



City of Blaine

Economic Development Authority

August 7, 2023 | 8:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The purpose of the Blaine Economic Development Authority is to increase the City's commercial/industrial tax base, provide employment opportunities, undertake redevelopment to enhance and maintain neighborhood economic stability, and address special needs, such as senior housing. As authorized under Minnesota State statutes, the Blaine City Council also serves as the Blaine Economic Development Authority.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2023-318 Approval of the June 20, 2023 Economic Development Authority (EDA) Minutes

Sponsors: Erik Thorvig, Community Development Director

4. New Business

4.1. RES 23-120 Resolution Approving a Contract with WSB for an Alternative Urban Areawide Review for the Northtown Area Redevelopment Plan

Sponsors: Sheila Sellman, City Planner

4.2. RES 23-121 Resolution Authorizing Sale of Wetland Credits for Park Construction

Sponsors: Erik Thorvig, Community Development Director

5. Old Business

6. Adjournment



City of Blaine

Economic Development Authority

June 20, 2023 | 8:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The meeting was called to order at 7:56PM by President Sanders followed by the Roll Call.

PRESENT: President Tim Sanders, Commissioners Terra Fleming, Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Captain Russ Clark; Finance Director/Assistant City Manager Joe Huss; Director of Engineering Dan Schluender; Communications Manager Ben Hayle; Community Development Specialist Elizabeth Showalter; and City Clerk Catherine Sorensen.

2. Approval of Minutes

2.1. 2023-252 Approval of the June 5, 2023 Economic Development Authority (EDA) Minutes

Sponsors: Erik Thorvig, Community Development Director

Moved by Commissioner Robertson, seconded by Commissioner Massoglia, that the minutes of June 5, 2023, be approved.

Motion adopted unanimously.

3. New Business

3.1. RES 23-101 Resolution Authorizing an Application to the Community Homeownership Impact Fund Grant Program

Community Development Specialist Showalter stated the Community Homeownership Impact Fund provides funding to support affordable homeownership. Staff is proposing an application to provide deferred loans to support home improvements to manufactured homes in the city, which are poorly served by other home improvement programs. She reviewed the number and age of the manufactured homes in the community. Staff commented further on the proposed program and explained the program would cost the EDA \$135,000 while leveraging \$360,000 in state funding for deferred loans.

Moved by Commissioner Robertson, seconded by Commissioner Newland, to adopt a Resolution Authorizing an Application to the Community Homeownership Impact Fund Grant Program.

Commissioner Robertson thanked staff for identifying the need and for pursuing funding for manufactured home improvements.

Commissioner Saroya questioned if these would be grants or loans. Ms. Showalter reported the city would be applying for a grant from the state. She explained the funds would be provided as a deferred loan and would be forgiven after five years, if they remain in the home.

Commissioner Newland anticipated this program would be quite popular and the funds would be gone quickly. Ms. Showalter stated she was unsure how many people would follow through with the deferred loans. She explained if the program was successful the city could apply for more funds in future years.

Motion passed unanimously.

3.2. RES 23-104 Resolution Authorizing the Sale of Building at 10550 Nassau Street NE.

Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig explained on October 31, 2022, the Blaine EDA acquired the property at 10550 Nassau Street. The property includes a 17,467 square foot metal building. At the time of purchase, the EDA assumed the existing lease with General Pattern Company. General Pattern Company has until June 30, 2023 to be vacated from the building. The purchase agreement also allows an additional 30 days for the previous owner to remove any fixtures or equipment from the building. Removing fixtures and/or equipment reduces liability and cost to the city during demolition. There are two large overhead cranes the previous owner is selling to a company in Arkansas. When the company owner recently visited Minnesota, he inquired whether he could purchase the building from the city and relocate it to their property in Arkansas. Ultimately, the city will be demolishing the building later this year. The estimated cost of demolition will be approximately \$70,000+. By selling the building, demolition costs would be significantly reduced if not eliminated. A concrete slab will remain, but this could be removed at the time

earthwork begins on the entire 105th Avenue project. It's not uncommon for cities to sell buildings on sites where redevelopment will occur. Typically, cities will sell the building for \$1 and any removal/moving costs are the responsibility of the purchaser. The purchaser will need to hire a contractor that is bonded and insured. If approved by the EDA, an agreement will be drafted between the EDA and the purchaser identifying the timeline (building to be removed by August 31, 2023), site clean-up responsibilities, etc. In addition, an escrow will need to be deposited to ensure site cleanup.

President Sanders thanked staff for bringing this item before the EDA. He stated he supported the proposed building sale.

Moved by Commissioner Massoglia, seconded by Commissioner Newland, to adopt a Resolution Authorizing the Sale of the building at 10550 Nassau Street NE.

Motion adopted unanimously.

4. Old Business

None.

5. Adjournment

Moved by Commissioner Robertson, seconded by Commissioner Massoglia, to adjourn the meeting at 8:16PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 23-120

Agenda Date	Status
August 7, 2023	
In Control	File Type
Economic Development Authority	Resolution
New Business - Sheila Sellman, City Planner	

Agenda Item # 4.1

Resolution Approving a Contract with WSB for an Alternative Urban Areawide Review for the Northtown Area Redevelopment Plan

Executive Summary

The City received proposals for an Alternative Urban Areawide Review (AUAR) for the Northtown area. WSB was the lowest responsible bid.

Background

An AUAR has been identified as a short-term action item in the redevelopment plan. Staff has accepted RFP's for an AUAR for the Northtown area. This process is a hybrid of the Environmental Assessment Worksheet (EAW) and environmental impact statement (EIS) review process. Responsible Government Units (RGU's) (the City) can use the AUAR as a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs. The process is designed to look at cumulative impacts anticipated by development scenarios within a geographical area.

The AUAR for Northtown will provide recommendations and cost analysis. The following will be included in the AUAR:

- Traffic study
 - Intersection Improvements:
 - i. CR132 and Springbrook Drive
 - ii. TH47 and 85th Avenue NE
 - iii. TH47 and CSAH 3
 - iv. CSAH 3 and 86th Lane NE
 - v. CSAH 3 and CSAH 10
 - vi. CSAH 51 and 89th Avenue NE

- vii. CSAH 51 and 91st Lane NE
- viii. 89th Avenue NE and 87th Lane NE
- ix. CSAH 10 and Jefferson Street NE
- x. CSAH 10 and Able Street NE
- xi. CSAH 10 and Washington Avenue NE
- xii. CSAH 10 and 7th Street NE
- xiii. Washington Avenue NE and 87th Lane NE
- xiv. Jefferson Street NE and 85th Avenue NE
- xv. Jefferson Street NE and Mall Entrance
- xvi. CSAH10 and TH47 Ramps

- Future roadway impacts, design, layouts, and intersection improvements
- Pedestrian and Bicycle Circulation
- Permits and approvals required
- Land
- UseGeology, Soils, and Topography/Land Forms
- Water resources
- Solid waste, hazardous waste, and storage tanks
- Fish, wildlife, plant communities, and sensitive ecological resources
- Historic properties
- Visual
- Air
- Noise
- Utilities

These items are reviewed based off the comprehensive plan and land use designations.

Five proposals were received

Kimley-Horn	\$73,700 - \$88,536 (incomplete response)
WSB	\$137,301
Stantec	\$150,920
SEH	\$239,062
Bolton & Menk	\$291,632

After careful review, staff recommends entering into a contract with WSB. The anticipated adoption date of the AUAR is June 2024.

Strategic Plan Relationship

The Northtown area is identified as a strategic priority under Growth Management.

Board/Commission Review

Not applicable.

Financial Impact

The contract amount is \$137,301. The EDA anticipated this expense when preparing the 2023 budget and it will be funded from the EDA general levy.

Public Outreach/Input

Not applicable.

Staff Recommendation

Staff recommends approval of the resolution.

Attachment List

1. Presentation
2. Contract WSB - Final

Alternative Urban Areawide Review

For the Area of and Surrounding Northtown Mall



BlaineMN.gov

Project Location



Alternative Urban Areawide Review (AUAR) Process

Relevant Terms and Definitions

- EQB: Environmental Quality Board
- AUAR: Alternative Urban Areawide Review
- EAW: Environmental Assessment Worksheet
- EIS: Environmental Impact Statement
- RGU: Responsible Government Unit (City of Blaine)
- Significant: cannot be undone and/or addressed through a formal review or permitting process.

Alternative Urban Areawide Review (AUAR) Process

What is an AUAR

- State environmental review document
- Hybrid of an EAW and EIS
- Studies the effects different development scenarios may have on the environment and community infrastructure
- Updated every 5 years

Purpose

- Used as a planning tool
- Identify the potential for cumulative impacts of anticipated development within an area
- Identify mitigation measures for potential impacts
- Informs future permitting, planning, and zoning decisions
- Does not approve or deny a project

Alternative Urban Areawide Review (AUAR) Process

AUAR Action	Estimated Schedule
RGU Adopts Order to Prepare AUAR	January 2024
RGU develops AUAR (note: document preparation is typically started prior to Order)	September 2023 – January 2024
RGU reviews and distributes Draft AUAR and Mitigation Plan for public and agency review	February 2024
Draft AUAR and Mitigation Plan available for 30-day public and agency review	March 2024
RGU revises Draft AUAR and Mitigation Plan based on comments from public and agencies	April 2024
RGU distributes Final AUAR and Mitigation to agencies and Met Council for final 10-day review and objection	May 2024
If no objections, RGU Adopts Final AUAR and Mitigation Plan	June 2024
RGU updates AUAR every 5 years until development build-out is complete	Next Update in 2029

Alternative Urban Areawide Review (AUAR) Process

Topics covered in an AUAR

- Land Use and Cover Types
- Required Permits/Approvals
- Geology and Grading
- Water Resources
- Wildlife and Habitat
- Contamination
- Greenhouse Gas/Climate Impacts
- Water and Sewer Infrastructure
- Transportation
- Historic Properties
- Visual
- Air and Noise
- Cumulative Potential Effects
- Mitigation Plan

Questions

Alison Harwood

aharwood@wsbeng.com

Lori Johnson

ljohnson@wsbeng.com

**WSB & ASSOCIATES, INC.
PROFESSIONAL SERVICES AGREEMENT**

This Professional Services Agreement (the "Agreement") is made as of the 28th day of July 2023, by and between the City of Blaine with an address of 10801 Town Square Drive NE, Blaine, Minnesota 55449 ("Client"), and WSB & Associates, Inc. dba WSB with offices located at 701 Xenia Avenue South, Suite 300, Minneapolis, Minnesota 55416 ("Consultant").

Client and Consultant, for the consideration enumerated herein, do hereby agree as follows:

**SECTION 1 / GENERAL CONTRACT TERMS
AND CONDITIONS**

The General Contract Terms and Conditions shall be as set forth in Exhibit A.

SECTION 2 / SCOPE OF WORK

The scope of work to be performed by Consultant is set forth in Exhibit B. The work and services to be performed hereunder and described in Exhibit B shall be referred to herein and in the General Contract Provisions as the "Project".

SECTION 3 / COMPENSATION

The amount, method and timing for payment to the Consultant shall be in accordance with Exhibit C.

SECTION 4 / WORK SCHEDULE

The preliminary schedule of the work, if required, is set forth in Exhibit B.

SECTION 5 / CLIENT RESPONSIBILITIES

The client responsibilities are set out in Exhibit F.

SECTION 6 / SPECIAL CONDITIONS

Special conditions, if any, are as set forth in Exhibit G.

SECTION 7 / EXHIBITS

The following Exhibits are attached hereto and made a part of this Agreement:

 X Exhibit A General Contract Provisions
 X Exhibit B Scope of Work
 X Exhibit C Compensation
 X Exhibit D Insurance Schedule
 X Exhibit E Rate Schedule
 X Exhibit F Client Responsibilities
 ~~Exhibit G Special Conditions~~

All references to the "Agreement" in this Document and the Exhibits shall mean this Agreement and all of the Exhibits as one integrated Agreement.

