



US Army Corps
of Engineers
St Paul District

SPONSOR: U.S. Home Corporation
(aka Lennar)

REFER TO: 2015-01460-MMJ
Ravinia Wetland Bank

Public Notice

ISSUED: March 14, 2016

EXPIRES: April 14, 2016

SECTION:404 - Clean Water Act

1. WETLAND COMPENSATORY MITIGATION BANK PROPOSAL

2. SPECIFIC INFORMATION.

SPONSOR'S ADDRESS: U.S. Home Corporation
Attn: Joe Jablonski
16305 36th Ave. N., Ste. 600
Plymouth, MN 55446

SPONSOR'S AGENT: Kjolhaug Environmental Services
Attn: Rob Bouta
26105 Wild Rose Lane
Shorewood, MN 55331

PROJECT LOCATION: The project site is located in the SE ¼ Sec. 36, T. 119 N., R. 23 W., Hennepin County, MN. The approximate UTM coordinates are N 450082.475, E 5043568.185. Lat. 45.06779, Long. -93.52953.

BANK SERVICE AREA: The proposed bank service area for this project is Bank Service Area (BSA) 7 (the Upper Mississippi River Basin), and BSA 11 (the Twin Cities/Metro). The proposed wetland bank is also located within in the Elm Creek subwatershed and the Mississippi Metro (20) major watershed.

DESCRIPTION OF PROJECT: The sponsor is proposing to develop the Ravinia Wetland Bank. The proposed bank site would be approximately 14.88 acres in size, including upland buffer areas. The project as proposed would restore functions to approximately 6.93 acres of wetland, would create 1.79 acres of wetland, and would include an additional 6.16 acres of restored upland buffer. As proposed, the bank sponsor predicts that restoration and creation activities at the bank site may generate 5.265 to 6.94 wetland credits, which could be purchased by the public to off-set unavoidable impacts to waters of the U.S.

Current land use, including adjacent properties:

The project site contains two existing wetland basins, labeled as Wetland 8 and 9 on the attached figures. Wetland 8 was classified as a seasonally flooded basin type wetland. The wetland is dominated by reed canary grass and adjoining upland to the east is normally a planted agricultural field. Wetland 8 is approximately 14,272 square feet (0.33 acre) in size. Wetland 9 was classified as a partially ditched/drained fresh wet meadow and shallow marsh type wetland. Wetland 9 is dominated by reed canary grass with cattail and open water in small, deeper portions of the wetland. Wetland 9 is approximately 303,688 square feet (6.97 acres) in size.

Existing land use in the vicinity of the proposed wetland bank property is agricultural and residential. During a field review in July 2015, land northeast and part of the land south of Wetland 9 was planted to wheat. Land southwest of Wetland 9 consisted of woodland, pasture, and a farmstead. Land northeast of Wetland 9 and east of Wetland 8 has been rough graded for an earlier phase of Lennar's Ravinia Residential Development. Land east and west of the proposed wetland bank property consisted of rural residential lots ranging in size from 1.5 to 8 acres.

Modifications proposed to restore, establish, enhance and/or preserve wetlands on the bank site:

The bank sponsor is proposing to rehabilitate 3.12 acres of existing partially drained wet meadow and shallow marsh type wetland (Area A on attached figures), enhance 3.81 acres of existing degraded seasonally flooded and shallow marsh type wetland (Area B), and create 1.79 acres of acres of wet meadow and shallow marsh type wetland (Area C). The restored and created wetland areas would be surrounded by 6.16 acres of upland buffer dominated by native grassland/forb plant communities (Area D). The sponsor is proposing to scrape and re-shape the existing wetland basins in order to remove a ditch feature that is currently flowing through the site (from west to east), and to remove invasive species and seed bank. Created wetland areas would be excavated from adjacent upland areas.

As proposed, transportation corridors would cross the wetland bank at three locations. These crossings would be excluded from the wetland bank easement. These crossings are proposed to provide pedestrian and vehicular traffic circulation. These crossings include:

1. An 8-foot-wide bituminous trail to be located approximately 275 feet south of the northern end of the bank easement.
2. An 8-foot-wide bituminous trail that would cross the wetland bank at a location approximately 720 feet southeast of the northern end of the bank easement.
3. A residential street (Steeple Chase Road) that would include a water level control structure or weir and would cross the wetland bank about 600 feet southeast of the second trail crossing described above.

The bank sponsor has stated that the wetland bank is designed to sustain wetland hydrology and be compatible with the ecology of the local landscape. At the trail crossing in the northern third of Wetland 9, the water level elevation would be 984.0, which is comparable to the existing water elevation at that location. The culvert(s) at this trail crossing would be designed with capacity sufficient to eliminate the need for a flowage easement on the upstream property to the west. At the proposed Steeple Chase Road crossing over Wetland 9, the water elevation would be raised approximately 1 foot, from ~980.0' to ~981.0'. At the downstream or southeastern limits of the wetland bank, the water elevation would also be raised about 1.5 feet, from ~977.5' to ~979.0'. This location is adjacent to the eastern property boundary where Wetland 9 drains through a 12-15 inch culvert beneath a field road before flowing offsite. The predicted wetland creation elevations are consistent with the existing wetland boundary elevations and water elevations that would be controlled at wetland crossings. The proposed contours and native plant communities would blend smoothly into adjoining elevations and plant communities.

