



US Army Corps
of Engineers
St Paul District

SPONSOR: Board of Water and Soil
Resources

Public Notice

ISSUED: July 3, 2014

EXPIRES: August 5, 2014

REFER TO: MVP-2013-04586-TSM

SECTION:404 - Clean Water Act

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1. **WETLAND COMPENSATORY MITIGATION BANK:** Local Road Wetland Replacement Program (LRWRP) - Woodland Creek Wetland Mitigation Bank Site (Anoka County).
 2. **SPECIFIC INFORMATION.**

SPONSOR'S ADDRESS: Board of Water and Soil Resources
520 Lafayette Road North
Saint Paul, Minnesota 55155

SPONSOR'S AGENT: Carol Strojny
Board of Water and Soil Resources
520 Lafayette Road North
Saint Paul, Minnesota 55155

PROJECT LOCATION: The project is located in portions of Sec. 28, 29, 32, and 33 in T. 32 N., R. 24 W., Anoka County, Minnesota; latitude: 45.65191 and longitude: -94.31538. The approximate UTM coordinates are N 5008993.88452313, E 473568.352585757 NAD83/Zone 15.

BANK SERVICE AREA: The proposed bank service area is Bank Service Area 7 (Upper Mississippi South). The site is located in the Mississippi River major watershed (15, HUC 7010206).

DESCRIPTION OF PROJECT: The proposed Woodland Creek Wetland Mitigation Bank is located in Anoka County within the City of Andover, a suburb of the seven county Minneapolis-St Paul metropolitan area (Figure 1). The Proposed Bank is approximately 68 acres in size, including upland buffer areas. The bank site is east of CTH 9 (Round Lake Blvd.) and north of Bunker Hill Road, and is bordered by 139th Lane NW. The project area is in the Coon Creek Minor Watershed, which is a part of the Mississippi River Upper Watershed or bank service area 7 (Figure 2). The project site was in agricultural use prior to its conversion to a golf course in 1988. The golf course is no longer in operation, and the City of Andover has since purchased the land with the intention of enrolling the property into the Board of Water and Soil Resources (BWSR) Local Government Roads Wetland Replacement Program (LRWRP).

Because this project is an urban/suburban wetland restoration project with numerous adjacent landowners, BWSR (bank sponsor/applicant) and the City of Andover (fee title owner of the land) held an open house on June 4, 2014 to explain the project to residents, answer their questions about the project and solicit their input/feedback on the proposal. Approximately 50 residents attended the open house and nine provided written feedback on the proposal using the provided comment forms. The vast majority of resident concerns were related to the location and implications of a proposed public trail.

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Other concerns expressed at the open house included flooding from adjacent Coon Creek, the loss of trees, and the potential for impacts to wildlife.

This site is one of three "easement" sites selected in 2013 to provide credits to the LRWRP administered by the BWSR. BWSR will be the applicant and will implement the restoration activities once a bank plan is approved and the wetland banking easement is secured. For the purpose of initial evaluation, this site will be reviewed as a BWSR bank proposal. Eventually, it is anticipated that federally-approved credits developed at this site would be used within the LRWRP's proposed In-Lieu Fee (ILF) program.

CURRENT LAND USE ON THE SITE: This site is currently an abandoned golf course. The golf course opened around 1988 and closed operations in 2008. Residual structures from the golf course remain, such as a pump house, maintenance shed, driving range netting, and irrigation control boxes. Based on a review of the original golf course grading plans, substantial excavation, fill, and drainage manipulation occurred during construction of the golf course. Portions of the site were excavated with spoils placed and graded to create greens, tee boxes, and fairways. The excavated ponds are currently interconnected with long, 18-inch diameter HDPE culverts. The pond elevations are ultimately controlled by the last culvert that exits at the south end of the southernmost pond. This culvert discharges into a shallow ditch that borders the southeast edge of the site. As part of the golf course's construction, a steel weir structure was placed on this ditch just before it outlets into Coon Creek. It is understood that this structure had a stop-log bay allowing for some management of the site's hydrology. The weir structure has since rusted and is no longer functional. The culverts and ditch on the project's southeast end now control water levels in most of the site's ponds. This system of ponds and connecting culverts was constructed to lower groundwater elevations of the site making it dry enough to be used and managed as a golf course. Through placement of fill material and installing this de-watering system, most of the site outside of the excavation areas is no longer wetland. In addition to the excavated ponds, the few wetland areas that remain are degraded and altered by this dewatering system and/or prior land grading disturbances.

Hydrology on the site is primarily driven by a high groundwater table as opposed to direct surface water inputs. This is typical of low-lying areas with organic soils in the Anoka sandplain. Coon Creek does periodically overtop its banks and flood portions of the site, although that is not a regular source of hydrology for the project.