SECTION 8 / ACCEPTANCE OF AGREEMENT

Upon written acceptance of this Agreement by Client, Consultant shall commence the work. The undersigned hereby accept the terms and conditions of this agreement and Consultant is hereby authorized to perform the services described herein.

CLIENT: CITY OF BLAINE

ADDRESS: 10801 TOWN SQUARE DR NE
 BLAINE, MN 55449

BY: _____

NAME: _____

TITLE: _____

**CONSULTANT: WSB & ASSOCIATES, INC.
 dba WSB**

ADDRESS: 701 XENIA AVENUE SOUTH
 SUITE 300
 MINNEAPOLIS, MN 55416

BY: _____

NAME: _____

TITLE: _____

**EXHIBIT A
GENERAL CONTRACT PROVISIONS**

ARTICLE 1 – PERFORMANCE OF THE WORK

Consultant shall perform the services under this Agreement in accordance with the care and skill ordinarily exercised by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with its services.

ARTICLE 2 – ADDITIONAL SERVICES

If the Client requests that the Consultant perform any services which are beyond the scope as set forth in the Agreement, or if changed or unforeseen conditions require the Consultant to perform services outside of the original scope, then, Consultant shall promptly notify the Client of cause and nature of the additional services required. Upon notification, Consultant shall be entitled to an equitable adjustment in both compensation and time to perform.

ARTICLE 3 – SCHEDULE

Unless specific periods of time or dates for providing services are specified in a separate Exhibit, Consultant's obligation to render services hereunder will be for a period which may reasonably be required for the completion of said services. The Client agrees that Consultant is not responsible for damages arising directly or indirectly from any delays for causes beyond Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions, or other natural disasters or acts of God; fires, riots, war or other emergencies; any action or failure to act in a timely manner by any government agency; actions or failure to act by the Client or the Client's contractor or consultants; or discovery of any hazardous substance or differing site conditions. If the delays outside of Consultant's control increase the cost or the time required by Consultant to perform its services in accordance with professional skill and care, then Consultant shall be entitled to a reasonable adjustment in schedule and compensation.

ARTICLE 4 – CONSTRUCTION OBSERVATION

If requested by Client, Consultant shall visit the project during construction to become familiar with the progress and quality of the contractors' work and to determine if the work is proceeding, in general, in accordance with plans, specifications or other contract documents prepared by Consultant for the Client. The Client has not retained the Consultant to make detailed inspections or to provide exhaustive or continuous project review and observation services.

Consultant neither guarantees the performance of any Contractor retained by Client nor assumes responsibility for any Contractor's failure to furnish and perform the work in accordance with the construction documents. Client acknowledges Consultant will not direct, supervise or control the work of contractors or their subcontractors, nor shall Consultant have authority over or responsibility for the contractors' means, methods, or procedures of construction. Consultant's services do not include review or evaluation of the Client's, contractor's or subcontractor's safety measures, or job site safety. Job Site Safety shall be the sole responsibility of the contractor who is performing the work.

For Client-observed projects, the Consultant shall be entitled to rely upon and accept representations of the Client's observer. If the Client desires more extensive project observation or full-time project representation, the Client shall request such services be provided by the Consultant as an Additional Service. Consultant and Client shall then enter into a Supplemental Agreement detailing the terms and conditions of the requested project observation.

ARTICLE 5 – OPINIONS OF PROBABLE COST

Opinions, if any, of probable cost, construction cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs, collectively referred to as "Cost Estimates," provided for are made or to be made on the basis of the Consultant's experience and qualifications and represent the Consultant's best judgment as an experienced and qualified professional design firm. The parties acknowledge, however, that the

Consultant does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractor's methods of determining their prices, and any evaluation of any facility to be constructed or acquired, or work to be performed must, of necessity, be viewed as simply preliminary. Accordingly, the Consultant and Client agree that the proposals, bids or actual costs may vary from opinions, evaluations or studies submitted by the Consultant and that Consultant assumes no responsibility for the accuracy of opinions of Cost Estimates and Client expressly waives any claims related to the accuracy of opinions of Cost Estimates. If Client wishes greater assurance as to Cost Estimates, Client shall employ an independent cost estimator as part of its Project responsibilities.

ARTICLE 6 – REUSE AND DISPOSITION OF INSTRUMENTS OF SERVICE

All documents, including reports, drawings, calculations, specifications, CADD materials, computers software or hardware or other work product prepared by Consultant pursuant to this Agreement are Consultant's Instruments of Service and Consultant retains all ownership interests in Instruments of Service, including copyrights. The Instruments of Service are not intended or represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Consultant. Files in electronic format furnished to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. Consultant makes no representations as to long term compatibility, usability or readability of electronic files.

If requested, at the time of completion or termination of the work, the Consultant may make available to the Client the Instruments of Service upon (i) payment of amounts due and owing for work performed and expenses incurred to the date and time of termination, and (ii) fulfillment of the Client's obligations under this Agreement. Any use or re-use of such Instruments of Service by the Client or others without written consent, verification or adaptation by the Consultant except for the specific purpose intended will be at the Client's risk and full legal responsibility and Client expressly releases all claims against Consultant arising from re-use of the Instruments of Service without Consultant's written consent, verification or adaptation.

The Client will, to the fullest extent permitted by law, indemnify and hold the Consultant harmless from any claim, liability or cost (including reasonable attorneys' fees, and defense costs) arising or allegedly arising out of any unauthorized reuse or modification of these Instruments of Service by the Client or any person or entity that acquires or obtains the reports, plans and specifications from or through the Client without the written authorization of the Consultant. Under no circumstances shall transfer of Instruments of Service be deemed a sale by Consultant, and Consultant makes no warranties, either expressed or implied, of merchantability and fitness for any particular purpose. Consultant shall be entitled to compensation for any consent, verification or adaption of the Instruments of Service for extensions of the Project or any other project.

ARTICLE 7 – PAYMENTS

Payment to Consultant shall be on a lump sum or hourly basis as set out in the Agreement. Consultant is entitled to payment of amounts due plus reimbursable expenses. Client will pay the balance stated on the invoice unless Client notifies Consultant in writing of any disputed items within fifteen (15) days from the date of invoice. In the event of any dispute, Client will pay all undisputed amounts in the ordinary course, and the Parties will endeavor to resolve all disputed items. All accounts unpaid after thirty (30) days from the date of original invoice shall be subject to a service charge of 1-1/2% per month, or the maximum amount authorized by law, whichever is less. Consultant reserves the right to retain instruments of service until all invoices are paid in full. Consultant will not be liable for any claims of loss, delay, or damage by Client for reason of withholding services or instruments of service until all invoices are paid in full. Consultant shall be entitled to recover all reasonable costs and disbursements, including reasonable attorney fees, incurred in connection with collecting amounts owed by Client. In addition, Consultant may, after giving seven (7) days' written notice to Client, suspend services under this Agreement until it receives full payment for all amounts then due for services, expenses and charges. Payment methods, expenses and rates may be more fully described in Exhibit C and Exhibit E.

ARTICLE 8 – SUBMITTALS AND PAY APPLICATIONS

If the Scope of Work includes the Consultant reviewing and certifying the amounts due the Contractor, the Consultant's certification for payment shall constitute a representation to the Client, that to the best of the Consultant's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in general accordance with the Documents issued by the Consultant. The issuance of a Certificate for Payment shall not be a representation that the Consultant has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Client to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum. Contractor shall remain exclusively responsible for its Work.

If the Scope of Work includes Consultant's review and approval of submittals from the Contractor, such review shall be for the limited purpose of checking for conformance with the information given and the design concept. The review of submittals is not intended to determine the accuracy of all components, the accuracy of the quantities or dimensions, or the safety procedures, means or methods to be used in construction, and those responsibilities remain exclusively with the Client's contractor.

ARTICLE 9 – HAZARDOUS MATERIALS

Notwithstanding the Scope of Services to be provided pursuant to this Agreement, it is understood and agreed that Consultant is not a user, handler, generator, operator, treater, arranger, storer, transporter, or disposer of hazardous or toxic substances, pollutants or contaminants as any of the foregoing items are defined by Federal, State and/or local law, rules or regulations, now existing or hereafter amended, and which may be found or identified on any Project which is undertaken by Consultant.

The Client agrees to indemnify Consultant and its officers, subconsultant(s), employees and agents from and against any and all claims, losses, damages, liability and costs, including but not limited to costs of defense, arising out of or in any way connected with, the presence, discharge, release, or escape of hazardous or toxic substances, pollutants or contaminants of any kind, except that this clause shall not apply to such liability as may arise out of Consultant's sole negligence in the performance of services under this Agreement arising from or relating to hazardous or toxic substances, pollutants, or contaminants specifically identified by the Client and included within Consultant's services to be provided under this Agreement.

ARTICLE 10 – INSURANCE

Consultant has procured general and professional liability insurance. On request, Consultant will furnish client with a certificate of insurance detailing the precise nature and type of insurance, along with applicable policy limits. Additional Insurance requirements are listed in Exhibit D.

ARTICLE 11 – TERMINATION OR SUSPENSION

If Consultant's services are delayed or suspended in whole or in part by Client, or if Consultant's services are delayed by actions or inactions of others for more than sixty (60) days through no fault of Consultant, Consultant shall be entitled to either terminate its agreement upon seven (7) days written notice or, at its option, accept an equitable adjustment of rates and amounts of compensation provided for elsewhere in this Agreement to reflect reasonable costs incurred by Consultant in connection with, among other things, such delay or suspension and reactivation and the fact that the time for performance under this Agreement has been revised.

This Agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination. In the event of termination Consultant shall be compensated for services performed prior to termination date, including charges for expenses and equipment costs then due and all termination expenses.

This Agreement may be terminated by either party upon thirty (30) days' written notice without cause. Consultant shall upon termination only be entitled to payment for the work performed up to the Date of termination. In the event of termination, copies of plans, reports, specifications, electronic drawing/data

files (CADD), field data, notes, and other documents whether written, printed or recorded on any medium whatsoever, finished or unfinished, prepared by the Consultant pursuant to this Agreement and pertaining to the work or to the Project, (hereinafter "Instruments of Service"), shall be made available to the Client upon payment of all amounts due as of the date of termination. All provisions of this Agreement allocating responsibility or liability between the Client and Consultant shall survive the completion of the services hereunder and/or the termination of this Agreement.

ARTICLE 12 – INDEMNIFICATION

The Consultant agrees to indemnify and hold the Client harmless from any damage, liability or cost to the extent caused by the Consultant's negligence or willful misconduct.

The Client agrees to indemnify and hold the Consultant harmless from any damage, liability or cost to the extent caused by the Client's negligence or willful misconduct.

ARTICLE 13 – WAIVER OF CONSEQUENTIAL DAMAGES

The Consultant and Client waive claims against each other for consequential damages arising out of or relating to this contract. This mutual waiver includes damages incurred by the Client for rental expenses, for loss of use, loss of income, lost profit, project delays, financing, business and reputation and for loss of management or employee productivity or of the services of such persons; and (2) Damages incurred by the Consultant for principal office expenses including the compensation for personnel stationed there, for losses of financing, business and reputation and for loss of profit except anticipated profit arising directly from the Work. The Consultant and Client further agree to obtain a similar waiver from each of their contractors, subcontractors or suppliers.

ARTICLE 14 – WAIVER OF CLAIMS FOR PERSONAL LIABILITY

It is intended by the parties to this Agreement that Consultant's services shall not subject Consultant's employees, officers or directors to any personal legal exposure for the risks associated with this Agreement. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant, and not against any of Consultant's individual employees, officers or directors.

ARTICLE 15 – ASSIGNMENT

Neither Party to this Agreement shall assign its interest in this agreement, any proceeds due under the Agreement nor any claims that may arise from services or payments due under the Agreement without the written consent of the other Party. Any assignment in violation of this provision shall be null and void. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Consultant or Client. This Agreement is for the exclusive benefit of Consultant and Client and there are no other intended beneficiaries of this Agreement.

ARTICLE 16 – CONFLICT RESOLUTION

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Client and Consultant agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation as a precondition to any formal legal proceedings.