Proposed credit allocation:

Proposed wetland bank credit allocation summary (corresponds with attached Figure 8):

Map ID	Credit Action	Acres	Credit Allocation			
			Minimum Credit		Maximum Credit	
			% Credit	Credit Amt.	% Credit	Credit Amt.
Area A	USACE: III.B1 Restoration via rehabilitation	3.12	50	1.56	75	2.34
Area B	USACE: III.B2 Enhancement	3.81	33.3	1.27	33.3	1.27
Area C	USACE: III.B3 Creation	1.79	50	0.895	100	1.79
Area D	USACE: III.B5 Upland buffer: native	6.16	25	1.54	25	1.54
Total Easement Size		14.88	Total	5.265	Total	6.94

Site preparation:

Approximately 6 inches of topsoil would be scraped from Wetland 8 and much of Wetland 9 to remove reed canary grass propagules. The channel that drains through Wetland 9 would be obliterated at the time of the scraping, and the contours at the edge of the previously excavated open water area in Wetland 9 would be flattened to create a more gradual transition between open water and wet meadow. About this same time, the wetland creation areas adjacent to Wetland 9 would be excavated to an elevation equivalent to or within one foot below the normal water level (NWL) of each basin to help ensure creation of seasonally flooded to saturated wetland under typical water regimes. Created wetland surfaces would be feathered into scraped wetland surfaces to ensure that wetland hydrology connects the enhanced and created wetlands. Roadway and trail crossings would generally be graded concurrent with the reed canary grass scraping and drainage channel obliteration. However, wetland seeding may be completed before final water level controls are installed. Water levels would be controlled at the locations of the trail crossing in the northern third of Wetland 9 (NWL = 984.0), the Steeple Chase Road crossing near the southern third of Wetland 9 (NWL = 981.0), and the downstream/southeastern limits of the wetland bank (NWL = ±979.0) to provide hydrologic restoration.

Long-term management of the site:

The established bank site would be managed by the sponsor or their successors in property ownership. The site would be adaptively managed for development of herbaceous communities dominated by native species common to the bank area. Credit sales would be tracked by sponsor and reported to the state as required by state law. The reported credit releases and sales would be

tracked on both Corps and state databases using ledger data supplied by the state. By state law, long-term management of the property would be the responsibility of the landowner and the sponsor until all released credits have been debited. After all credits are debited, long-term management obligations would fall to the landowner under state law. Additional protections and management limitations would be spelled out in both a conservation easement and in an approved bank plan.

SURROUNDING LAND USE: Currently the surrounding land use is comprised of agricultural fields. However, the proposed wetland bank could potentially be surrounded by Phase 3, 6A, and 7 of the proposed Ravinia Residential Development, for which we have not received an application. See attached Figure 7.

COORDINATION WITH RESOURCE AGENCIES: This project is being coordinated with the following members of the Interagency Review Team (IRT) and other resource agencies: U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, the Minnesota Board of Water and Soil Resources, the Minnesota Department of Natural Resources, Hennepin County, and the Elm Creek Watershed Management Commission.

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. A copy of the full prospectus submitted by the Sponsor is available to the public for review upon request.

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 Melissa Jenny at the St. Paul office of the Corps, telephone number (651) 290-5363.

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.

None were identified by the bank sponsor or are known to exist in the action area. However, Hennepin County is within the known historic range for the following Federally-listed species:

Northern long-eared bat	Hibernates in caves and mines – swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
Higgins eye pearl mussel	Mississippi River
Snuff box	Mississippi River

This notice 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.

The aquatic resources, if any, within the boundaries of the proposed mitigation bank are being reviewed in accordance with current practices for documenting Corps jurisdiction under Section(s) 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act.

Any regulated discharges associated with implementation of a final approved bank plan could likely be authorized by regional general permit if the bank plan is approved before any regulated discharge occurs. Any required compensatory mitigation would be accounted for in the credit yield calculations because this is a mitigation bank project.

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.

Stacey M. Jenson,
Acting Chief, Regulatory Branch

Enclosures: attached and labeled as 2015-01460-MMJ, Ravinia Wetland Bank Public Notice, Figures 1 - 9



Figure 1 - Site Location

— 0 1,500 Feet



KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Ravinia Wetland Bank (KES 2015-019)
Corcoran, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

