

DEPARTMENT OF THE ARMY ST. PAUL DISTRICT, CORPS OF ENGINEERS 180 FIFTH STREET EAST, SUITE 700 ST. PAUL, MN 55101-1678

REPLY TO ATTENTION OF REGULATORY BRANCH

November 7, 2019

Regulatory File No. MVP-2019-02008-MMW

Venture Pass Partner, LLC c/o: Mr. Randy Rauwerdink 19620 Waterford Court Shorewood, Minnesota 55331

Dear Mr. Rauwerdink:

This letter is in response to your request for an approved jurisdictional determination on an aquatic resource on the 1.67 acre property in the city of Saint Paul. The project site is located in Section 20, Township 29 North, Range 23 West, Ramsey County, Minnesota. The aquatic resource covered by this jurisdictional determination is identified as Wetland 1 on the enclosed figures labeled MVP-2019-02008-MMW Pages 1 through 3.

The 3,280 square-foot aquatic resource shown on the enclosed figures is a storm water pond excavated in uplands, and is not a water of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form. This determination is valid only for Wetland 1 identified in the enclosed figures.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP. It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the boundary in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.

Regulatory Branch (File No. MVP-2019-02008-MMW)

If you have any questions, please contact me in our St. Paul office at (651) 290-5355 or Mariah.M.Weitzenkamp@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

Mariah Weitzenkamp

Project Manager

Enclosures

CC:

Todd Ullom, Sambatek Wendy Saunders-Pearce, LGU

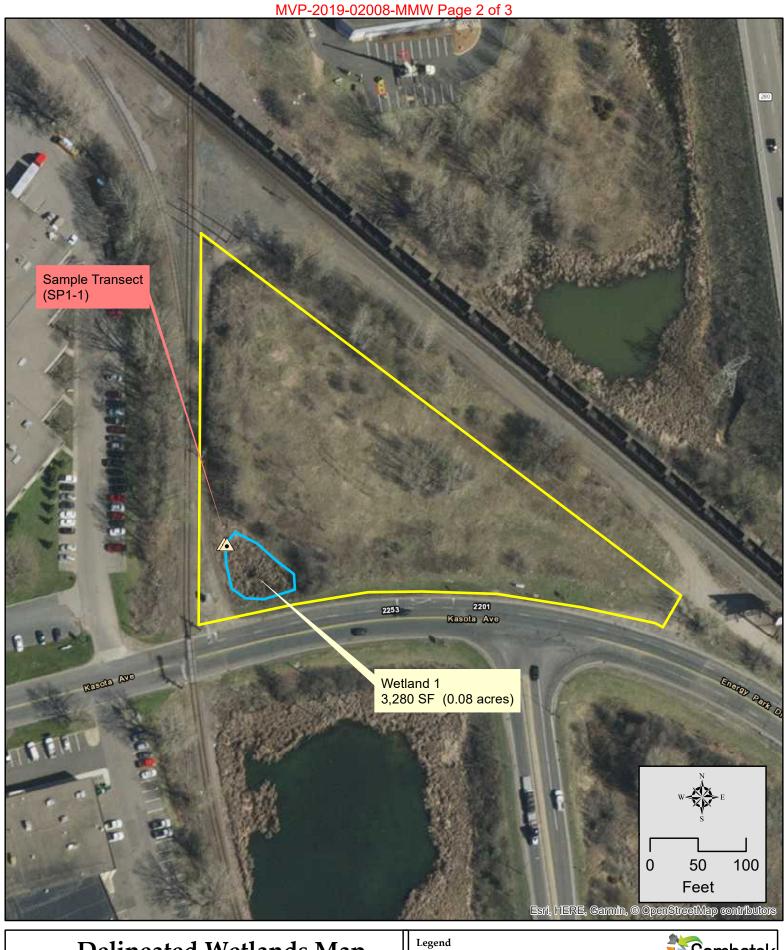


Location Map

Kasota Avenue & MN-280 St. Paul, Minnesota

Project Boundary City Boundaries

This map was created using Sambatek's Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Sambatek is not responsible for any inaccuracies contained herein.