A review of mapped soils shows that the area is a depression in an outwash plain with a thick layer of organic soil. Most of the site (94%) is mapped as Seelyeville muck which typically consists of muck (highly decomposed organic matter) from the surface to a depth of at least 4 feet. This soil type formed under conditions of almost constant saturation to the soil surface with little to no flooding. Beneath the layer of peat is sand. A narrow band of alluvial soils are mapped along the eastern side of the site adjacent to Coon Creek, indicating frequent flooding may have occurred in that area.

Existing vegetation on the site is dominated by turf grasses and weeds. In some areas, native plants from the seed bank are growing mixed in with the turf grasses (Figure 9). Several areas along the banks of the excavated ponds are colonized with narrowleaf or hybrid cattail (*Typha angustifolia*, *T. x*

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glauca) and reed canarygrass (*Phalaris arundinacea*). Deciduous and coniferous trees had been planted on the site, mostly clustered around basin edges.

MODIFICATIONS PROPOSED TO RESTORE, ESTABLISH, ENHANCE AND/OR PRESERVE WETLANDS ON THE SITE: The sponsor has proposed that this project would generate approximately 41.5 compensatory mitigation credits for a combination of restoration by rehabilitation of degraded wetland areas, restoration by re-establishment of former wetlands, and establishment of buffer areas. No credit is proposed for the trail system (approximately 5.6 acres).

The site will be reworked to remove fills and reduce the areas of deep open water to the extent feasible with the material remaining on the site. The drainage system connecting the ponds and draining the site to the south will be broken up, but with drainage for storm-water systems on the west edge maintained.

Vegetative management will include the use of burning, mowing, herbicide applications, tillage and seeding to remove non-native and invasive species and re-establish perennial species native to the area. Deepwater area restoration will include grading to flatten slopes and plantings of both emergent and rooted aquatic species

LONG-TERM MANAGEMENT OF THE SITE: The established bank site would be managed by the Sponsor, in collaboration with the landowner. The site would be adaptively managed for development of woody and herbaceous plant communities to the area. Long-term management of the property would be the responsibility of the Sponsor until all released credits have been withdrawn and the initial monitoring is completed. After all credits are debited, long-term management obligations would fall to the landowner under state law. Additional protections, obligations, and management limitations would be spelled out in a conservation easement, bank plan, and mitigation bank instrument. Credit sales will be tracked by the Sponsor. If, as the Sponsor anticipates, credits released from this mitigation site are eventually transferred to the LRWRP ILF program, BWSR would remain responsible for tracking the use of those credits. Credit releases and withdrawals would be tracked on both Corps and state databases. Credit releases will be determined by the Corps in consultation with resource agencies and forwarded to the Sponsor in writing. Releases and withdrawals will be tracked using the ledger data supplied by the Sponsor.

SURROUNDING LAND USE: Surrounding land use includes residential development to the south, west, and north of the site. To the east is Coon Creek. There are approximately 75 residential homes surrounding the project site (Figure 3).

COORDINATION WITH RESOURCE AGENCIES: This project was previously coordinated with the Interagency Review Team (IRT) and other resource agencies during federal review of the draft prospectus of this site and also during the federal review of a 2013 list of sites considered for funding by the BWSR-sponsored LRWRP. IRT agencies consulted during those earlier reviews included: the Minnesota Department of Natural Resources, the U.S. Environmental Protection Agency, and the U.S. Fish and Wildlife Service. Other resource agencies consulted during preliminary review included the Anoka Conservation District and the Coon Creek Watershed District.

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AVAILABILITY OF THE PROSPECTUS: A web-accessible electronic copy of the prospectus is available on the Regulatory and In-Lieu Fee Bank Information Tracking System (RIBITS) at: <http://ribits.usace.army.mil>

The folder for this bank proposal can be found among the banks listed for Minnesota under the tab for **Banks & ILF Sites**, as *MN - Anoka - NIB - BWSR Woodland Creek*. The prospectus can be found by following the "cyber-repository" link of this bank folder.

3. REPLIES/COMMENTS.

Interested parties are invited to submit to this office written facts, arguments, or objections within 30 days of the date of this notice. These statements should bear upon the suitability of the location and the adequacy of the project and should, if appropriate, suggest any changes believed to be desirable. Comments received may be forwarded to the applicant.

Replies may be addressed to Regulatory Branch, St. Paul District, Corps of Engineers, 180 Fifth Street East, Suite 700, Saint Paul, MN 55101-1678.

Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, call Tom Mings at the St. Paul office of the Corps, telephone number (651) 290-5365.