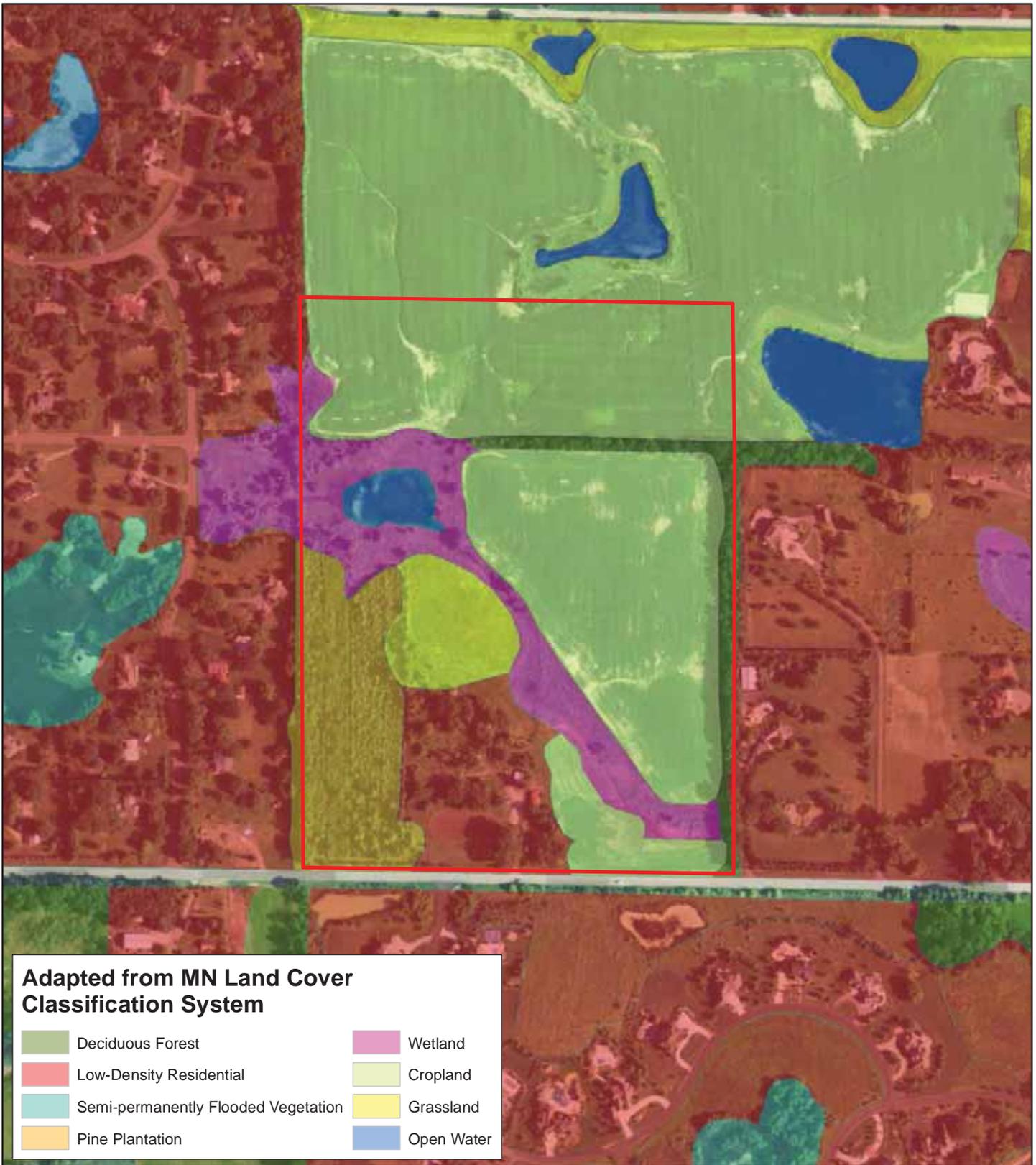


Figure 2 - Land Use of Project and Surrounding Area

— 0 420 Feet

 **KJOLHAUG** ENVIRONMENTAL SERVICES COMPANY
Source: ESRI Streets Basemap

**Ravinia Wetland Bank (KES 2015-019)
Corcoran, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

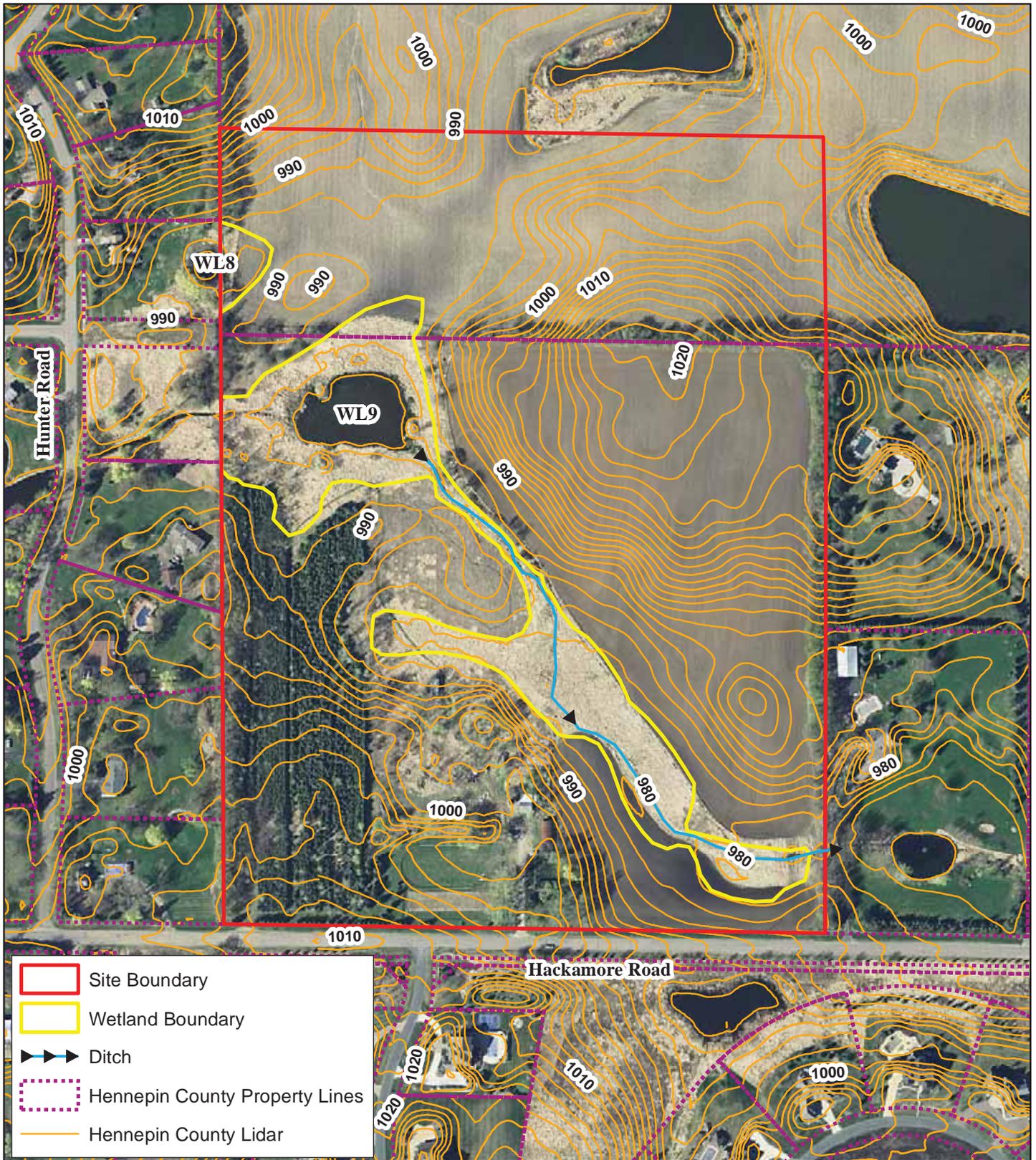


Figure 3 - Existing Conditions and Wetlands