ARTICLE 17 – CONFIDENTIALITY

The Consultant agrees to keep confidential and not to disclose to any person or entity, other than the Consultant's employees, subconsultants and the general contractor and subcontractors, if appropriate, any data and information furnished to the Consultant and marked CONFIDENTIAL by the Client. These provisions shall not apply to information in whatever form that comes into the public domain, nor shall it restrict the Consultant from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency or other authority with proper jurisdiction, or if it is reasonably necessary for the Consultant to complete services under the Agreement or defend itself from any suit or claim.

ARTICLE 18 – AVAILABLE INSURANCE PROCEEDS AND LIMITATION OF LIABILITY

Consultant maintains professional liability insurance with a liability limit of not less than \$2,000,000 per claim. The Consultant's total liability to Client shall not exceed the total available insurance policy limits per claim available to Consultant under its professional liability insurance policy. Client hereby agrees that to the fullest extent permitted by law, the Consultant's total liability to Client for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to or arising from this Agreement from any cause or causes including, but not limited to, Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty (Client's Claims) shall not exceed the total policy limits available to Consultant under its professional liability insurance policy for settlement or satisfaction of Client's Claims under the terms and conditions of the Consultant's professional liability insurance policy applicable hereto.

Notwithstanding the language above, Client agrees that with regard to any claim arising from or relating to Consultant's provision of geotechnical engineering services, construction materials testing, special inspections, and/or environmental engineering services, including but not limited to environmental site assessments, that Consultant's liability for any claims asserted by or through Client shall be limited to \$50,000.

Client and Consultant each further agree that neither will be responsible for any incidental, indirect, or consequential damages (including loss of use or loss of profits) sustained by the other, its successors or assigns. This mutual waiver shall apply even if the damages were foreseeable and regardless of the theory of recovery plead or asserted.

ARTICLE 19 – CONTROLLING LAW

This Agreement is to be governed by the laws of the State of Minnesota. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, including but not limited to claims for negligence or breach of warranty, that is not settled by nonbinding mediation shall be settled by the law of the State of Minnesota.

ARTICLE 20 – LOCATION OF UNDERGROUND IMPROVEMENTS

Where requested by Client, Consultant will perform customary research to assist Client in locating and identifying subterranean structures or utilities. However, Consultant may reasonably rely on information from the Client and information provided by local utilities related to structures or utilities and will not be liable for damages incurred where Consultant has complied with the standard of care and acted in reliance on that information. The Client agrees to waive all claims and causes of action against the Consultant for claims by Client or its contractors relating to the identification, removal, relocation, or restoration of utilities, or damages to underground improvements resulting from subsurface penetration locations established by the Consultant.

**EXHIBIT B
SCOPE OF WORK
ALTERNATIVE URBAN AREAWIDE REVIEW FOR THE AREA SURROUNDING NORTHTOWN MALL
CITY OF BLAINE, MINNESOTA**

The Client intends to retain Consultant to provide professional services for the development of an Alternative Urban Areawide Review (AUAR) for the area surrounding the Northtown Mall in the City of Blaine, Minnesota. The Scope of Services is outlined below.

ARTICLE B.1 – SCOPE OF SERVICES

B.1.1 PROJECT MANAGEMENT AND MEETINGS

- (1) Project Management
 - A. General project coordination, invoice review, and project updates.
- (2) Meetings
 - A. One (1) in-person kickoff meeting
 - B. Up to five (5) virtual meetings with Client project team
 - C. Up to four (4) City Council meetings

B.1.2 ALTERNATIVE URBAN AREAWIDE REVIEW DOCUMENT

- (1) Existing Condition Assessment
 - A. Desktop analysis of existing cover types
- (2) Traffic Analysis
 - A. Traffic and turning movement counts at seventeen (17) intersections during PM peak hours
 - B. Development of traffic generation model for two (2) development scenarios
 - C. Traffic forecasts for two (2) development scenarios, adjacent developments, and other anticipated background traffic not associated with the study area
 - D. Turning movement forecasts for two (2) development scenarios at 17 intersections
 - E. Traffic analysis based on forecasted volumes on impacted roadways for two (2) development scenarios and existing conditions
 - F. Intersection operations analysis of 17 intersections
 - G. Development of mitigation alternatives based on traffic analysis for 17 intersections
 - H. Review of pedestrian and bicycle connectivity and recommendations for improvements
- (3) Permit Identification
 - A. Identification of permits and approvals required for development of two (2) development scenarios
- (4) Land Use Review
 - A. Review of compatibility of two (2) development scenarios with the Client's Comprehensive Plan
- (5) Geology, Soils, and Topography/Land Form Assessment
 - A. Desktop analysis of the existing geology, soils, and topography of the study area
 - B. Identification of soil, geology, or topographical impacts resulting from two (2) development scenarios and required mitigation measures
- (6) Water Resource Analysis
 - A. Desktop analysis of existing surface waters including wetlands and Department of Natural Resources (DNR) Public Waters including impaired waters
 - B. Identification of surface water impacts resulting from two (2) development scenarios and required mitigation measures

- C. Desktop analysis of existing and proposed stormwater conditions based on two (2) development scenarios based on existing local and State rules.
 - D. General discussion of how stormwater will be managed for two (2) development scenarios
 - E. Desktop analysis of groundwater and identification of impacts resulting from two (2) development scenarios and required mitigation measures
- (7) Solid Waste, Hazardous Waste, and Storage Tank Analysis
 - A. Analysis of the potential for existing contamination based on desktop data or reports provided by the Client.
 - B. Identification of potential solid waste, hazardous waste, or storage tank impacts resulting from two (2) development scenarios and required mitigation measures
- (8) Fish, Wildlife, Plant Communities, and Sensitive Ecological Resource Analysis
 - A. Desktop analysis of the potential for fish, wildlife, and sensitive species or habitats
 - B. Identification of potential impacts to fish, wildlife, or sensitive species or habitats resulting from two (2) development scenarios and required mitigation measures
- (9) Historic Properties, Visual Impacts, and Park Analysis
 - A. Analysis of the potential for culturally significant or historic properties based on data inventoried with the State Historic Preservation Office (SHPO)
 - B. Desktop analysis of the potential for impacts to scenic vistas or parks based on two (2) development scenarios and required mitigation measures
- (10) Noise Analysis
 - A. Desktop assessment of potential noise impacts from two (2) development scenarios and required mitigation measures
- (11) Utility Assessment
 - A. Water use and wastewater generation calculations based on o two (2) development scenarios
 - B. Identification of the potential for impact to existing water and sanitary sewer systems resulting from two (2) development scenarios and required mitigation measures
- B.1.3 DRAFT AUAR AND MITIGATION PLAN
 - (1) Preparation of Draft AUAR and Mitigation Plan per EQB guidance
 - (2) Preparation of resolution ordering the AUAR
 - (3) Preparation of public notice for AUAR comment period
 - (4) Distribution of AUAR to the public and required agencies per EQB guidance
- B.1.4 REVISED AUAR AND MITIGATION PLAN
 - (1) Revision of AUAR based on comment received by the public and agencies during comment period
- B.1.5 DISTRIBUTION OF DECISION
 - (1) Distribution of Final AUAR to agencies for 10-day objection period, per EQB guidance
 - (2) Preparation of resolution adopting the AUAR and mitigation plan
 - (3) Distribution of the Adopted AUAR to EQB and agencies
- B.1.6 MITIGATION MEASURE COST ANALYSIS
 - (1) Evaluation of the list of mitigation measures that involve infrastructure and provide recommendation and cost estimates
- B.1.7 CLIMATE RESILIENCY & GHG ASSESSMENT
 - (1) Air Quality and Greenhouse Gas Analysis (GHG)

- A. Desktop evaluation of the sustainability, climate adaptation, and resiliency implications of two (2) development scenarios per guidance from the Environmental Quality Board (EQB) and identification of mitigation measures

ARTICLE B.2 – ASSUMPTIONS

Consultant has based the scope of work and fee upon the following assumptions.

- B.2.1 Client will provide one development scenario which is consistent with the approved Comprehensive Land Use plan
- B.2.2 Client will provide a second redevelopment scenario concept plan based on the modified Vision Plan
- B.2.3 Client will provide any current studies or data related to the site
- B.2.4 Client will provide comments on the draft and final AUAR within two (2) weeks of receipt
- B.2.5 Client will provide water and sanitary system use models

ARTICLE B.3 – EXCLUSIONS

- B.3.1 The following items are excluded from this Agreement; however, Consultant can provide these professional services for additional compensation by amendment to this Agreement.
 - (1) Phase I Cultural Resources Assessment
 - (2) Noise Monitoring and Modeling

ARTICLE B.4 – ADDITIONAL SERVICES

Additional services may be added upon approval by both Client and Consultant via amendment to this Agreement.

**EXHIBIT C
COMPENSATION
ALTERNATIVE URBAN AREAWIDE REVIEW FOR THE AREA SURROUNDING NORTHTOWN MALL
CITY OF BLAINE, MINNESOTA**

The Client shall pay the Consultant for Basic Services rendered on an hourly basis, not-to-exceed the amount of \$137,301 as mutually agreed to and deemed fair and reasonable for the particular work to be performed.

Consultant's current fee schedule with hourly rates is attached to this contract as Exhibit E. The rate schedule is for 2023 and will remain in effect for services rendered through December 31, 2023.

The fee schedule will be evaluated on an annual basis by the Consultant and adjusted to account for inflation and other factors. The Consultant will submit a revised fee schedule prior to December 31 on an annual basis.

The following represents the compensation terms:

ARTICLE C.1 – PROJECT COMPENSATION

Compensation for the scope of services as outlined in Exhibit B is detailed below.

PROJECT MANAGEMENT AND MEETINGS	\$13,090
ALTERNATIVE URBAN AREAWIDE REVIEW DOCUMENT	\$76,092
DRAFT AUAR AND MITIGATION PLAN	\$12,070
REVISED AUAR AND MITIGATION PLAN	\$8,063
DISTRIBUTION OF DECISION	\$1,835
MITIGATION MEASURE COST ANALYSIS.....	\$16,366
CLIMATE RESILIENCY & GHG ASSESSMENT	\$9,785
TOTAL	\$137,301

ARTICLE C.2 – INDEPENDENT CONSULTANTS

The cost of services performed by independent consultants or agencies for environmental evaluation, soil testing, laboratory services, or other services will be billed to the Client.

ARTICLE C.3 – RECEIPT OF PAYMENT

Consultant shall submit monthly invoices describing in detail the services performed in accordance with this contract. Separate statements shall be submitted for each project or a detailed breakdown shall be furnished showing the distribution of charges to each project. The Client shall pay Consultant upon receipt of each monthly invoice.

ARTICLE C.4 – EXPENSES

Consultant shall be reimbursed for reasonable expenses related to the scope of services of this contract and/or individual projects. The Consultant shall be reimbursed for the actual cost of the expenses, without markup. Typical expenses include, but are not limited to, the following:

- Permit fees
- Plan and specification reproduction fees
- Costs related to the development of project photos

The following shall not be considered reimbursable expenses:

- Mileage
- Mobile phone usage
- Computer equipment time
- Preparation and reproduction of common correspondence
- Mailing

**EXHIBIT D
INSURANCE SCHEDULE**

GENERAL LIABILITY

Broker:	Marsh & McLennan Agency, LLC	
Type of Insurance:	Commercial General Liability	
Coverage:	General Aggregate	\$4,000,000
	Products-Comp/Ops Aggregate	\$2,000,000
	Personal & Advertising Injury	\$2,000,000
	Each Occurrence	\$2,000,000
	Damage to Rented Premises	\$100,000
	Medical Expenses (Any one person)	\$25,000

AUTOMOBILE LIABILITY

Broker:	Marsh & McLennan Agency, LLC	
Type of Insurance:	Any Auto	
Coverage:	Combined Single Limit	\$2,000,000

UMBRELLA

Broker:	Marsh & McLennan Agency, LLC	
Coverage:	Each Occurrence/Aggregate	\$10,000,000

WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY

Broker:	Marsh & McLennan Agency, LLC	
Coverage:	<u>Statutory</u>	
	Each Accident	\$ 1,000,000
	Disease-Policy Limit	\$ 1,000,000
	Disease-Each Employee	\$ 1,000,000

PROFESSIONAL LIABILITY

Broker:	H. Robert Anderson and Associates, Inc.	
Coverage:	Each Claim	\$ 5,000,000
	Annual Aggregate	\$ 10,000,000

Certificates of Insurance will be provided upon request.