To receive Public Notices by e-mail, go to: http://mvp-extstp/list_server/ and add your information in the New Registration Box.

4. FEDERALLY-LISTED THREATENED OR ENDANGERED WILDLIFE OR PLANTS OR THEIR CRITICAL HABITAT.

No federally listed threatened or endangered species were identified by the applicant or are known to exist in the permit area. Stearns County is within the currently identified range of the Northern long-eared bat (*Myotis septentrionalis*), a species proposed for federal listing as an endangered species. This application is being coordinated with the U.S. Fish and Wildlife Service. Any comments it may have concerning Federally-listed threatened or endangered wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

5. JURISDICTION.

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 07-01. We have made a **preliminary determination** that any aquatic resources that would be impacted by the proposed project are regulated by the Corps of Engineers under Section 404 of the Clean Water Act. Our jurisdictional review and final jurisdictional determination could result in modifications to the scope of the project's regulated waterbody/wetland impacts. Because this project is a mitigation bank, any required compensatory mitigation would be accounted for in the credit yield calculations. It is our preliminary assessment that regulated discharges will be required to complete the ditch blocks shown in the prospectus. The regulated discharges associated with implementation of a final approved bank plan can be authorized by regional

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general permit **if** the bank plan is approved before any regulated discharge occurs. Any ***approved jurisdictional determination*** needed will be made prior to reaching a decision, and will be posted on the St. Paul District web page at

<http://www.mvp.usace.army.mil/Missions/Regulatory/RegulatoryActions.aspx>.

6. HISTORICAL/ARCHAEOLOGICAL.

The Corps will review information on known cultural resources and/or historic properties within and adjacent to the project area. The Corps will also consider the potential effects of the project on any properties that have yet to be identified. The results of this review and the Corps' determination of effect will be coordinated with the State Historic Preservation Officer independent of this public notice. Any adverse effects on historic properties will be resolved prior to the Corps authorization, or approval, of the work in connection with this project.

7. PUBLIC HEARING REQUESTS.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, in detail, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