 **Ravinia Wetland Bank (KES 2015-019)**
Corcoran, Minnesota

 **KJOLHAUG ENVIRONMENTAL SERVICES COMPANY**
Source: ESRI Streets Basemap

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

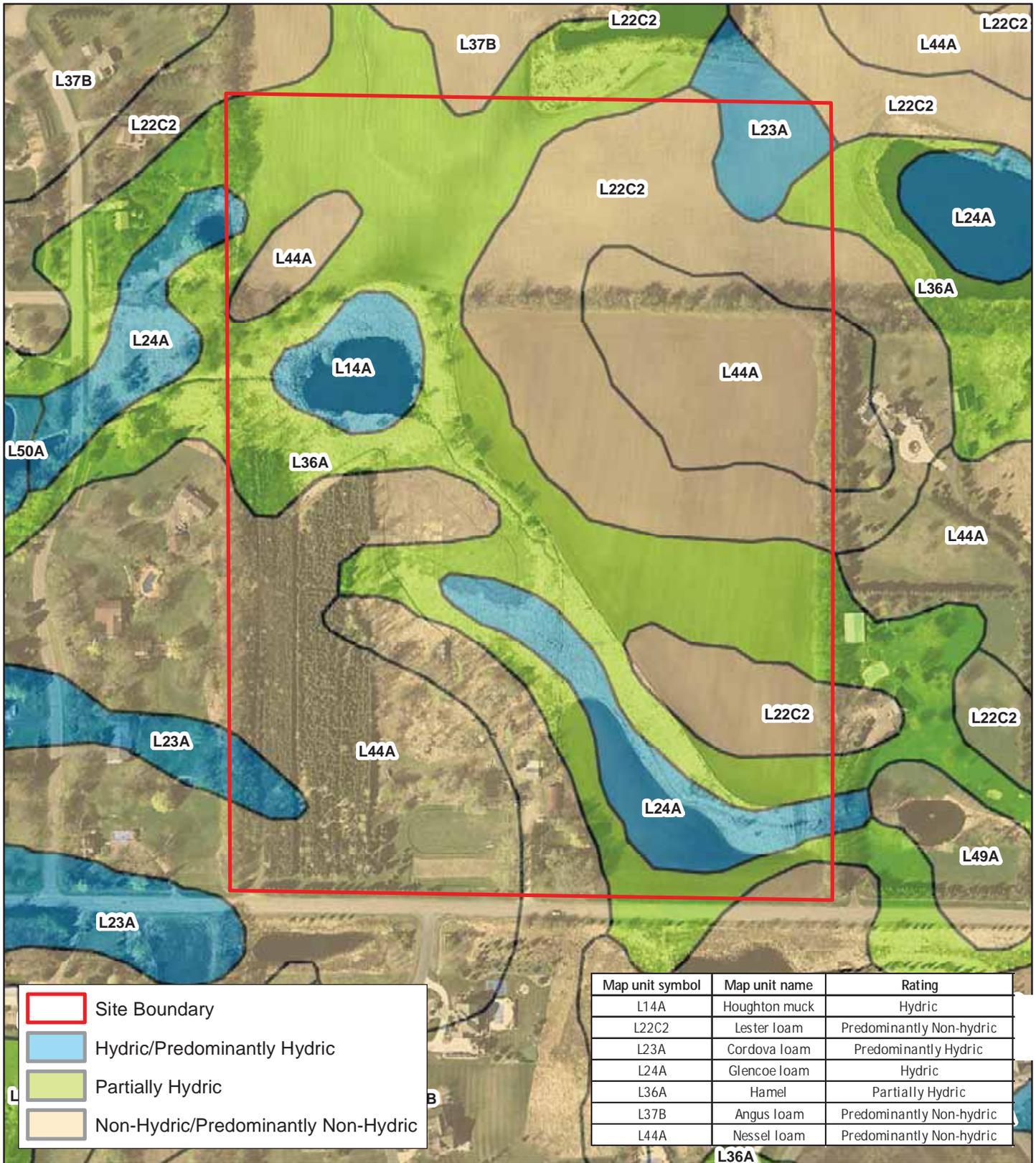


Figure 4 - Soil Survey

0 300 Feet

Ravinia Wetland Bank (KES 2015-019)
Corcoran, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