2023 Rate Schedule



	Billing Rate/Hour
SR. PRINCIPAL SR. ASSOCIATE	\$235
PRINCIPAL ASSOCIATE	\$173 – \$223
SR. PROJECT MANAGER SR. PROJECT ENGINEER	\$173 – \$223
PROJECT MANAGER	\$152 – \$170
PROJECT ENGINEER GRADUATE ENGINEER	\$102 – \$169
ENGINEERING TECHNICIAN ENGINEERING SPECIALIST	\$68 – \$167
LANDSCAPE ARCHITECT SR. LANDSCAPE ARCHITECT	\$78 – \$162
ENVIRONMENTAL SCIENTIST SR. ENVIRONMENTAL SCIENTIST	\$68 – \$160
PLANNER SR. PLANNER	\$80 – \$167
GIS SPECIALIST SR. GIS SPECIALIST	\$78 – \$167
CONSTRUCTION OBSERVER	\$104 – \$135
SURVEY	
One-Person Crew	\$175
Two-Person Crew	\$235
OFFICE TECHNICIAN	\$60 – \$102

Costs associated with word processing, cell phones and reproduction of common correspondence are included in the above hourly rates. Vehicle mileage is included in our billing rates [excluding geotechnical and construction materials testing (CMT) service rates]. Mileage can be charged separately, if specifically outlined by contract. | Reimbursable expenses include costs associated with plan, specification, and report reproduction; permit fees; delivery costs; etc. | Multiple rates illustrate the varying levels of experience within each category. | Rate Schedule is adjusted annually.

**EXHIBIT F
CLIENT RESPONSIBILITIES**

The Client's responsibilities related to the services to be provided by Consultant are generally as set out below. These responsibilities can be modified through Supplemental Agreements.

In order to permit the Consultant to perform the services required under this Agreement, the Client shall, in proper time and sequence and where appropriate to the Project, at no expense to the Consultant:

ARTICLE F.1

Provide available information as to its requirements for the Project, including copies of any design and construction standards and comprehensive plans which the Client desires Consultant to follow or incorporate into its work.

ARTICLE F.2

Guarantee access to and make all provisions for the Consultant to enter upon public and private lands to enable the Consultant to perform its work under this Agreement.

ARTICLE F.3

Provide such legal, accounting and insurance counseling services as may be required for this Project.

ARTICLE F.4

Notify the Consultant whenever the Client observes or otherwise becomes aware of any defect in the Project construction or design.

ARTICLE F.5

Designate a Client Representative with authority to transmit and receive instructions and information, interpret and define the Client's policies with respect to services rendered by the Consultant, and authority to make decisions as required for Consultant to complete services required under this Agreement.

ARTICLE F.6

Act promptly to approve all pay requests, Supplemental Agreements, or request for information by Consultant as set out below.

ARTICLE F.7

Furnish data (and professional interpretations thereof) prepared by or services performed by others, including where applicable, but not limited to, previous reports, core borings, sub-surface explorations, hydrographic and hydrogeologic surveys, laboratory tests and inspection of samples, materials and equipment; appropriate professional interpretations of the foregoing data; environmental assessment and impact statements; property, boundary, easement, right-of-way, topographic and utility surveys; property description; zoning, deed and other land use restrictions; and other special data.

ARTICLE F.8

Require all Utilities with facilities in the Client's Right of Way to Locate and mark said utilities upon request, Relocate and/or protect said utilities as determined necessary to accommodate work of the Project, submit a schedule of the necessary relocation/protection activities to the Client for review and comply with agreed upon schedule.

ARTICLE F.9

Review all reports, sketches, drawings, specifications and other documents prepared and presented by the Consultant, obtain advice of legal, accounting and insurance counselors or others as Client deems necessary for such examinations and render in writing decisions pertaining thereto.

ARTICLE F.10

Where appropriate, endeavor to identify, remove and/or encapsulate asbestos products or materials or pollutants located in the project area prior to accomplishment by the Consultant of any work on the Project.

ARTICLE F.11

Provide record drawings and specifications for all existing physical plants of facilities which are pertinent to the Project.

ARTICLE F.12

Provide the foregoing in a manner sufficiently timely so as not to delay the performance by the Consultant of the services in accordance with the Contract Documents.

ARTICLE F.13

Consultant shall be entitled to rely on the accuracy and completeness of information or services furnished by the Client or others employed by the Client. Consultant shall endeavor to verify the information provided and shall promptly notify the Client if the Consultant discovers that any information or services furnished by the Client is in error or is inadequate for its purpose.

ARTICLE F.14

Client shall bear all costs incidental to compliance with the requirements of this article.



City of Blaine Staff Report

File Number:

Agenda Date	Status
August 7, 2023	
In Control	File Type
Economic Development Authority	Resolution

New Business - Erik Thorvig, Community Development Director

Agenda Item # 4.2

Resolution Authorizing Sale of Wetland Credits for Park Construction

Background

In 2015, the Blaine Economic Development Authority (EDA) established a wetland bank for 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 project 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 the 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 credit 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, but 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, but 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 City council discussed the potential to reduce the sale price for the credits at the July 7, 2023 workshop based on a request by the business. The council discussed two options. The first was to amortize the full \$878,997 payment over a period of time. The business owner provided the following response to this scenario: "The offer of the amortized option is very generous, and I do appreciate the council/city's willingness to offer this, however, it includes paying the full amount for the wetland credits, and I am unable to do this. The total amount of \$878,997 includes the full value of \$2.50 per square foot and is different than the \$1.25 per square foot (if paid in full) that was offered at the time financing was secured for this project. Even with the option of a 5-year or 10-year term with no interest, it would still result in a higher cost than budgeted to complete the project. Any increase in costs would need to be passed along to Park Construction and would only further burden its ability to compete in an already unreasonably competitive market."

The other option discussed was reducing the sale price to \$1.25/sf. This would result in a sale of \$439,498 to be paid in full immediately. The business is receptive to this structure.

Staff Recommendation

Adopt the attached resolution.

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



City of Blaine

Signature Copy

Resolution: RES 23-121

Resolution Authorizing Sale of Wetland Credits for Park Construction

WHEREAS, Park Construction is proposing to construct a new facility at 10101 Naples Street;

WHEREAS, the project requires wetland fill and credits to be purchased;

WHEREAS, the Blaine Economic Development Authority has a wetland bank to sell credits from;

WHEREAS, the Blaine Economic Development Authority has sold credits from the bank for various projects in the City since its establishment in 2015;

WHEREAS, the Blaine Economic Development Authority discussed whether to sell credits and for what amount at their workshop on July 7, 2023;

NOW THEREFORE, BE IT RESOLVED, that the Blaine Economic Development Authority hereby approves the sale of 8.0716 acres of credits at a price of \$1.25/sf. to Park Construction and hereby authorizes staff to execute the necessary documents to complete the sale.

PASSED by the Blaine Economic Development Authority this 7th day of August, 2023.