Timothy J. Smith
Chief, Technical Services Section

Enclosure(s)
Figures 1-5 and Exhibits 1-2

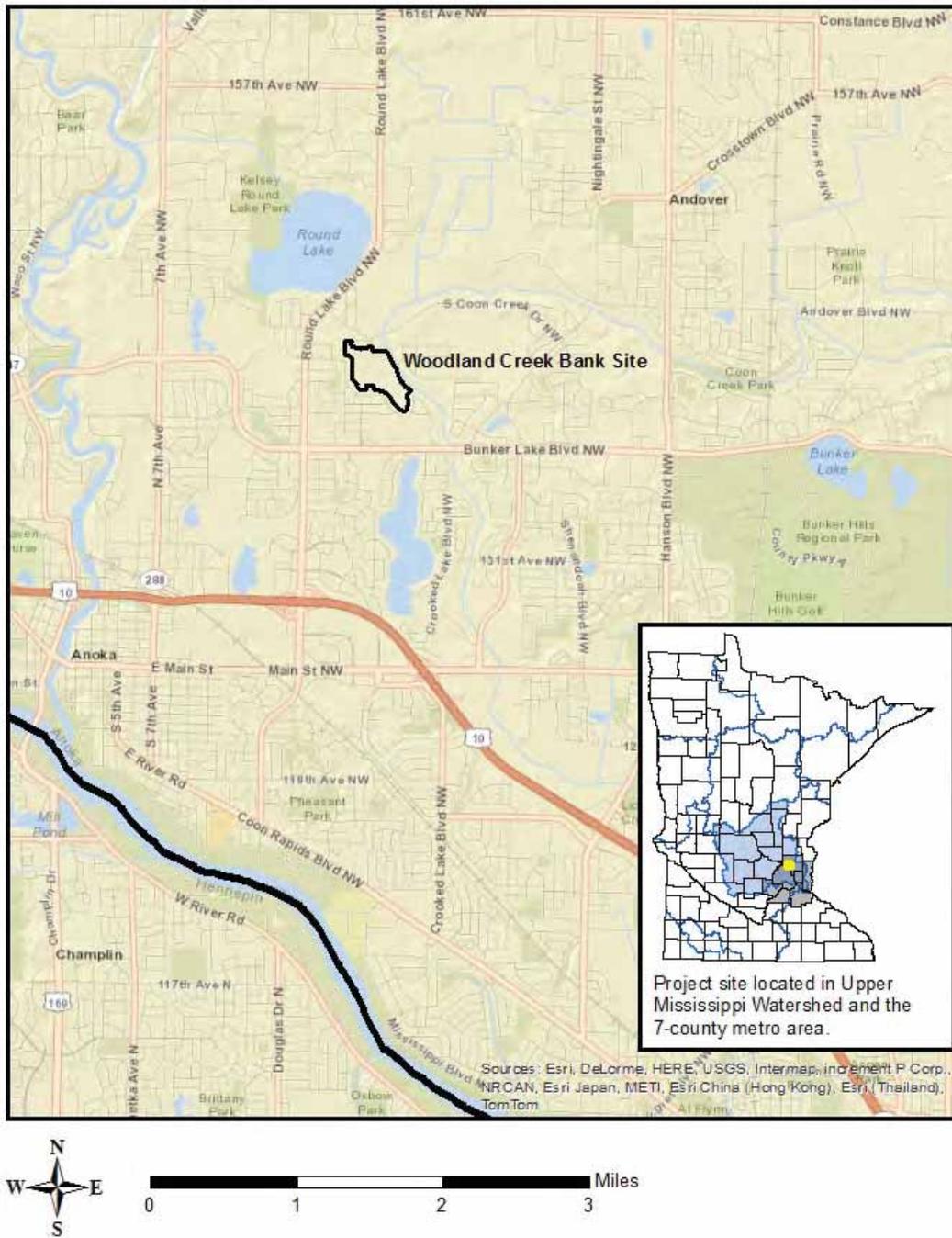


Figure 1. Site Location Map: Proposed Woodland Creek Bank Site in the City of Andover and 7-county metropolitan area.