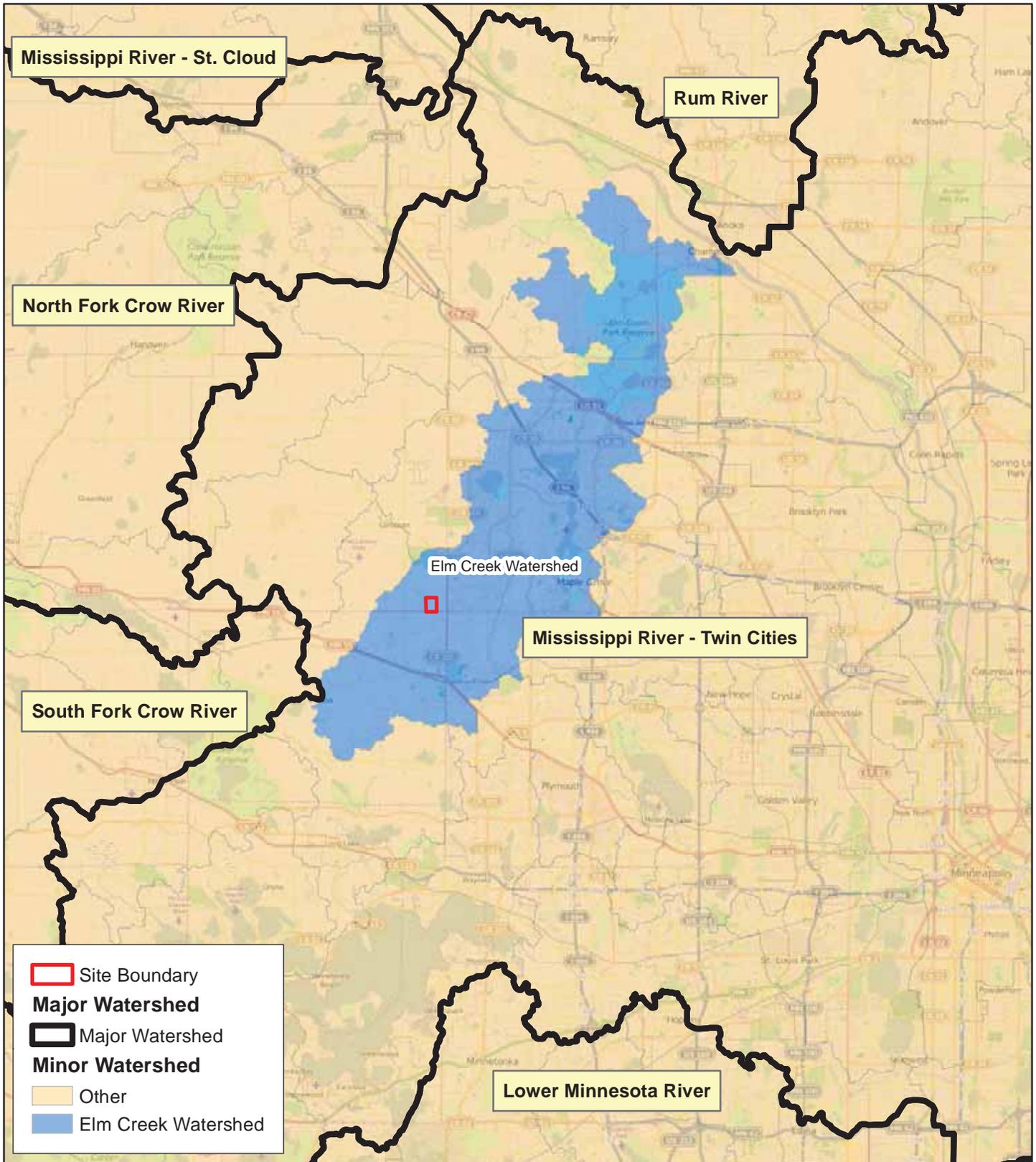


Figure 5 - Minor and Major Watersheds

0 17,000 Feet

 **KJOLHAUG** ENVIRONMENTAL SERVICES COMPANY

Ravinia Wetland Bank (KES 2015-019)
Corcoran, Minnesota

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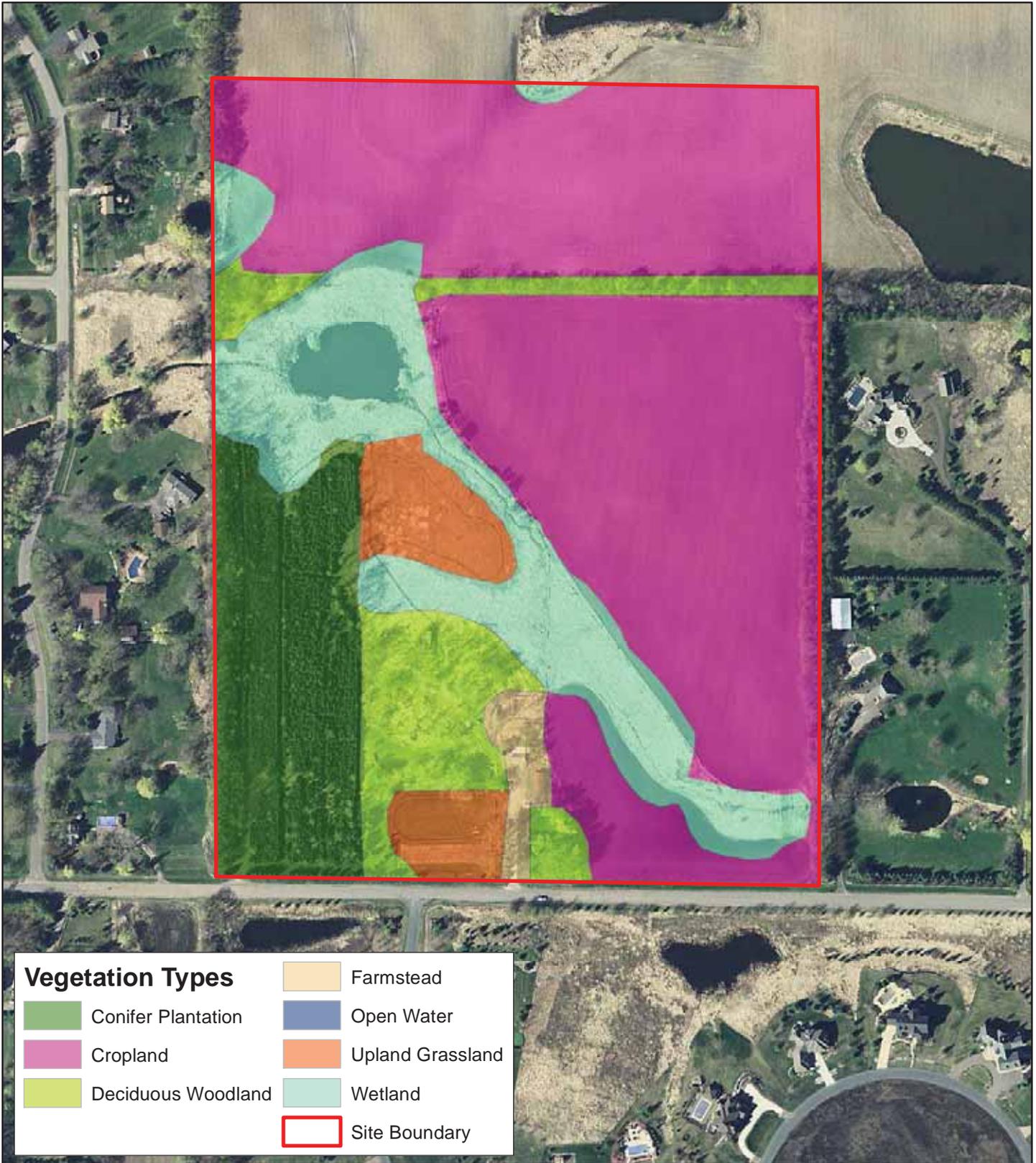


Figure 6 - Existing Vegetation Types

0 300 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
Source: ESRI Streets Basemap