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 Features¹

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

¹The 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



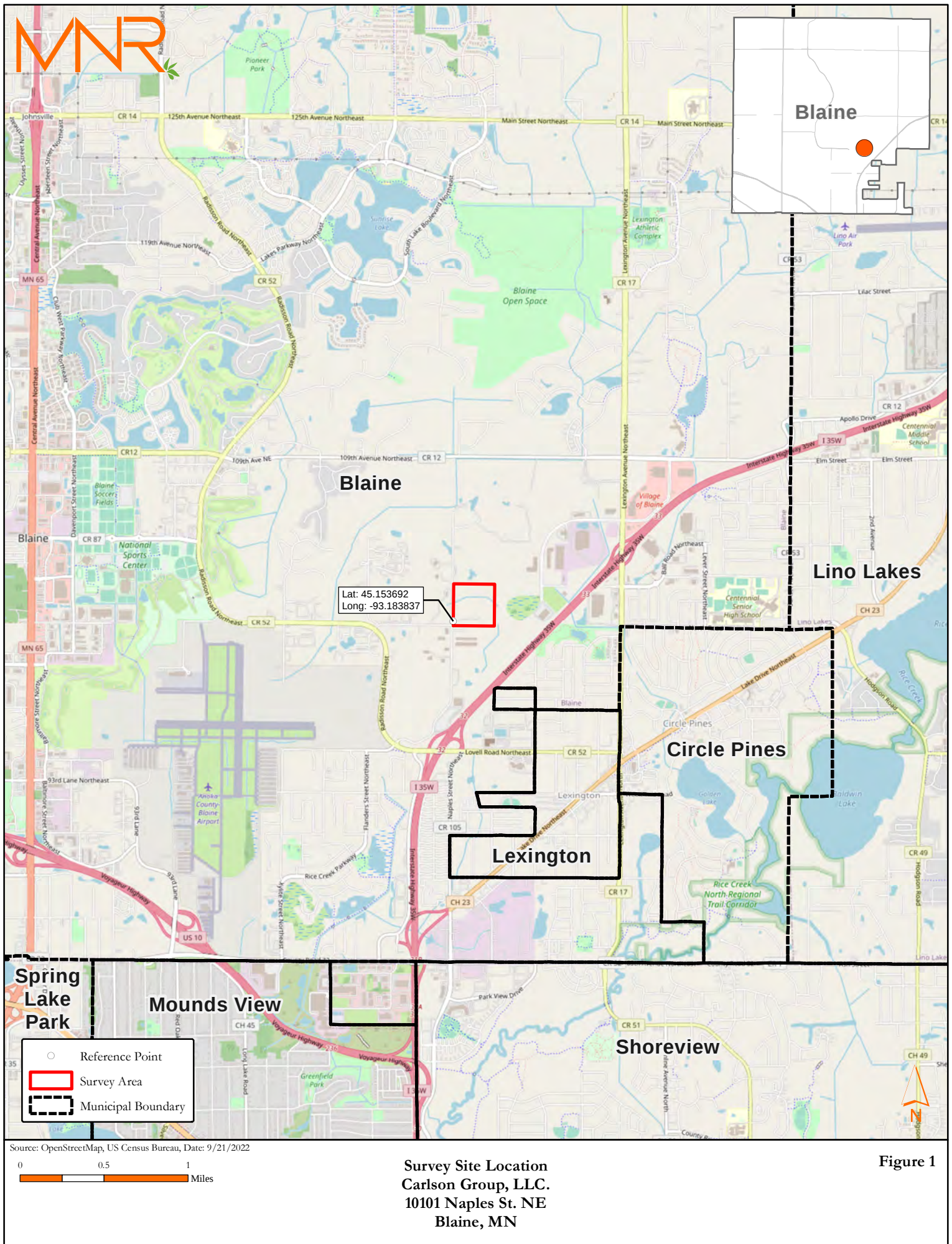
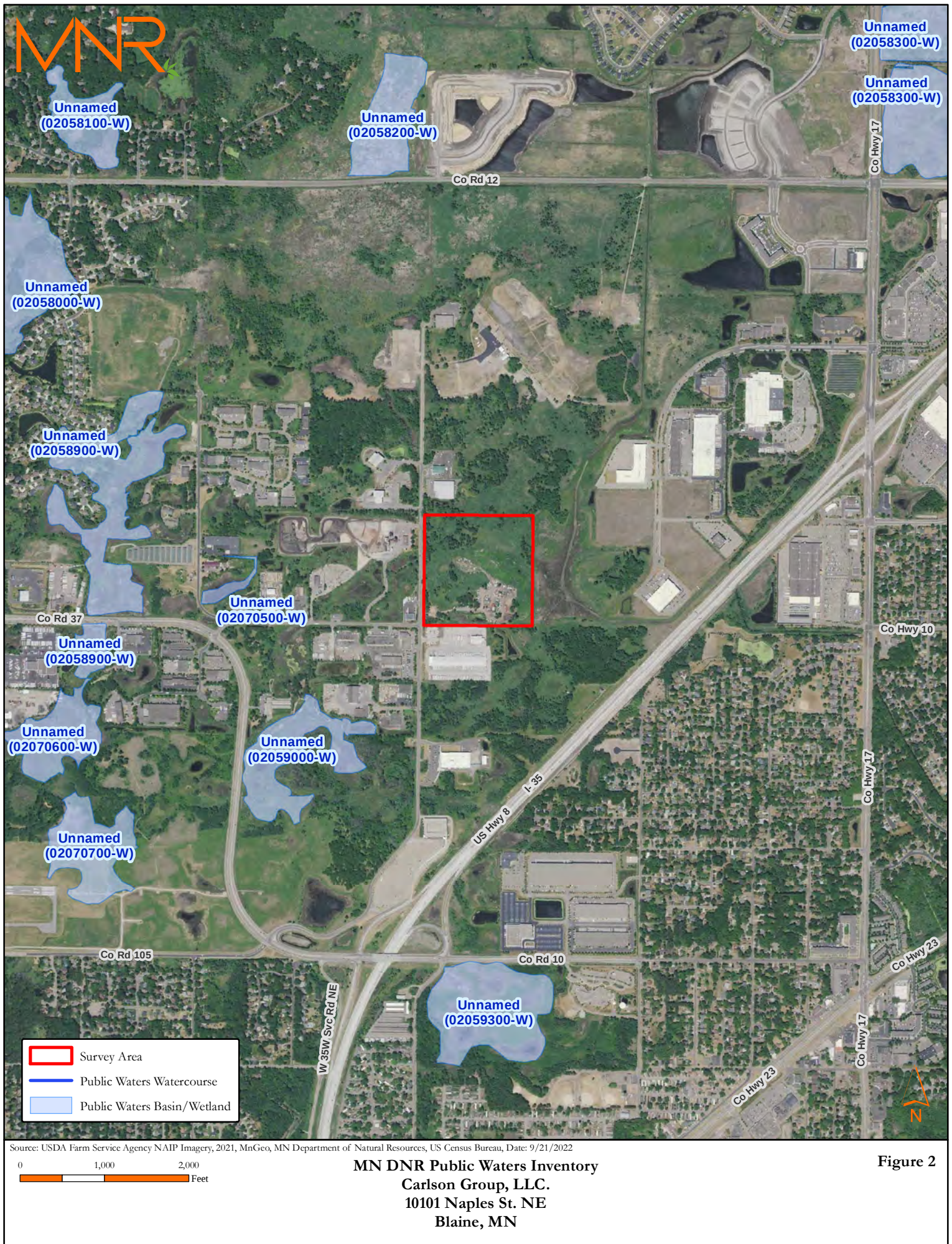
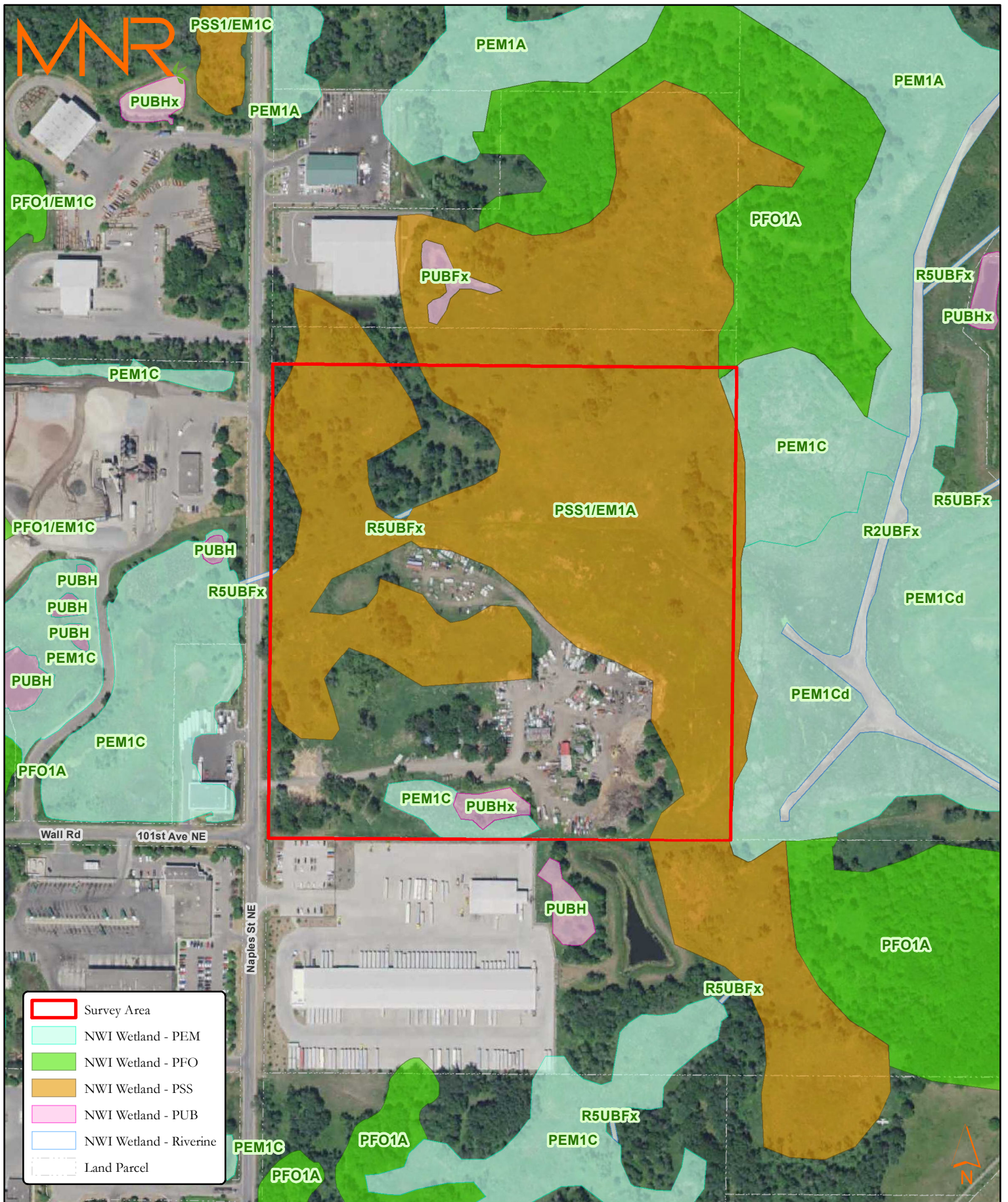


Figure 1





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

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

Figure 3

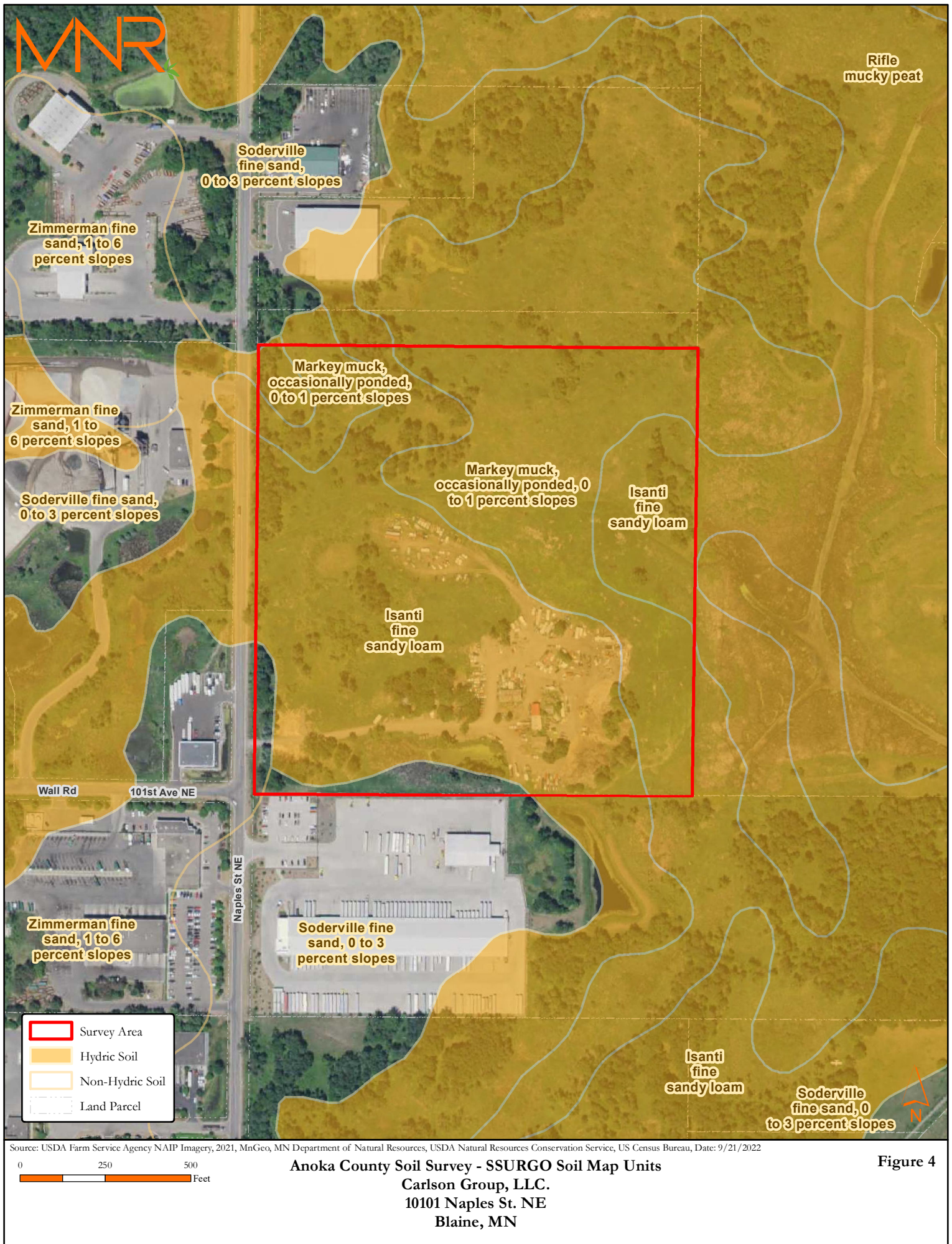


Figure 4



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

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

Figure 5

Appendix B – Climate Data



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	1 st 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 6 th , 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 _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Drift Deposits (B3) ☐ Presence of Reduced Iron (C4) ☐ Algal Mat or Crust (B4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Iron Deposits (B5) ☐ Thin Muck Surface (C7) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks) ☐ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>90</u></td> <td>x 1 = <u>90</u></td> </tr> <tr> <td>FACW species <u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>110</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>1.1</u>	Total % Cover of:	Multiply by:	OBL species <u>90</u>	x 1 = <u>90</u>	FACW species <u>10</u>	x 2 = <u>20</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>110</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>90</u>	x 1 = <u>90</u>																	
FACW species <u>10</u>	x 2 = <u>20</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>100</u> (A)	<u>110</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Typha angustifolia</u>	<u>80</u>	<u>Y</u>	<u>OBL</u>	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.														
2. <u>Onoclea sensibilis</u>	<u>10</u>	<u>N</u>	<u>FACW</u>															
3. <u>Carex lacustris</u>	<u>10</u>	<u>N</u>	<u>OBL</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>100</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