Delineated Wetlands Map

Kasota Avenue & MN-280 St. Paul, Minnesota Project Boundary

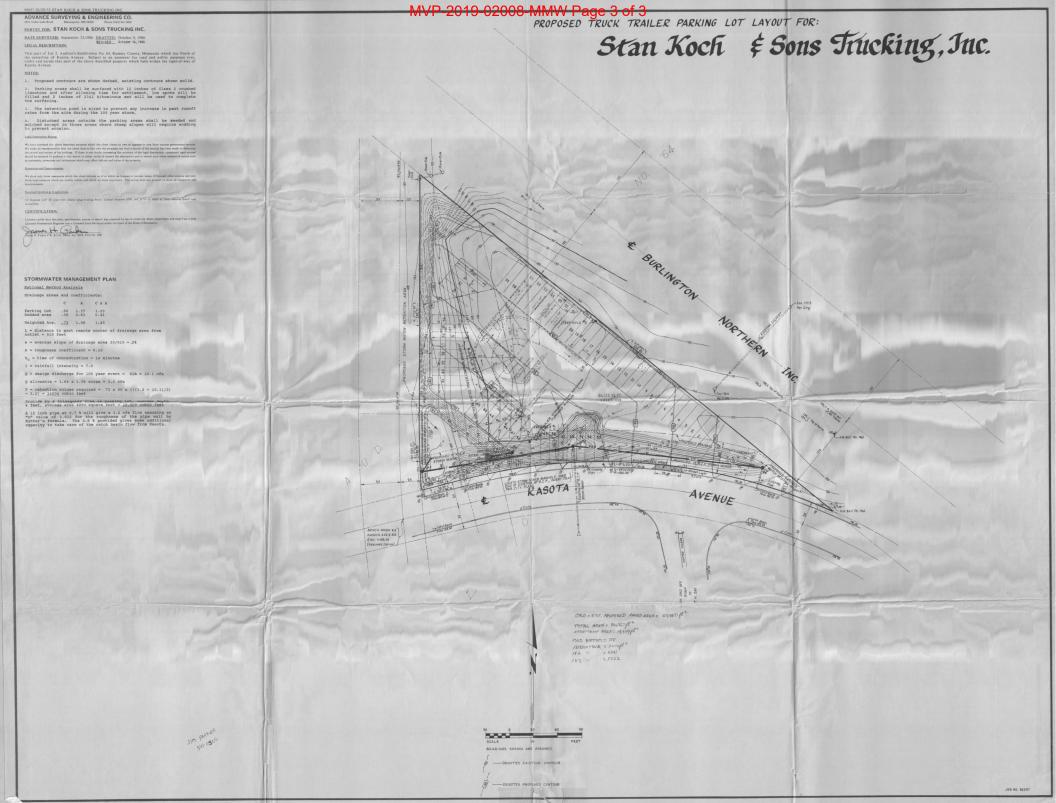
▲ Sample Transect

Wetland Boundary

Sambatek

This map was created using Sambatek's Geographic Information Systems (CIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference.

Sambatek is not responsible for any inaccuracies







Regulatory Program

APPROVED JURISDICTIONAL DETERMINATION FORM U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in the Approved Jurisdictional Determination Form User Manual.