**Ravinia Wetland Bank (KES 2015-019)
Corcoran, Minnesota**

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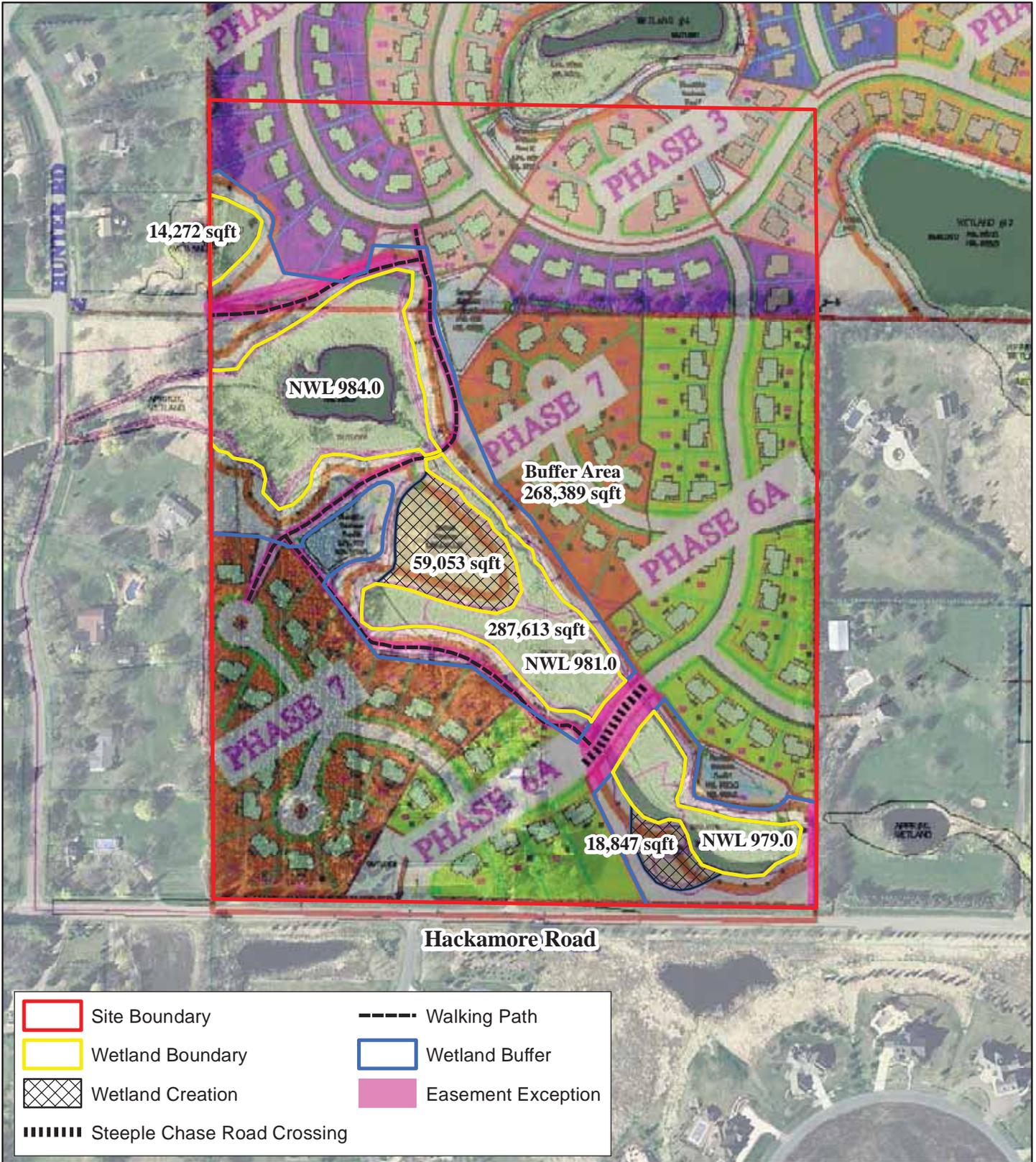


Figure 7 - Proposed Easement and Ravinia Plat

	<p>0 300 Feet</p>	<p>Ravinia Wetland Bank (KES 2015-019) Corcoran, Minnesota</p>
	<p>Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.</p>	
<p>KJOLHAUG ENVIRONMENTAL SERVICES COMPANY</p> <p>Source: ESRI Streets Basemap</p>		