Hydrophytic Vegetation Present?
 Yes ☒ No ☐

SOIL

Sampling Point: 22-243-w1-w

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
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:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		____ Surface Soil Cracks (B6)
____ Surface Water (A1)	____ Water-Stained Leaves (B9)	____ Drainage Patterns (B10)
____ High Water Table (A2)	____ Aquatic Fauna (B13)	____ Moss Trim Lines (B16)
____ Saturation (A3)	____ Marl Deposits (B15)	____ Dry-Season Water Table (C2)
____ Water Marks (B1)	____ Hydrogen Sulfide Odor (C1)	____ Crayfish Burrows (C8)
____ Sediment Deposits (B2)	____ Oxidized Rhizospheres on Living Roots (C3)	____ Saturation Visible on Aerial Imagery (C9)
____ Drift Deposits (B3)	____ Presence of Reduced Iron (C4)	____ Stunted or Stressed Plants (D1)
____ Algal Mat or Crust (B4)	____ Recent Iron Reduction in Tilled Soils (C6)	____ Geomorphic Position (D2)
____ Iron Deposits (B5)	____ Thin Muck Surface (C7)	____ Shallow Aquitard (D3)
____ Inundation Visible on Aerial Imagery (B7)	____ Other (Explain in Remarks)	____ Microtopographic Relief (D4)
____ Sparsely Vegetated Concave Surface (B8)		____ FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes _____ No ☒ Depth (inches): _____	Wetland Hydrology Present? Yes _____ No ☒	
Water Table Present? Yes _____ No ☒ Depth (inches): _____		
Saturation Present? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		
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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>100</u></td> <td>x 4 = <u>400</u></td> </tr> <tr> <td>UPL species <u>5</u></td> <td>x 5 = <u>25</u></td> </tr> <tr> <td>Column Totals: <u>105</u> (A)</td> <td><u>425</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.05</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>100</u>	x 4 = <u>400</u>	UPL species <u>5</u>	x 5 = <u>25</u>	Column Totals: <u>105</u> (A)	<u>425</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>100</u>	x 4 = <u>400</u>																	
UPL species <u>5</u>	x 5 = <u>25</u>																	
Column Totals: <u>105</u> (A)	<u>425</u> (B)																	
		<u>5</u> = Total Cover																
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. <u>Caragana arborescens</u>	<u>5</u>	<u>Y</u>	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>5</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Poa pratensis</u>	<u>70</u>	<u>Y</u>	<u>FACU</u>															
2. <u>Solidago canadensis</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>															
3. <u>Asclepias syriaca</u>	<u>5</u>	<u>N</u>	<u>UPL</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>105</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 ___ 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators 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 ✓

SOIL

Sampling Point: 22-243-w1-u

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 sandy 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 _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Drift Deposits (B3) ☐ Presence of Reduced Iron (C4) ☐ Algal Mat or Crust (B4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Iron Deposits (B5) ☐ Thin Muck Surface (C7) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks) ☐ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>5</u></td> <td>x 1 = <u>5</u></td> </tr> <tr> <td>FACW species <u>95</u></td> <td>x 2 = <u>190</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>195</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>1.95</u>	Total % Cover of:	Multiply by:	OBL species <u>5</u>	x 1 = <u>5</u>	FACW species <u>95</u>	x 2 = <u>190</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>195</u> (B)
Total % Cover of:	Multiply by:																	
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Column Totals: <u>100</u> (A)	<u>195</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Phalaris arundinacea</u>	<u>95</u>	<u>Y</u>	<u>FACW</u>	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.														
2. <u>Typha angustifolia</u>	<u>5</u>	<u>N</u>	<u>OBL</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>100</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

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 ☐

SOIL

Sampling Point: 22-243-w2-w

[illegible]

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 ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
☐ 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)	☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																																																					
1. <u>Quercus ellipsoidalis</u>	<u>25</u>	<u>Y</u>		Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>40</u> (A/B)																																																				
2. <u>Prunus serotina</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>																																																					
3. <u>Populus tremuloides</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>																																																					
4. _____	_____	_____	_____																																																					
5. _____	_____	_____	_____																																																					
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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.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Drift Deposits (B3) ☐ Presence of Reduced Iron (C4) ☐ Algal Mat or Crust (B4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Iron Deposits (B5) ☐ Thin Muck Surface (C7) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks) ☐ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>5</u></td> <td>x 1 = <u>5</u></td> </tr> <tr> <td>FACW species <u>50</u></td> <td>x 2 = <u>100</u></td> </tr> <tr> <td>FAC species <u>50</u></td> <td>x 3 = <u>150</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>105</u> (A)</td> <td><u>255</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.43</u>	Total % Cover of:	Multiply by:	OBL species <u>5</u>	x 1 = <u>5</u>	FACW species <u>50</u>	x 2 = <u>100</u>	FAC species <u>50</u>	x 3 = <u>150</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>105</u> (A)	<u>255</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>5</u>	x 1 = <u>5</u>																	
FACW species <u>50</u>	x 2 = <u>100</u>																	
FAC species <u>50</u>	x 3 = <u>150</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>105</u> (A)	<u>255</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Lactuca biennis</u>	<u>50</u>	<u>Y</u>	<u>FAC</u>															
2. <u>Phalaris arundinacea</u>	<u>50</u>	<u>Y</u>	<u>FACW</u>															
3. <u>Persicaria sagittata</u>	<u>5</u>	<u>N</u>	<u>OBL</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>105</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
☒ 2 - Dominance Test is >50%
☒ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

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 _____

SOIL

Sampling Point: 22-243-w3-w

[illegible]

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 ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
☐ 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)	☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>50</u></td> <td>x 2 = <u>100</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>50</u></td> <td>x 4 = <u>200</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>300</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.0</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>50</u>	x 2 = <u>100</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>50</u>	x 4 = <u>200</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>300</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>50</u>	x 2 = <u>100</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>50</u>	x 4 = <u>200</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>100</u> (A)	<u>300</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Cirsium arvense</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>	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.														
2. <u>Phalaris arundinacea</u>	<u>50</u>	<u>Y</u>	<u>FACW</u>															
3. <u>Setaria viridis</u>	<u>10</u>	<u>N</u>																
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>110</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

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 ☐

SOIL

Sampling Point: 22-243-w3-u

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Drift Deposits (B3) ☐ Presence of Reduced Iron (C4) ☐ Algal Mat or Crust (B4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Iron Deposits (B5) ☐ Thin Muck Surface (C7) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks) ☐ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>15</u></td> <td>x 1 = <u>15</u></td> </tr> <tr> <td>FACW species <u>85</u></td> <td>x 2 = <u>170</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>185</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>1.85</u>	Total % Cover of:	Multiply by:	OBL species <u>15</u>	x 1 = <u>15</u>	FACW species <u>85</u>	x 2 = <u>170</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>185</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>15</u>	x 1 = <u>15</u>																	
FACW species <u>85</u>	x 2 = <u>170</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>100</u> (A)	<u>185</u> (B)																	
		<u>0</u> = Total Cover																
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Phalaris arundinacea</u>	<u>85</u>	<u>Y</u>	<u>FACW</u>	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.														
2. <u>Persicaria punctata</u>	<u>5</u>	<u>N</u>	<u>OBL</u>															
3. <u>Scirpus cyperinus</u>	<u>5</u>	<u>N</u>	<u>OBL</u>															
4. <u>Carex lacustris</u>	<u>5</u>	<u>N</u>	<u>OBL</u>															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>100</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

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 ☐

SOIL

Sampling Point: 22-243-w4-w1

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
☐ 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)	☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>50</u></td> <td>x 2 = <u>100</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>50</u></td> <td>x 4 = <u>200</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>300</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.0</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>50</u>	x 2 = <u>100</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>50</u>	x 4 = <u>200</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>300</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>50</u>	x 2 = <u>100</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>50</u>	x 4 = <u>200</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>100</u> (A)	<u>300</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Phalaris arundinacea</u>	<u>50</u>	<u>Y</u>	<u>FACW</u>	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.														
2. <u>Cirsium arvense</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>															
3. <u>Setaria viridis</u>	<u>10</u>	<u>N</u>																
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>110</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

Hydrophytic Vegetation Present?
 Yes ☒ No ☐

SOIL

Sampling Point: 22-243-w4-u1

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

- ☐ 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)

³Indicators 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 _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
☐ 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)	☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>90</u></td> <td>x 2 = <u>180</u></td> </tr> <tr> <td>FAC species <u>10</u></td> <td>x 3 = <u>30</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>210</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.1</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>90</u>	x 2 = <u>180</u>	FAC species <u>10</u>	x 3 = <u>30</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>210</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>90</u>	x 2 = <u>180</u>																	
FAC species <u>10</u>	x 3 = <u>30</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>100</u> (A)	<u>210</u> (B)																	
<u>0</u> = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Phalaris arundinacea</u>	<u>90</u>	<u>Y</u>	<u>FACW</u>	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.														
2. <u>Lactuca biennis</u>	<u>10</u>	<u>N</u>	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>100</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

Hydrophytic Vegetation Present?
 Yes ☒ No ☐

SOIL

Sampling Point: 22-243-w4-w2

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
☐ 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)	☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>60</u></td> <td>x 4 = <u>240</u></td> </tr> <tr> <td>UPL species <u>60</u></td> <td>x 5 = <u>300</u></td> </tr> <tr> <td>Column Totals: <u>120</u> (A)</td> <td><u>540</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.5</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>60</u>	x 4 = <u>240</u>	UPL species <u>60</u>	x 5 = <u>300</u>	Column Totals: <u>120</u> (A)	<u>540</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>60</u>	x 4 = <u>240</u>																	
UPL species <u>60</u>	x 5 = <u>300</u>																	
Column Totals: <u>120</u> (A)	<u>540</u> (B)																	
		<u>0</u> = Total Cover																
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Bromus inermis</u>	<u>60</u>	<u>Y</u>	<u>UPL</u>															
2. <u>Solidago canadensis</u>	<u>40</u>	<u>Y</u>	<u>FACU</u>															
3. <u>Poa pratensis</u>	<u>20</u>	<u>N</u>	<u>FACU</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>120</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 ___ 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators 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 ✓

SOIL

Sampling Point: 22-243-w4-u2

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	
Remarks: (Explain alternative procedures here or in a separate report.) <u>The three months prior to the site visit is considered a dry period.</u>	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
☐ 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)	☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>85</u></td> <td>x 2 = <u>170</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>15</u></td> <td>x 4 = <u>60</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>230</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.3</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>85</u>	x 2 = <u>170</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>15</u>	x 4 = <u>60</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>230</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>85</u>	x 2 = <u>170</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>15</u>	x 4 = <u>60</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>100</u> (A)	<u>230</u> (B)																	
<u>0</u> = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Phalaris arundinacea</u>	<u>85</u>	<u>Y</u>	<u>FACW</u>	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.														
2. <u>Cirsium arvense</u>	<u>15</u>	<u>N</u>	<u>FACU</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>100</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

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 ☐

SOIL

Sampling Point: 22-243-w4-w3

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
☐ 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)	☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>25</u></td> <td>x 4 = <u>100</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>25</u> (A)</td> <td><u>100</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.0</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>25</u>	x 4 = <u>100</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>25</u> (A)	<u>100</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>25</u>	x 4 = <u>100</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>25</u> (A)	<u>100</u> (B)																	
		<u>0</u> = Total Cover																
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Setaria viridis</u>	<u>80</u>	<u>Y</u>	_____															
2. <u>Cirsium arvense</u>	<u>15</u>	<u>N</u>	<u>FACU</u>															
3. <u>Ambrosia artemisiifolia</u>	<u>5</u>	<u>N</u>	<u>FACU</u>															
4. <u>Abutilon theophrasti</u>	<u>5</u>	<u>N</u>	<u>FACU</u>															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>105</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 ___ 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators 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 ✓