SECTION I: BACKGROUND INFORMATION

A. COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): November 7, 2019

B. ORM NUMBER IN APPROPRIATE FORMAT (e.g., HQ-2015-00001-SMJ): MVP-2019-02008-MMW

| B. OKWINOWIELK WAYNET OKWINA (C.g., The 2010 00001 CMIO). WIT 2010 02000 WINNY | | | | | | |
|--|--|--|--|--|--|--|
| C. PROJECT LOCATION AND BACKGROUND INFORMATION: | | | | | | |
| State: Minnesota County/parish/borough: Ramsey County City: Saint Paul | | | | | | |
| Center coordinates of site (lat/long in degree decimal format): Lat. 44.978135° N, Long93.204842° W. | | | | | | |
| Map(s)/diagram(s) of review area (including map identifying single point of entry (SPOE) watershed and/or potential | | | | | | |
| jurisdictional areas where applicable) is/are: ⊠attached ☐ in report/map titled Samatek Memorandum (July 30, | | | | | | |
| 2019). | | | | | | |
| Other sites (e.g., offsite mitigation sites, disposal sites, etc.) are associated with this action and are recorded on a | | | | | | |
| different JD form. List JD form ID numbers (e.g., HQ-2015-00001-SMJ-1): | | | | | | |
| different ob form. Else ob form ib numbers (e.g., 119-2013-00001-0100-1). | | | | | | |
| D. REVIEW PERFORMED FOR SITE EVALUATION: | | | | | | |
| Office (Desk) Determination Only. Date: November 6, 2019. | | | | | | |
| Office (Desk) and Field Determination. Office/Desk Date(s): Field Date(s): | | | | | | |
| | | | | | | |
| SECTION II: DATA SOURCES | | | | | | |
| Check all that were used to aid in the determination and attach data/maps to this JD form and/or references/citations | | | | | | |
| in the administrative record, as appropriate. | | | | | | |
| Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant. Title/Date: Samatek Memorandum | | | | | | |
| (July 30, 2019) | | | | | | |
| Data sheets prepared/submitted by or on behalf of the applicant/consultant. | | | | | | |
| ☐ Office concurs with data sheets/delineation report Title/Date: | | | | | | |
| Office does not concur with data sheets/delineation report. Summarize rationale and include information | | | | | | |
| on revised data sheets/delineation report that this JD form has relied upon: Revised Title/Date: . | | | | | | |
| Data sheets prepared by the Corps. Title/Date: | | | | | | |
| Corps navigable waters study. Title/Date: | | | | | | |
| CorpsMap ORM map layers. Title/Date: US Fish and Wildlife Service National Wetland Inventory Layer. | | | | | | |
| USGS Hydrologic Atlas. Title/Date: | | | | | | |
| USGS, NHD, or WBD data/maps. Title/Date: National Hydrography Data. | | | | | | |
| USGS 8, 10 and/or 12 digit HUC maps. HUC number: | | | | | | |
| USGS maps. Scale & quad name and date: | | | | | | |
| □ USDA NRCS Soil Survey. Citation: Ramsey County Soil Survey. | | | | | | |
| □ USFWS National Wetlands Inventory maps. Citation: National Wetland Inventory. | | | | | | |
| State/Local wetland inventory maps. Citation: DNR Public Water Inventory. | | | | | | |
| FEMA/FIRM maps. Citation: | | | | | | |
| ☑ Photographs: ☑ Aerial. Citation: Google Earth. or ☑ Other. Citation: Historicalinfo.com, 1937 to 2016. | | | | | | |
| □ LiDAR data/maps. Citation: LiDAR 2 foot Contour Map. | | | | | | |
| Previous determinations. File no. and date of jurisdictional determination letter: | | | | | | |
| Applicable/supporting case law: | | | | | | |
| Applicable/supporting scientific literature: | | | | | | |
| | | | | | | |
| Layout and Stormwater Management Plan (1986), City of Saint Paul Interdepartmental Memorandum (November | | | | | | |
| 1086) MN Department of Natural Pescurces letter to Advance Surveying and Engineering, determining that the | | | | | | |

retention pond and erosion control measures proposed appear adequate (November 1986).