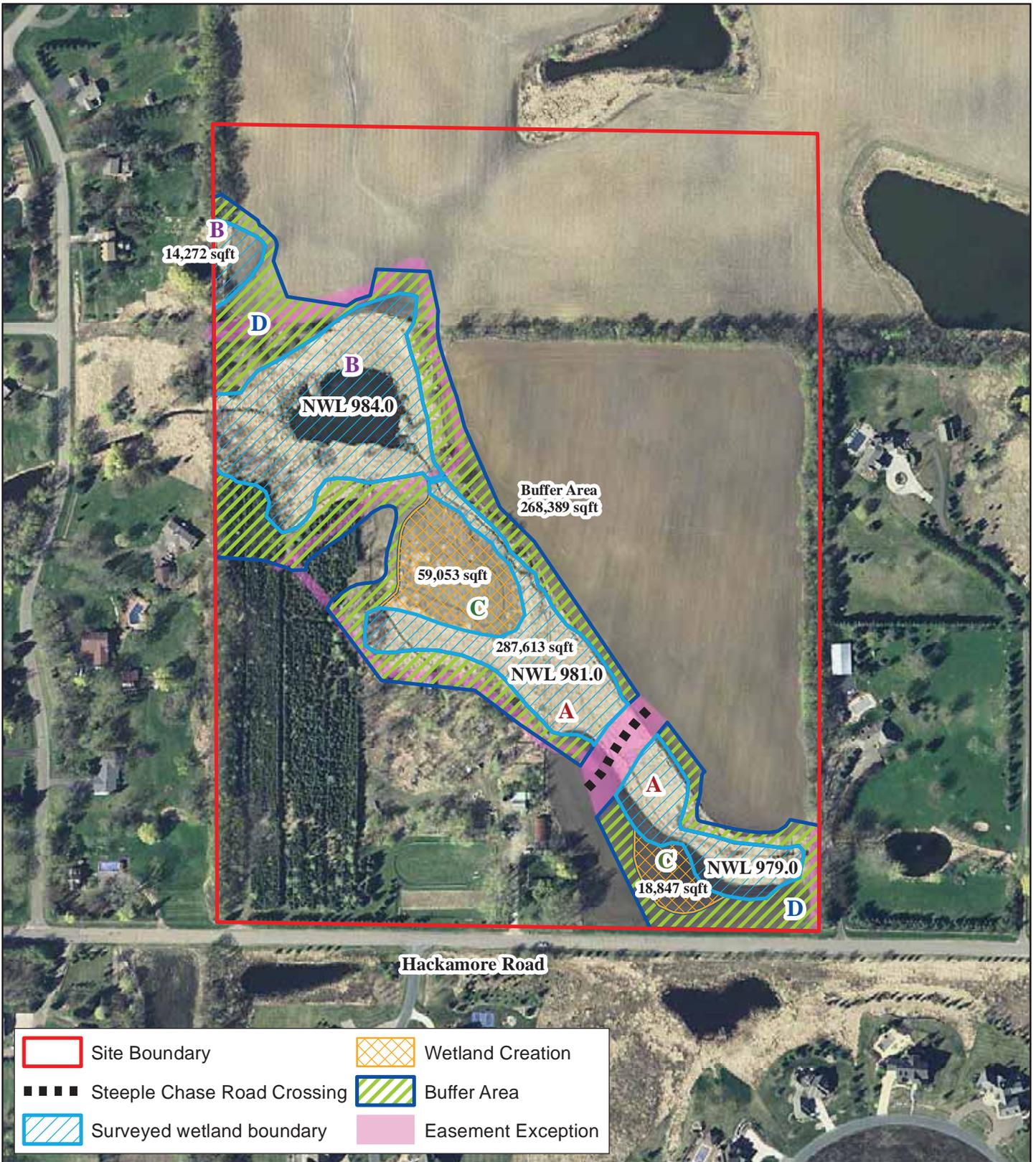


Figure 8 - Wetland Credit Areas

0 300
Feet

Ravinia Wetland Bank (KES 2015-019)
Corcoran, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MnGeo, ESRI Imagery Basemap

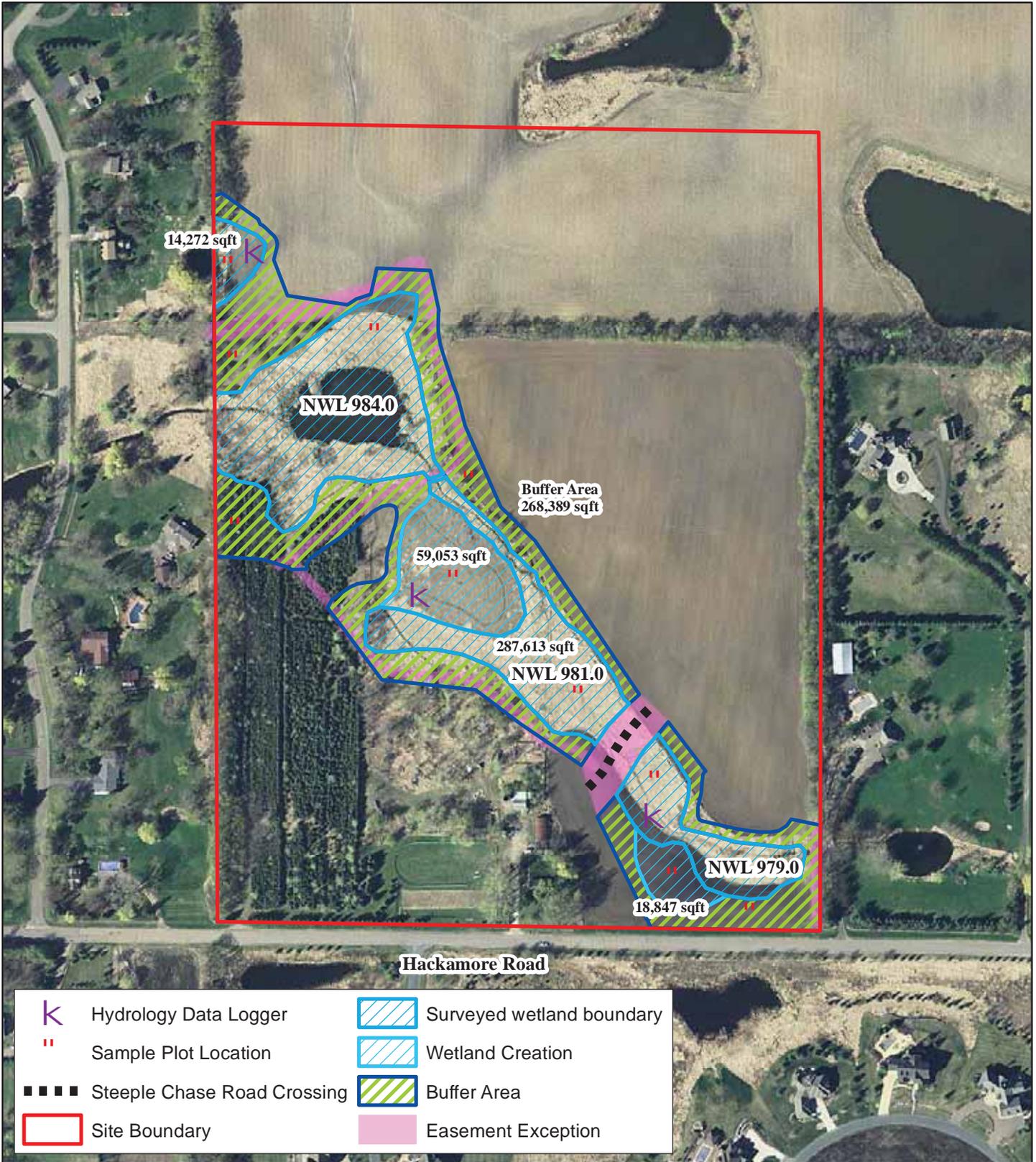


Figure 9 - Proposed Vegetation Types and Monitoring Plan

<p>KJOLHAUG ENVIRONMENTAL SERVICES COMPANY Source: MnGeo, ESRI Imagery Basemap</p>	<p>— 0 300 Feet</p>	<p>Ravinia Wetland Bank (KES 2015-019) Corcoran, Minnesota</p> <p>Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.</p>
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