SOIL

Sampling Point: 22-243-w4-u3

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ___ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>5</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>105</u></td> <td>x 2 = <u>210</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>105</u> (A)</td> <td><u>210</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.0</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>105</u>	x 2 = <u>210</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>105</u> (A)	<u>210</u> (B)	Prevalence Index = B/A = <u>2.0</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>105</u>	x 2 = <u>210</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>105</u> (A)	<u>210</u> (B)																			
Prevalence Index = B/A = <u>2.0</u>																				
<u>0</u> = Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>0</u> = Total Cover																				
Herb Stratum (Plot size: <u>5</u>)																				
1. <u>Phalaris arundinacea</u>	<u>100</u>	<u>Y</u>	<u>FACW</u>	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.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>100</u> = Total Cover																				
Woody Vine Stratum (Plot size: <u>30</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
<u>0</u> = Total Cover																				
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.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
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: <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
☐ 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)	☐ 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? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		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: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Populus tremuloides</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>30</u> = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15</u>)																		
1. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>55</u></td> <td>x 2 = <u>110</u></td> </tr> <tr> <td>FAC species <u>35</u></td> <td>x 3 = <u>105</u></td> </tr> <tr> <td>FACU species <u>10</u></td> <td>x 4 = <u>40</u></td> </tr> <tr> <td>UPL species <u>40</u></td> <td>x 5 = <u>200</u></td> </tr> <tr> <td>Column Totals: <u>140</u> (A)</td> <td><u>455</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.25</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>55</u>	x 2 = <u>110</u>	FAC species <u>35</u>	x 3 = <u>105</u>	FACU species <u>10</u>	x 4 = <u>40</u>	UPL species <u>40</u>	x 5 = <u>200</u>	Column Totals: <u>140</u> (A)	<u>455</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>55</u>	x 2 = <u>110</u>																	
FAC species <u>35</u>	x 3 = <u>105</u>																	
FACU species <u>10</u>	x 4 = <u>40</u>																	
UPL species <u>40</u>	x 5 = <u>200</u>																	
Column Totals: <u>140</u> (A)	<u>455</u> (B)																	
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Herb Stratum (Plot size: <u>5</u>)																		
1. <u>Phalaris arundinacea</u>	<u>50</u>	<u>Y</u>	<u>FACW</u>	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.														
2. <u>Bromus inermis</u>	<u>40</u>	<u>Y</u>	<u>UPL</u>															
3. <u>Ageratina altissima</u>	<u>10</u>	<u>N</u>	<u>FACU</u>															
4. <u>Pycnanthemum virginianum</u>	<u>5</u>	<u>N</u>	<u>FACW</u>															
5. <u>Populus tremuloides</u>	<u>5</u>	<u>N</u>	<u>FAC</u>															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>110</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30</u>)																		
1. _____	_____	_____	_____	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.														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
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.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

☐ 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)

³Indicators 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 Impact¹ 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

¹If 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)".

²Impacts 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).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer 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:

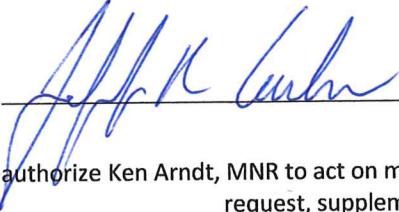
¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

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 proposed 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 Wetlands 1-4. 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 (unknown 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.

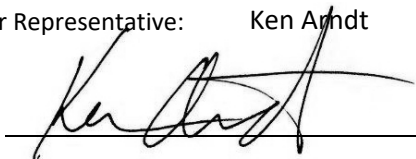
Contact has been made with the manager of wetland bank #1664 in November of 2022 to discuss credit availability for the purchase of needed wetland credit for the project. Based on the amount of wetland banking credit required for the mitigation associated with this project, wetland bank #1664 will be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

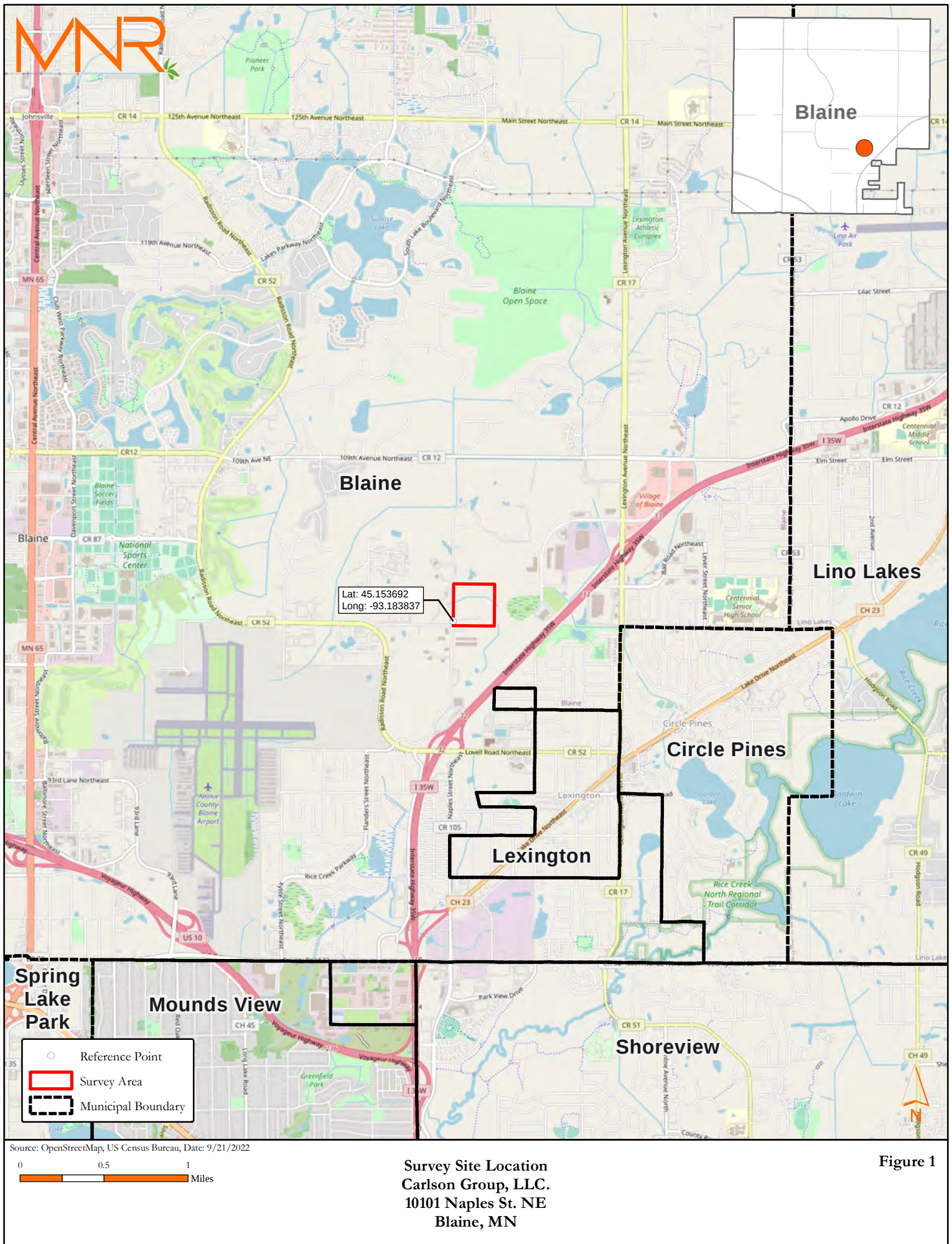
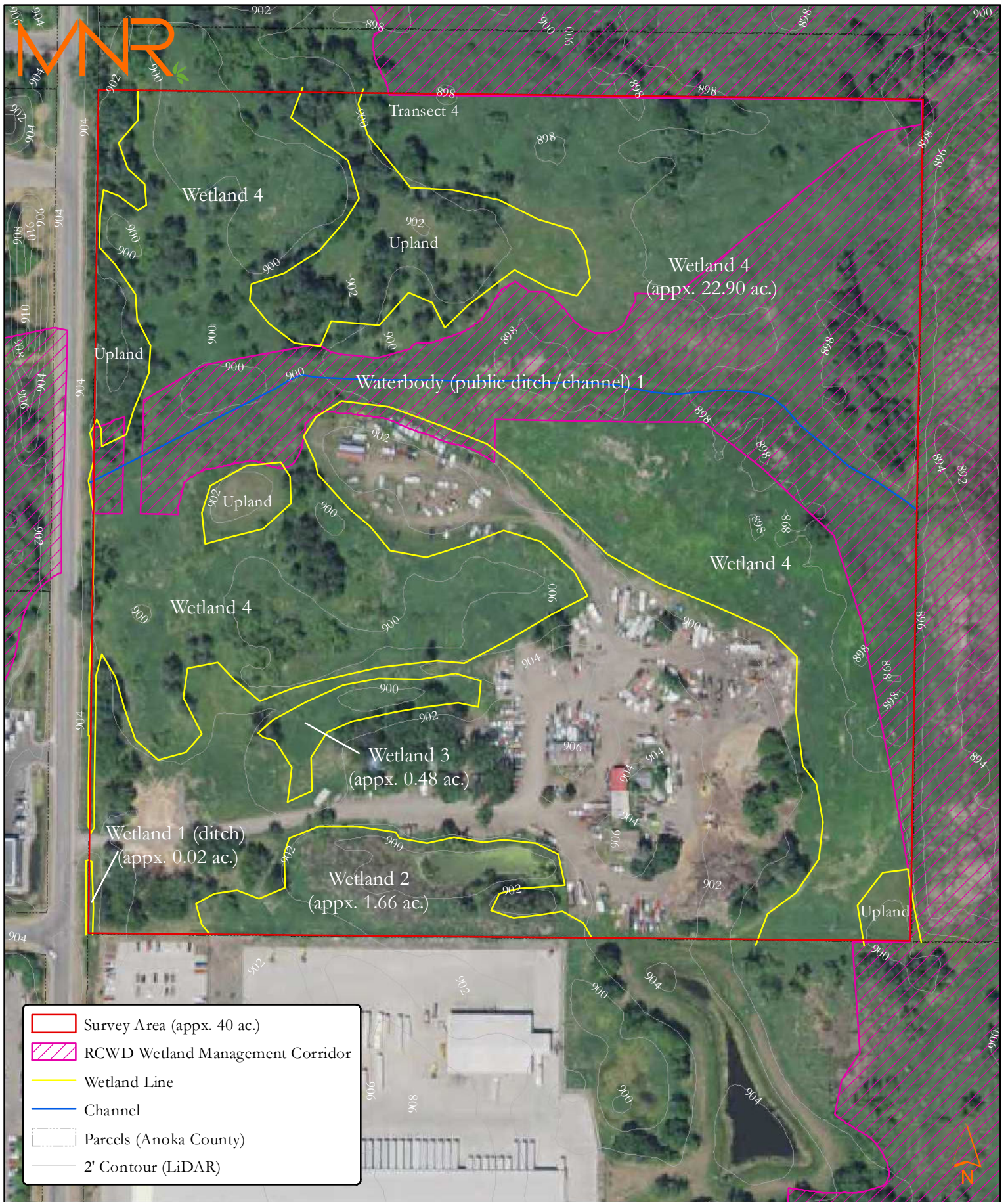