SECTION III: SUMMARY OF FINDINGS

Complete Spreadsheet Tab "Aquatic Resources" - Required for All AJDs

| ٩ | RIVERS AND HARBORS ACT (RHA) SECTION 10 DETERMINATION OF JURISDICTION: |
|----------|--|
| | "navigable waters of the U.S." within RHA jurisdiction (as defined by 33 CFR part 329) in the review area. |
| | List water(s) and area/length within review area – Required: |
| VC | DTE: If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Section |
| 10 | navigable waters list, DO NOT USE THIS FORM TO MAKE THE DETERMINATION. The District must continue to |
| | ow the procedure outlined in 33 CFR part 329.14 to make a Section 10 RHA navigability determination. |
| | p g g g g |
| 3 | CLEAN WATER ACT (CWA) SECTION 404 DETERMINATION OF JURISDICTION: "waters of the U.S." within |
| | VA jurisdiction (as defined by 33 CFR part 328.3) in the review area. Check all that apply. |
| <u> </u> | (a)(1): All waters which are currently used, were used in the past, or may be susceptible to use in interstate or |
| _ | foreign commerce, including all waters which are subject to the ebb and flow of the tide. (Traditional Navigable |
| | Waters or TNW). |
| | Complete Spreadsheet Tab "(a)(1)" - Required |
| | This JD includes a case-specific (a)(1) TNW (Section 404 navigable-in-fact) determination on a water that has |
| | not previously been designated as such. Documentation required for this case-specific (a)(1) TNW determination |
| | is attached. |
| | |
| | (a)(2): All interstate waters, including interstate wetlands. |
| _ | • Complete Spreadsheet Tab "(a)(2)" - Required |
| | (a)(3): The territorial seas. |
| _ | • Complete Spreadsheet Tab "(a)(3)" - Required |
| | (a)(4): All impoundments of waters otherwise identified as waters of the U.S. under 33 CFR part 328.3. |
| _ | • Complete Spreadsheet Tab "(a)(4)" - Required |
| | (a)(5): All tributaries, as defined in 33 CFR part 328.3, of waters identified in paragraphs (a)(1)-(a)(3) of 33 CFR |
| | part 328.3. |
| _ | • Complete Spreadsheet Tab "(a)(5)" - Required |
| | (a)(6): All waters adjacent to a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3, including |
| | wetlands, ponds, lakes, oxbows, impoundments, and similar waters. |
| | Complete Spreadsheet Tab "(a)(6)" - Required |
| | ☐ Bordering/Contiguous. |
| | Neighboring: |
| | (c)(2)(i): All waters located within 100 feet of the ordinary high water mark (OHWM) of a water identified in |
| | paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3. |
| | (c)(2)(ii): All waters located within the 100-year floodplain of a water identified in paragraphs (a)(1)-(a)(5) of |
| | 33 CFR part 328.3 and not more than 1,500 feet of the OHWM of such water. |
| | (c)(2)(iii): All waters located within 1,500 feet of the high tide line of a water identified in paragraphs (a)(1) or |
| _ | (a)(3) of 33 CFR part 328.3, and all waters within 1,500 feet of the OHWM of the Great Lakes. |
| | (a)(7): All waters identified in 33 CFR 328.3(a)(7)(i)-(v) where they are determined, on a case-specific basis, to |
| | have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3. |
| | • Complete Spreadsheet Tab "(a)(7)" for the significant nexus determination. Attach a map |
| | delineating the SPOE watershed boundary with (a)(7) waters identified in the similarly situated |
| | analysis. – Required |
| | Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, |
| | normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent |
| _ | and require a case-specific significant nexus analysis. |
| | (a)(8): All waters located within the 100-year floodplain of a water identified in paragraphs (a)(1)-(a)(3) of 33 |
| | CFR part 328.3 not covered by (c)(2)(ii) above and all waters located within 4,000 feet of the high tide line or |
| | OHWM of a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3 where they are determined on a |
| | case-specific basis to have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part |
| | 328.3. |
| | Complete Spreadsheet Tab "(a)(8)" for the significant nexus determination. Attach a map |
| | delineating the SPOE watershed boundary with (a)(8) waters identified in the similarly situated |
| | analysis. – Required |
| | Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, |
| | normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent |
| | and require a case-specific significant nexus analysis. |

