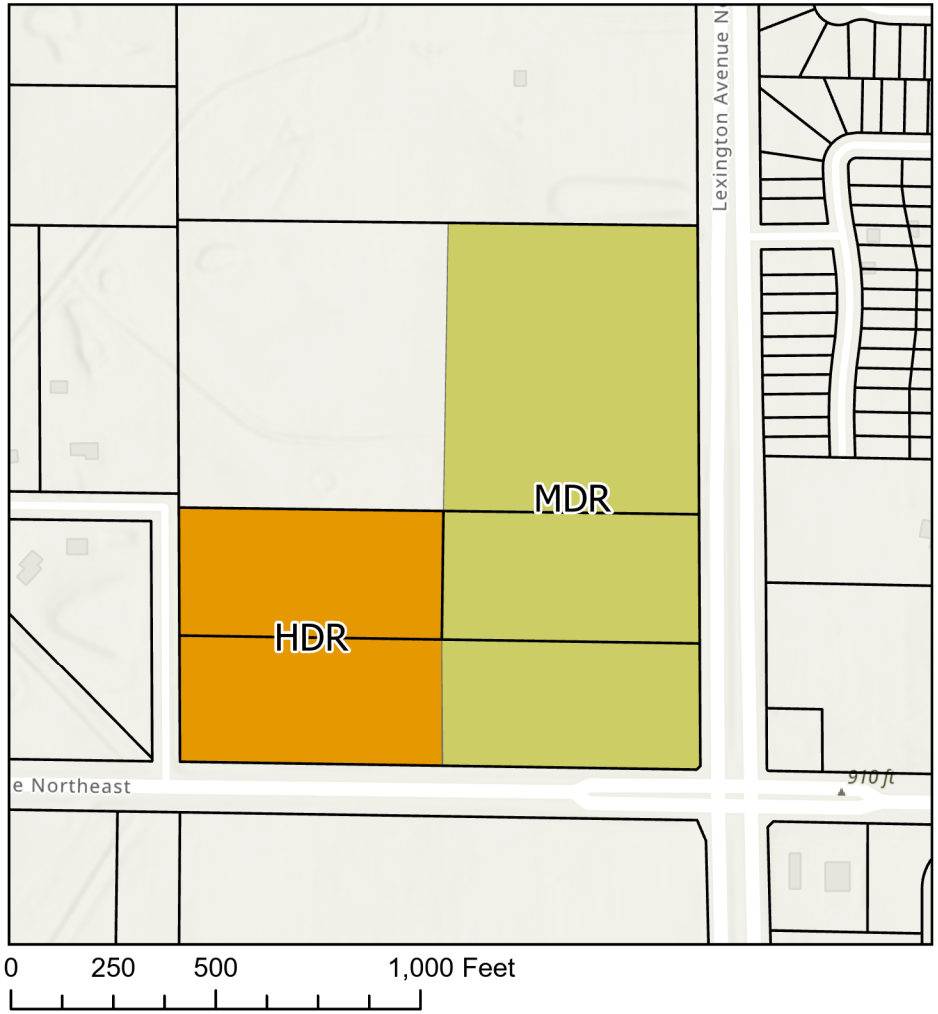
Proposed Land Use



LDR/MDR - Low Density Residential/Medium Density Residential

125th and Lexington

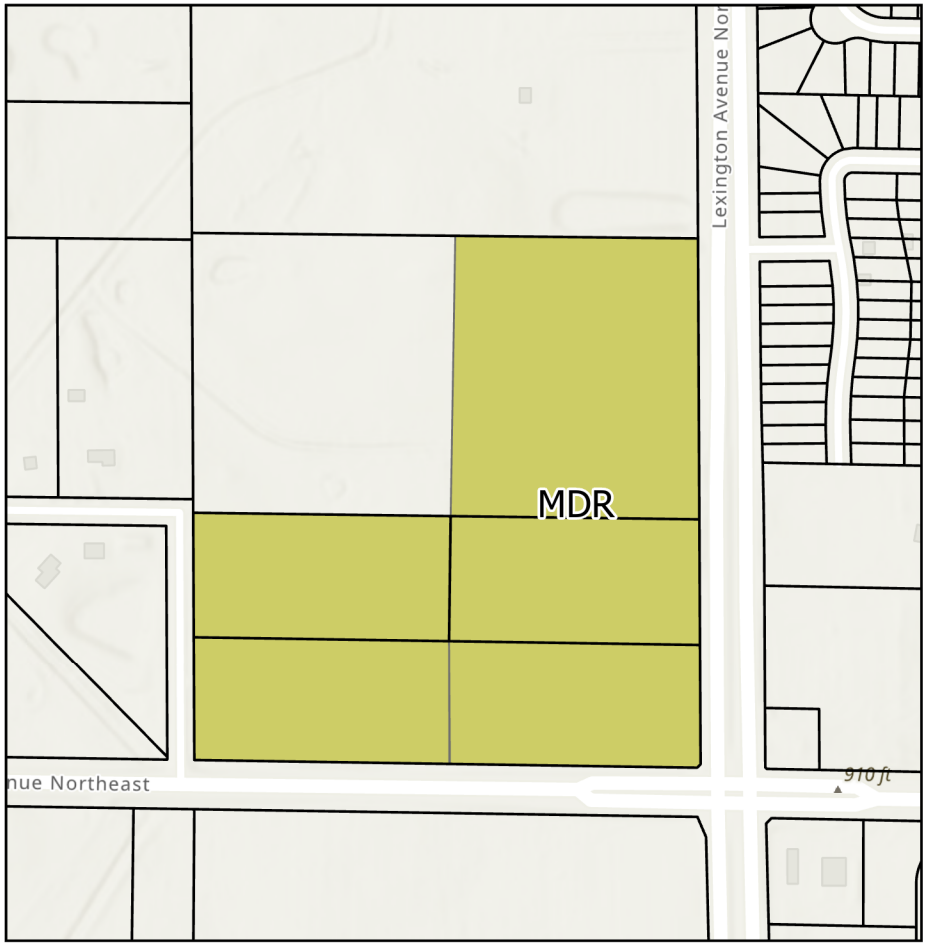
Existing Land Use



MDR - Medium Density Residential

HDR - High Density Residential

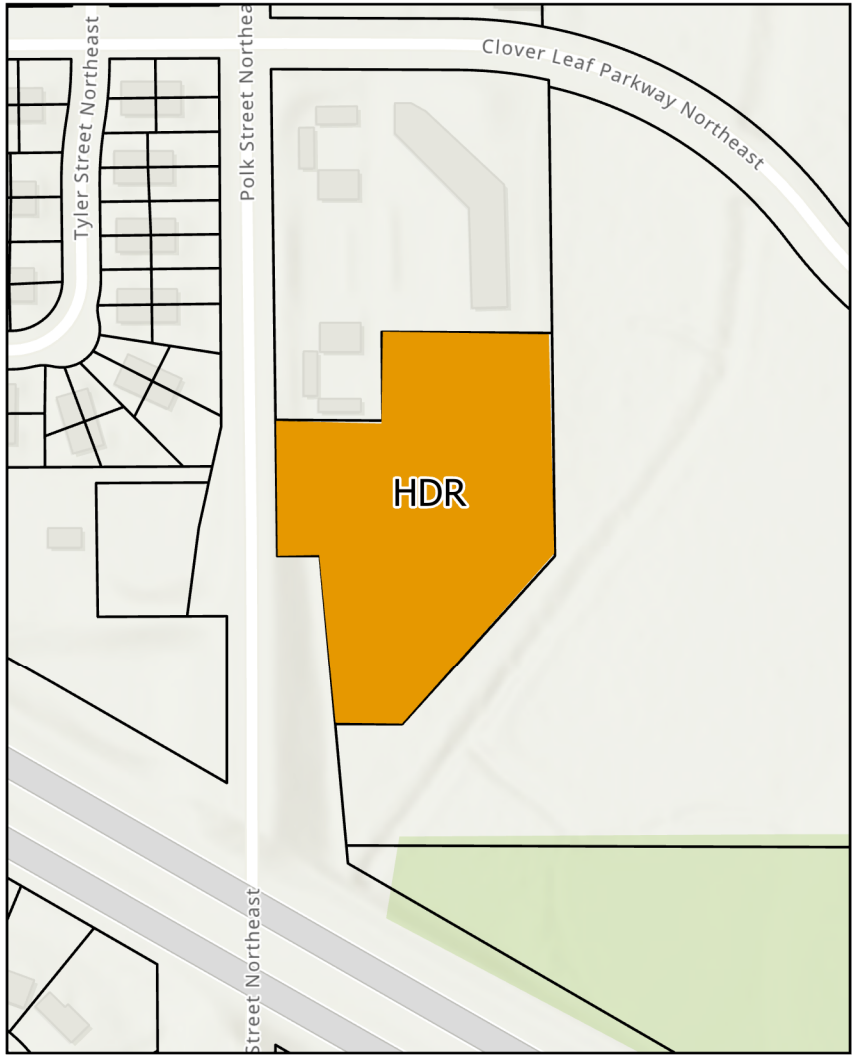
Proposed Land Use



MDR - Medium Density Residential

Polk Street and Cloverleaf Parkway

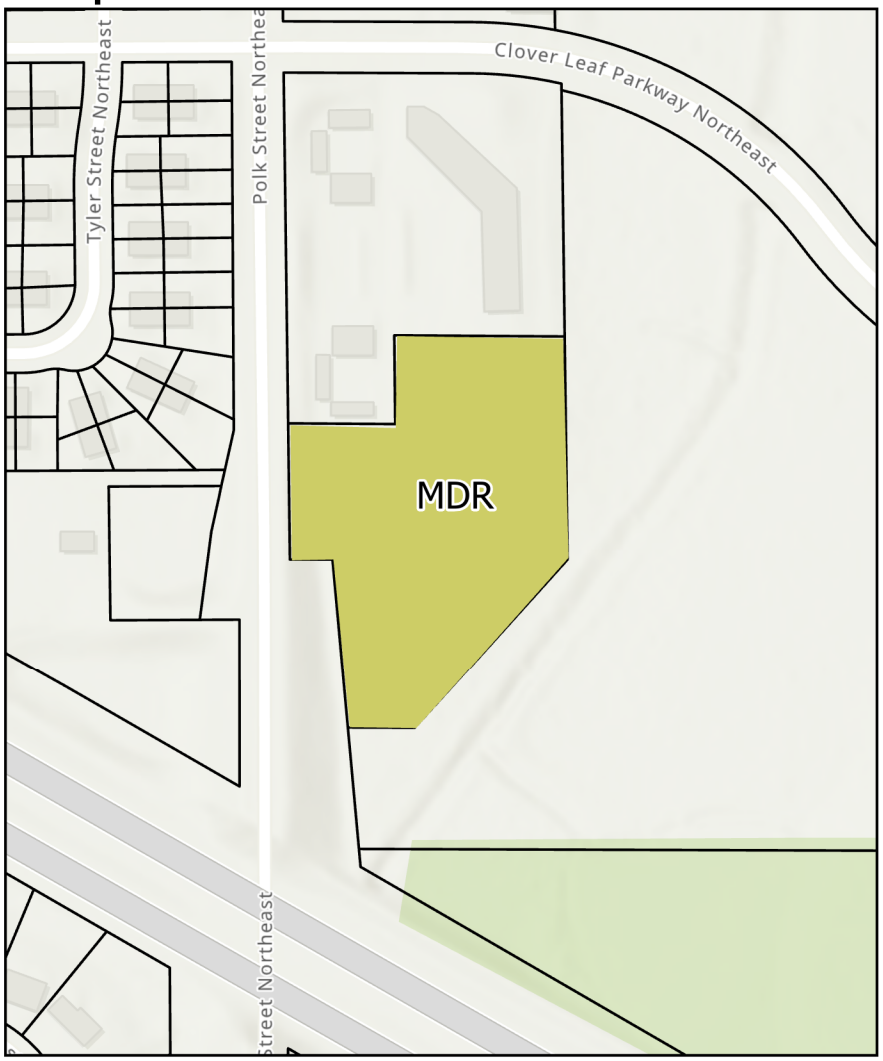
Existing Land Use



0 150 300 600 Feet

HDR - High Density Residential

Proposed Land Use



MDR - Medium Density Residential

City of Blaine
Staff Report

File Number: 2023-284

Agenda Date	Status
July 5, 2023	
In Control	**File Type**
City Council	Workshop Item

New Business - Erik Thorvig, Community Development Director

Agenda Item # 2.3

Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) - Property Acquisitions Related to 10550 Radisson Road

Background

Staff will present information for property acquisition related to 10550 Radisson Road. Confidential information will be provided to the City Council prior to the meeting.

Staff Recommendation

Questions for Council

Attachment List

None

City of Blaine
Staff Report

File Number: 2023-289

Agenda Date	Status
July 5, 2023	
In Control	**File Type**
City Council	Workshop Item

New Business - Michelle Wolfe, City Manager

Agenda Item # 2.4

Closed Session Pursuant to MN Statute 13D.05 Subd. 3(b) - Attorney Client Privileged Discussion Regarding Well Interference Claims

Background

The city's legal team will discuss the well interference claims with City Council.

Staff Recommendation

Questions for Council

Attachment List

None