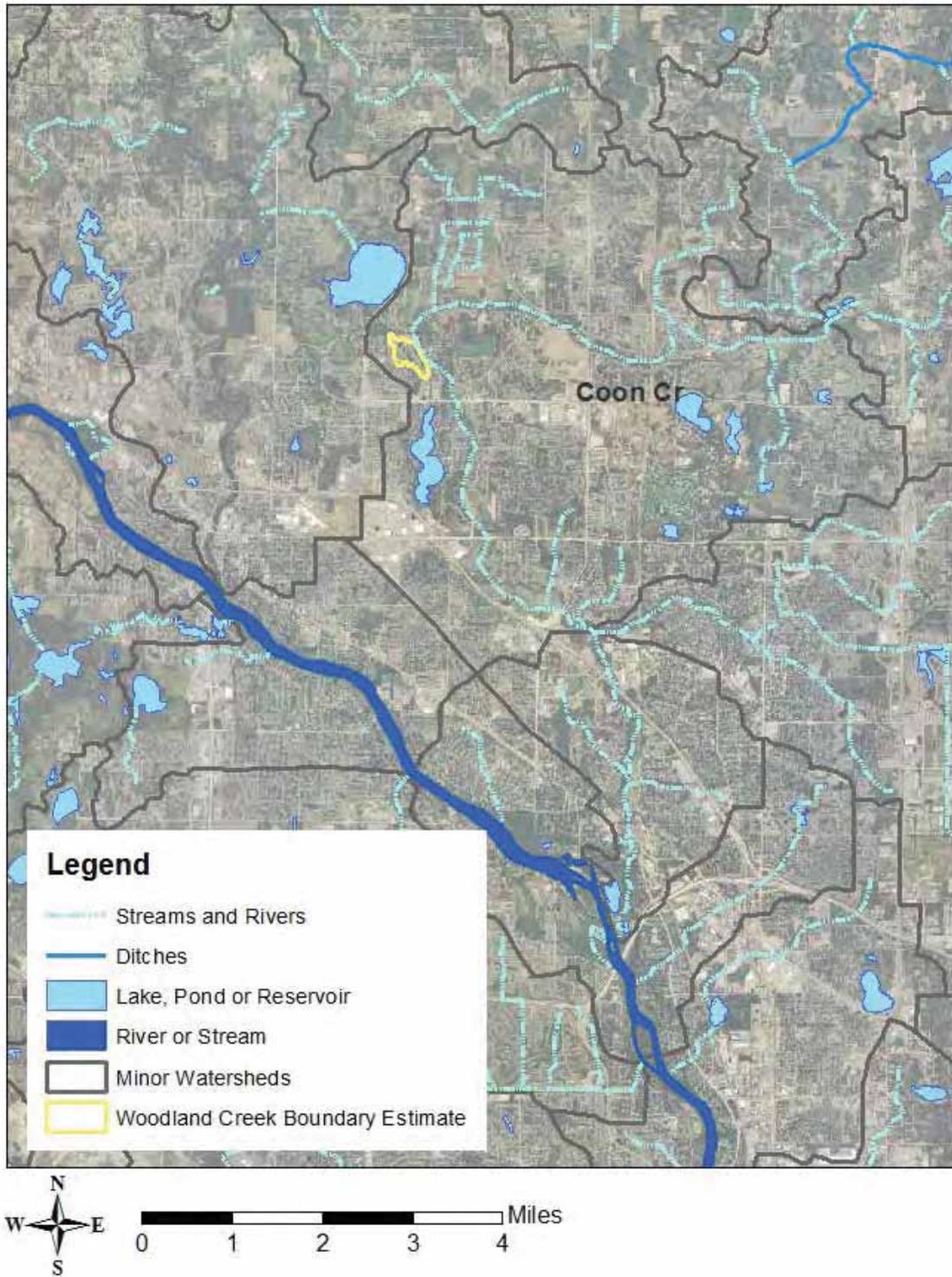


Figure 2. Location of proposed bank site within the Coon Creek Minor Watershed which is within the Upper Mississippi River Major Watershed (Bank Service Area 7).

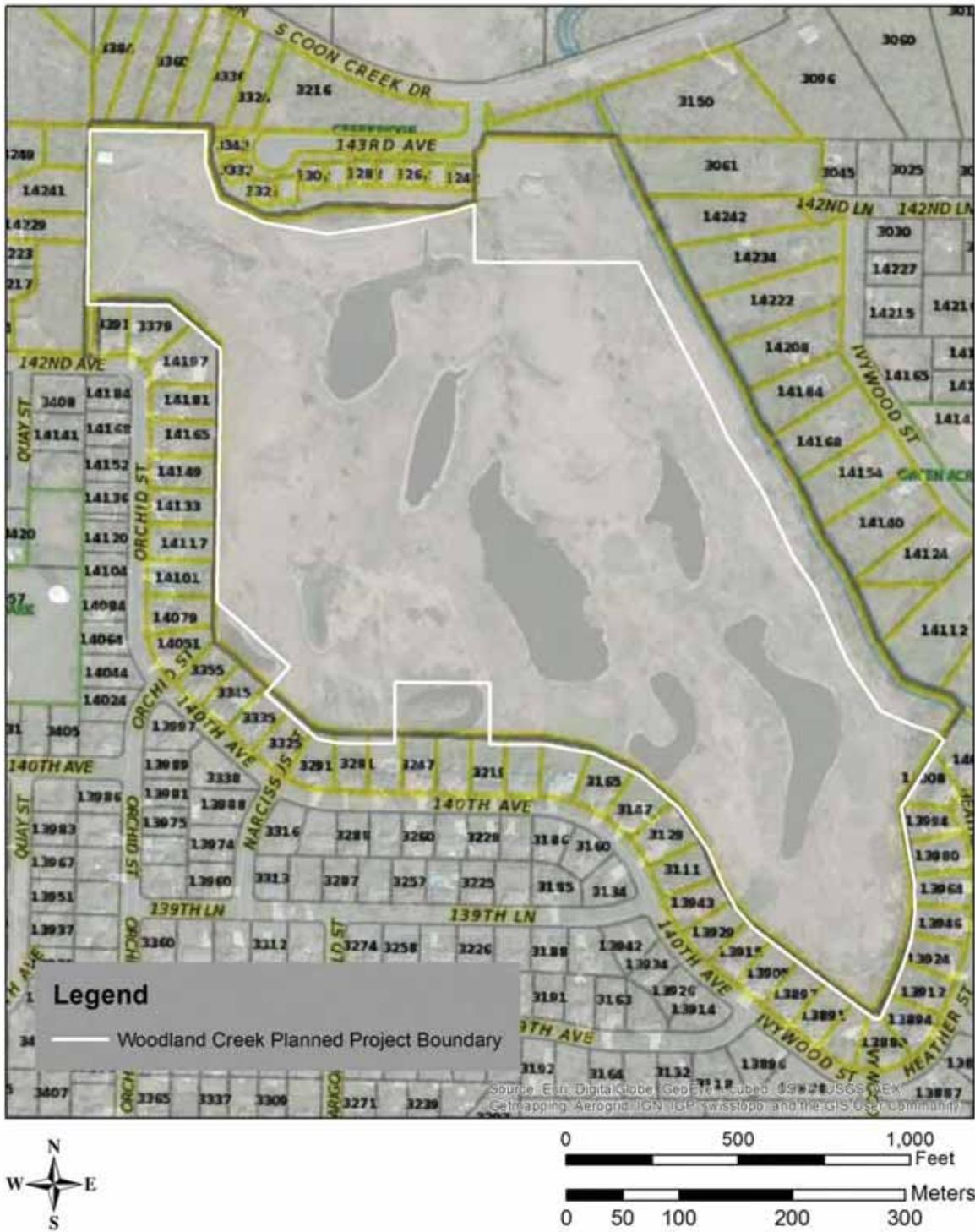


Figure 3. Land use map of project site and surrounding properties (residential lot numbers).