Figure 1



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

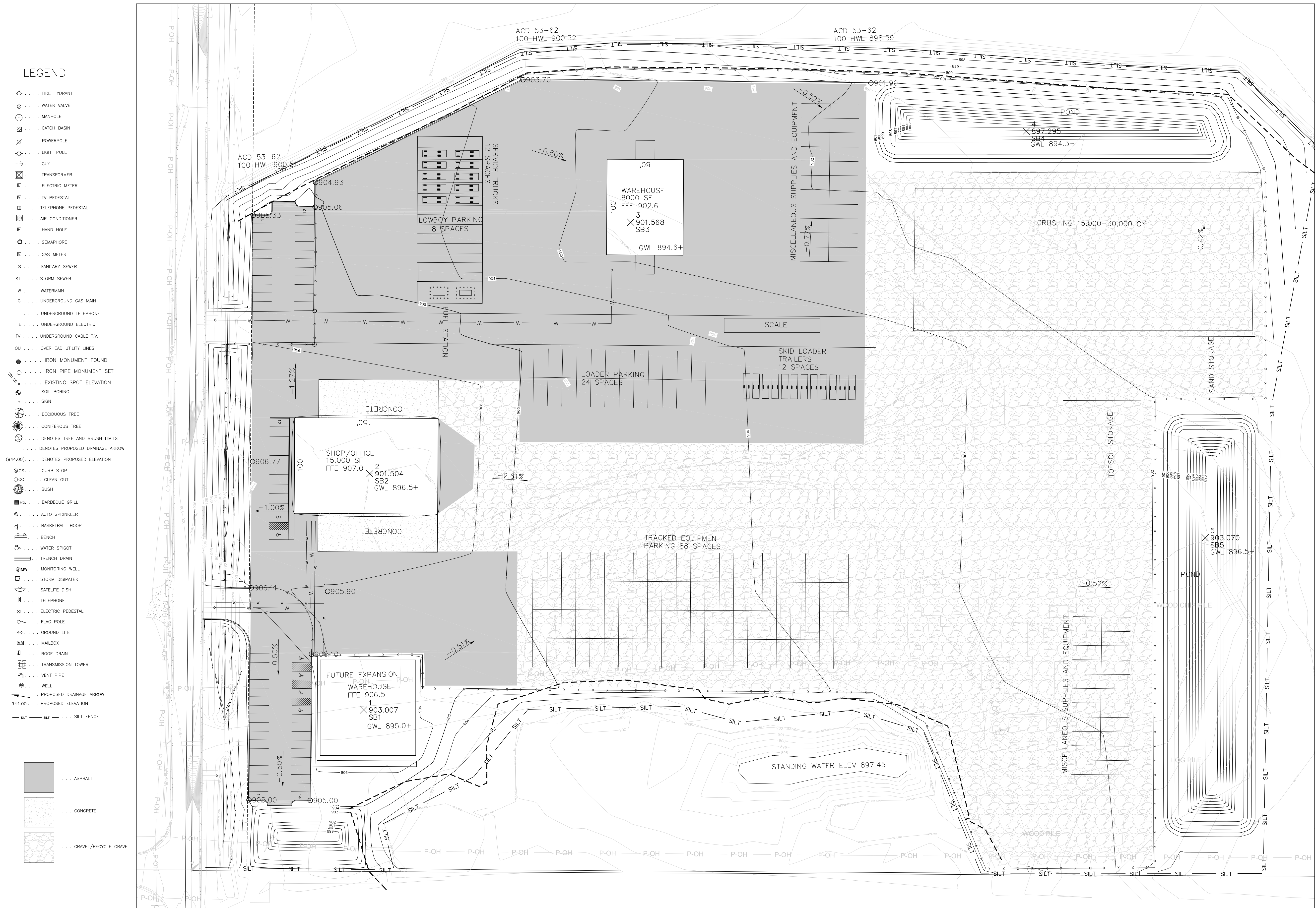
Delineated Wetlands
Carlson Group, LLC.
 10101 Naples St. NE
 Blaine, MN

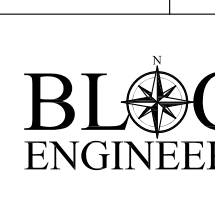
Figure 2

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



ENLARGED SITE AND GRADING PLAN



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

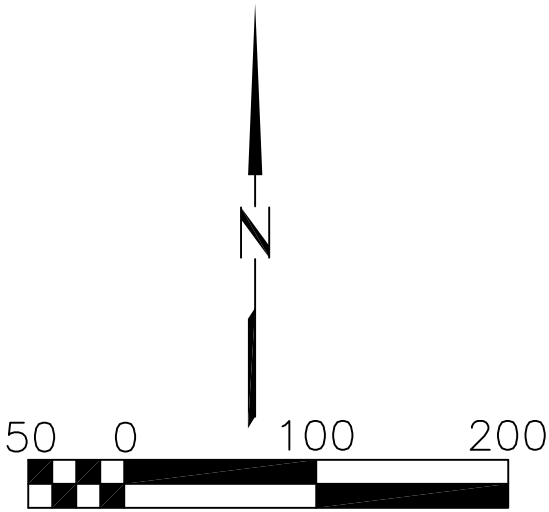
LEGEND

- FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙ MANHOLE
- ⊠ CATCH BASIN
- ⊘ POWERPOLE
- ⋆ LIGHT POLE
- GUY
- ⊠ TRANSFORMER
- ⊠ ELECTRIC METER
- ⊠ 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
- ⊙ 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
- 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)



CARLSON LLC PROPERTY 10101 NAPLES ST BLAINE, MN OWNER / DEVELOPER: CARLSON GROUP, LLC		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	
		KRISTLE L. BLOCH	
		11-14-2022	
		49893	
		DATE	
		LIC. NO.	

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)



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 decision¹.

☒ 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?

☒ Yes¹ ☐ No

¹If 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): Mike 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
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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.

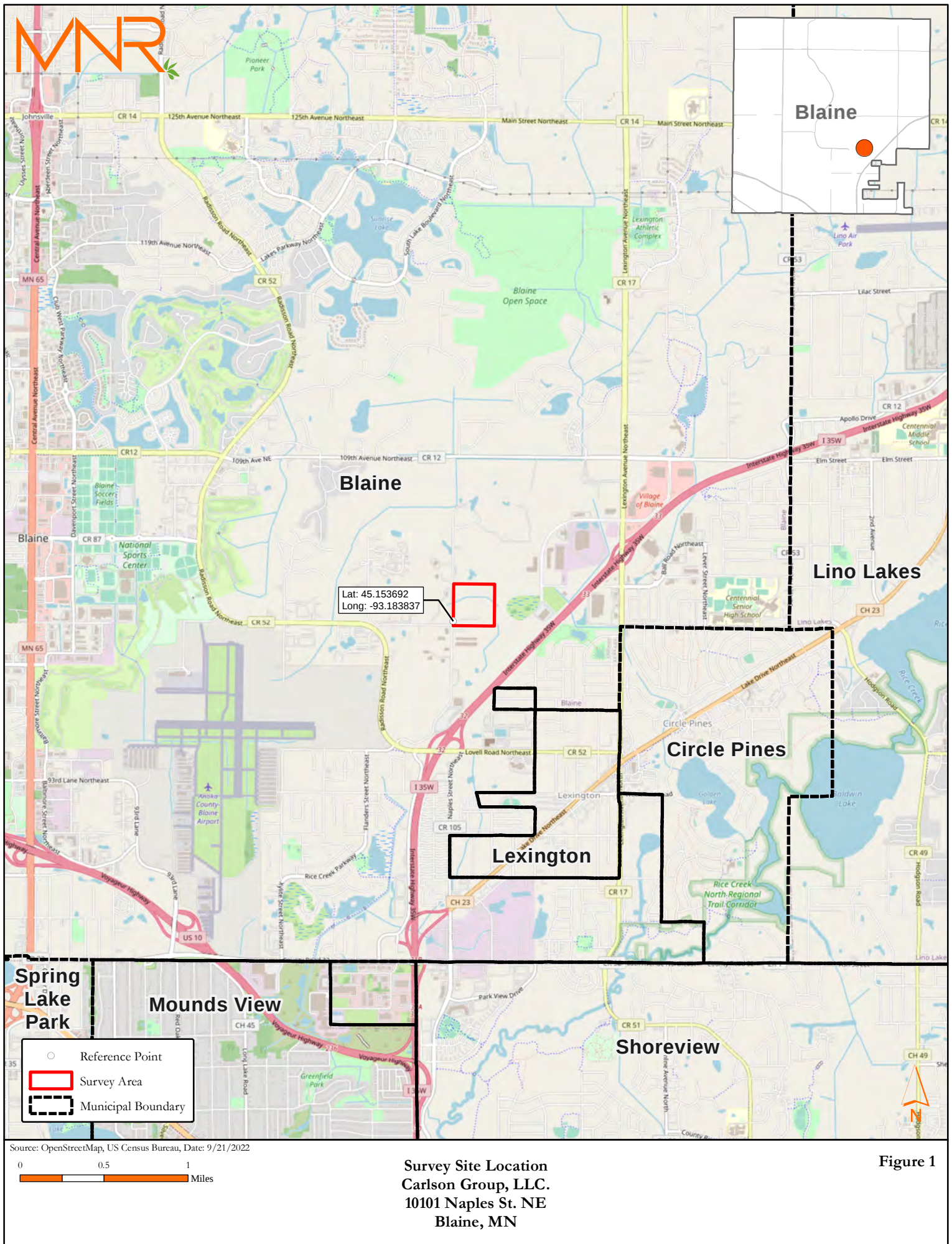


Figure 1



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

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

Figure 5

Appendix E

MnRAM Results – Wetlands 3 & 4

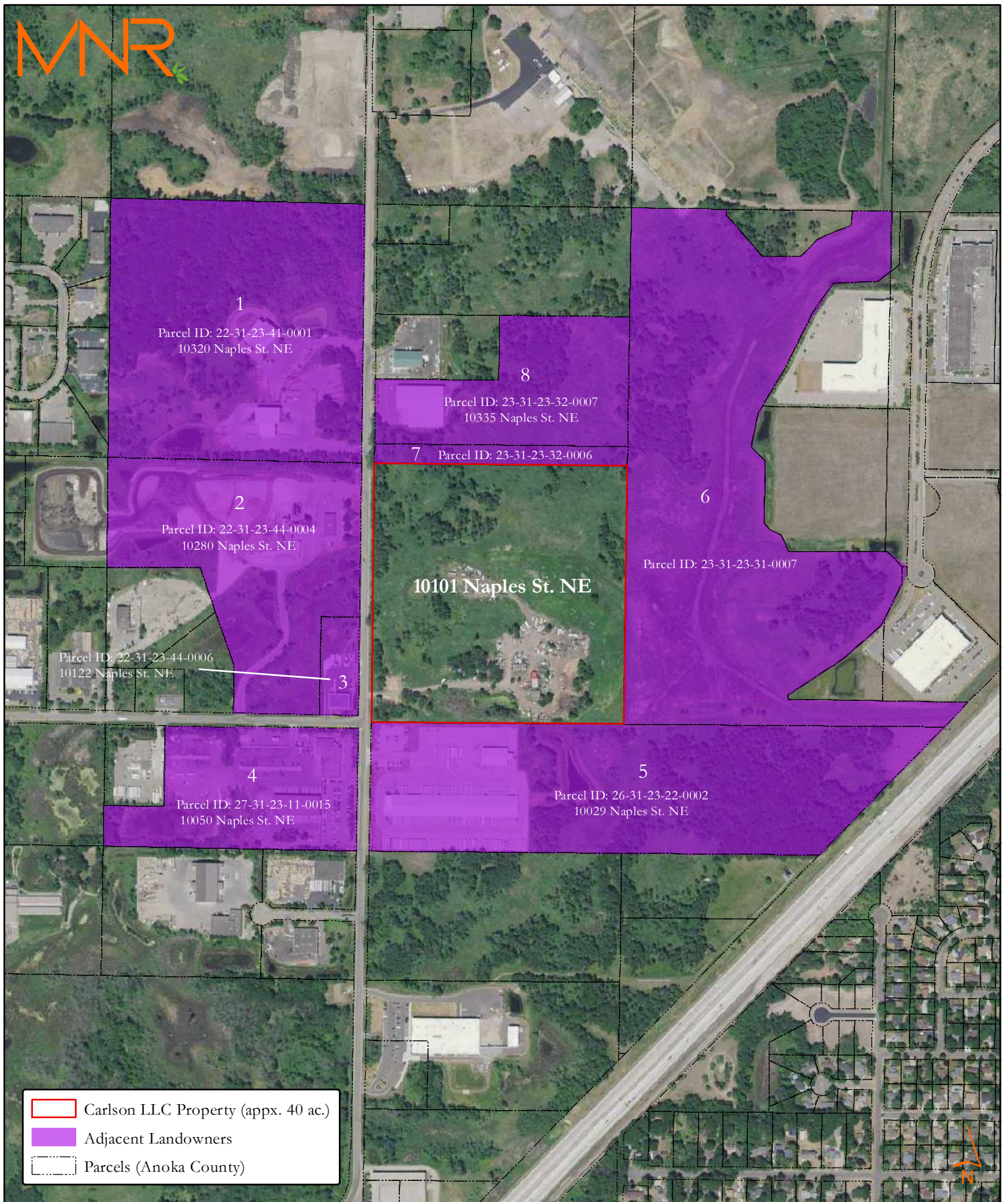
Management Classification Reports & Site Response Records



Appendix F

Adjacent Landowner Addresses





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

Figure 1

Appendix F, Adjacent Landowner Addresses

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