Legend
— Proposed Trail
— Woodland Creek Planned Project Boundary



Figure 4. Map of proposed easement boundary and trail for the Woodland Creek Bank Area (2013 FSA imagery). The trail will be a minimum of 30 feet from any adjacent property boundary.

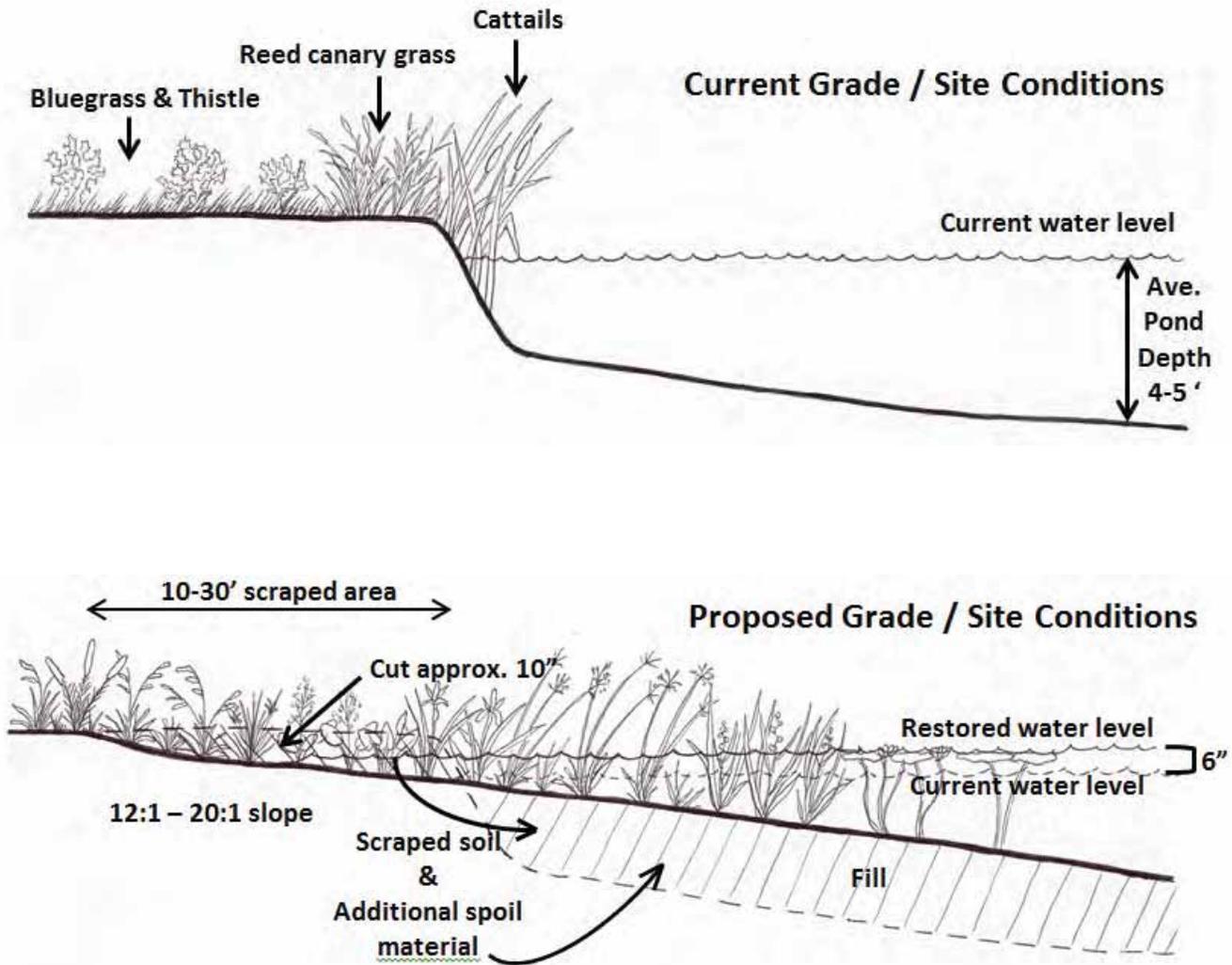


Figure 11. Diagram of current conditions and proposed conditions for restoration of the pond areas.

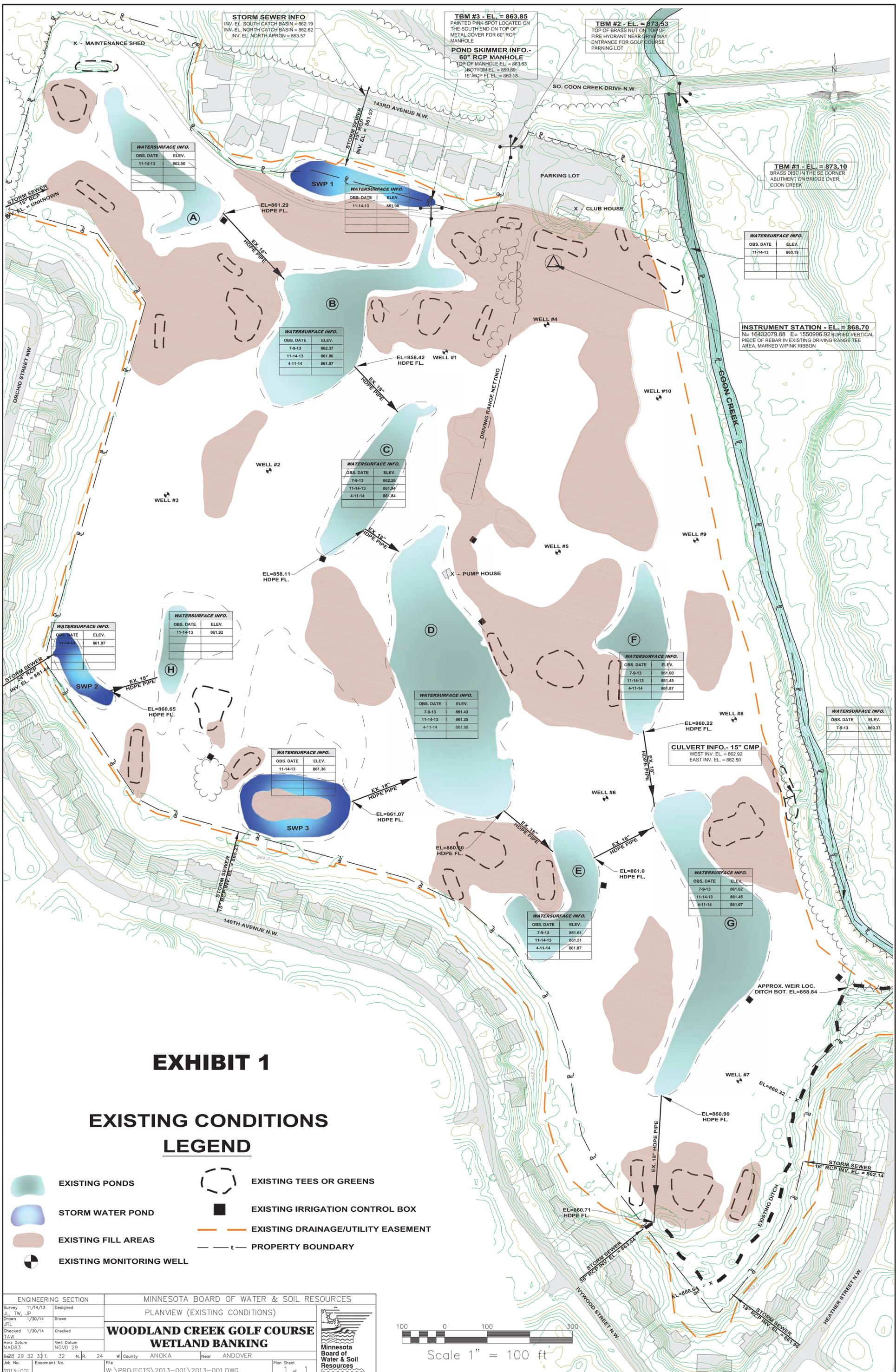


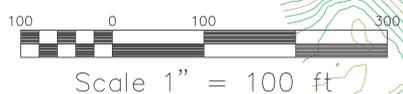
EXHIBIT 1

EXISTING CONDITIONS LEGEND

- EXISTING PONDS
- STORM WATER POND
- EXISTING FILL AREAS
- EXISTING MONITORING WELL
- EXISTING TEES OR GREENS
- EXISTING IRRIGATION CONTROL BOX
- EXISTING DRAINAGE/UTILITY EASEMENT
- PROPERTY BOUNDARY

ENGINEERING SECTION		MINNESOTA BOARD OF WATER & SOIL RESOURCES	
Survey	11/14/13	Designed	
Drawn	JRL	Drawn	
Checked	1/30/14	Checked	
TAJW			
Horz Datum	NAD83	Vert Datum	NGVD 29
Job No.	29 32 33 T. 32 N. R. 24	W. County	ANOKA
Easement No.		Near	ANDOVER
File	W:\PROJECTS\2013-001\2013-001.DWG	Plan Sheet	1 of 1

WOODLAND CREEK GOLF COURSE WETLAND BANKING



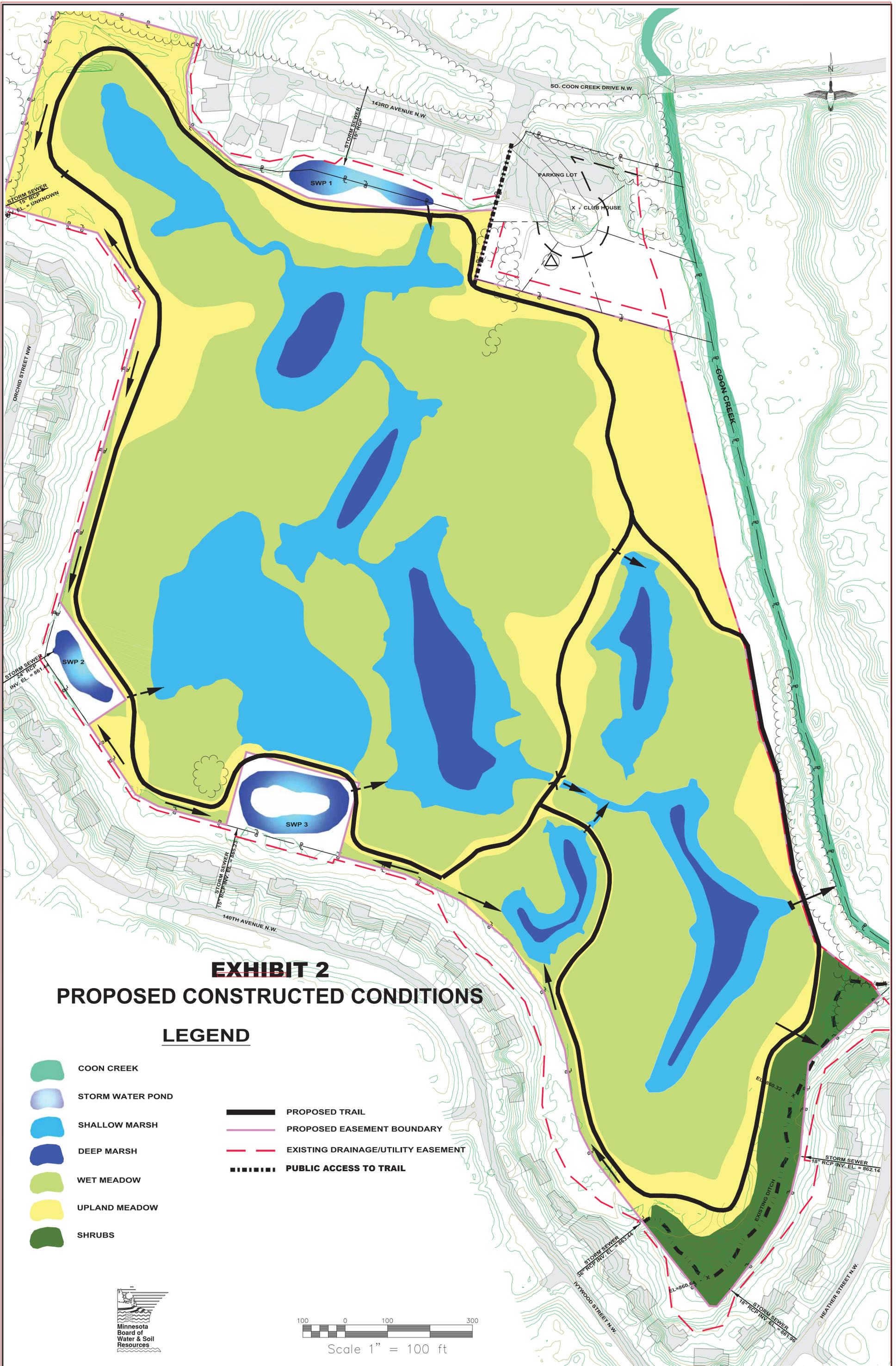


EXHIBIT 2 PROPOSED CONSTRUCTED CONDITIONS

LEGEND

- | | | | |
|---|------------------|---|------------------------------------|
|  | COON CREEK |  | PROPOSED TRAIL |
|  | STORM WATER POND |  | PROPOSED EASEMENT BOUNDARY |
|  | SHALLOW MARSH |  | EXISTING DRAINAGE/UTILITY EASEMENT |
|  | DEEP MARSH |  | PUBLIC ACCESS TO TRAIL |
|  | WET MEADOW | | |
|  | UPLAND MEADOW | | |
|  | SHRUBS | | |