C. NON-WATERS OF THE U.S. FINDINGS: Check all that apply.

| ☐ The review area is comprised entirely of dry land. ☐ Potential-(a)(7) Waters: Waters that DO NOT have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3. |
|--|
| Complete Spreadsheet Tab "NonWaters-No SigNex". Attach a map delineating the SPOE watershed boundary with potential (a)(7) waters identified in the similarly situated analysis. – Required |
| Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent |
| and require a case-specific significant nexus analysis. Potential-(a)(8) Waters: Waters that DO NOT have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3. |
| Complete Spreadsheet Tab "NonWaters-No SigNex". Attach a map delineating the SPOE watershed boundary with potential (a)(8) waters identified in the similarly situated analysis. – Required |
| Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus analysis. |
| Excluded Waters (Non-Waters of U.S.), even where they otherwise meet the terms of paragraphs (a)(4)-(a)(8): • Complete Spreadsheet Tab "NonWaters-Excluded" - Required |
| (b)(1): Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of the CWA. |
| (b)(2): Prior converted cropland. (b)(3)(i): Ditches with ephemeral flow that are not a relocated tributary or excavated in a tributary. (b)(3)(ii): Ditches with intermittent flow that are not a relocated tributary, excavated in a tributary, or drain wetlands. |
| (b)(3)(iii): Ditches that do not flow, either directly or through another water, into a water identified in paragraphs (a)(1)-(a)(3). |
| □ (b)(4)(i): Artificially irrigated areas that would revert to dry land should application of water to that area cease. □ (b)(4)(ii): Artificial, constructed lakes and ponds created in dry land such as farm and stock watering ponds, irrigation ponds, settling basins, fields flooded for rice growing, log cleaning ponds, or cooling ponds. □ (b)(4)(iii): Artificial reflecting pools or swimming pools created in dry land.¹ □ (b)(4)(iv): Small ornamental waters created in dry land.¹ |
| (b)(4)(v): Water-filled depressions created in dry land incidental to mining or construction activity, including pits excavated for obtaining fill, sand, or gravel that fill with water. |
| (b)(4)(vi): Erosional features, including gullies, rills, and other ephemeral features that do not meet the definition of tributary, non-wetland swales, and lawfully constructed grassed waterways.¹ (b)(4)(vii): Puddles.¹ |
| (b)(5): Groundwater, including groundwater drained through subsurface drainage systems. ¹ (b)(6): Stormwater control features constructed to convey, treat, or store stormwater that are created in dry land. ¹ |
| (b)(7): Wastewater recycling structures created in dry land; detention and retention basins built for wastewater recycling; groundwater recharge basins; percolation ponds built for wastewater recycling; and water distributary structures built for wastewater recycling. |
| Other non-jurisdictional waters/features within review area that do not meet the definitions in 33 CFR 328.3 of (a)(1)-(a)(8) waters and are not excluded waters identified in (b)(1)-(b)(7). • Complete Spreadsheet Tab "NonWaters-Other" - Required |
| - Complete Opicausnicet I ab Monwaters-Other - Nequiteu |
| <u>D. ADDITIONAL COMMENTS TO SUPPORT JD:</u> This jurisdictional determination is applicable to the 3,280 square foot area identified as Wetland 1 on the enclosed figure labeled MVP-2019-02008-MMW Figure 2 of 3. Historical imagery from 1937 to present day demonstrates the absence of the aquatic resource prior to 1988. Mass grading of |

<u>D. ADDITIONAL COMMENTS TO SUPPORT JD:</u> This jurisdictional determination is applicable to the 3,280 square foot area identified as Wetland 1 on the enclosed figure labeled MVP-2019-02008-MMW Figure 2 of 3. Historical imagery from 1937 to present day demonstrates the absence of the aquatic resource prior to 1988. Mass grading of the subject property appears to have occurred between 1974 and 1980 aerials. Documentation of the stormwater pond plans from 1986 and the appearance of the stormwater pond in a 1988 aerial image indicate that the stormwater pond was constructed in upland. It has been determined that the aquatic feature is a stormwater pond, is not a water

of the US, and is not jurisdictional under the Clean Water Act.

¹ In many cases these excluded features will not be specifically identified on the approved JD form, unless specifically requested. Corps Districts may, in case-by-case instances, choose to identify some or all of these features within the review area.

Excluded Waters or Features

| EXCLUDED WATERS OR FEATURES | | | | | | |
|------------------------------------|---|--|--|--|--|--|
| (b) Excluded Feature/Water Name | (b) Exclusion Criteria | Rationale for (b) Excluded feature and Additional Discussion. | | | | |
| Wetland 1 | (b)(4)(ii) Artificial constructed lakes and ponds | Historical imagery from 1937 to present day demonstrates the absence of the aquatic resource prior to 1988. Mass grading of the subject property appears to have occurred between 1974 and 1980 aerials. Documentation of the stormwater pond plans from 1986 and the appearance of the stormwater pond in a 1988 aerial image indicate that the stormwater pond was constructed in upland. It has been determined that the aquatic feature is a stormwater pond, is not a water of the US, and is not jurisdictional under the Clean Water Act. | | | | |
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| NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL | | | | | | |
|--|---|----------|----------------|---|--|--|
| | oplicant: Venture Pass Partner, LLC File No.: MVP-2019-02008-MMW Date: November 7, 2019 | | rember 7, 2019 | | | |
| c/o: Mi | r. Randy Rauwerdink | | | | | |
| Attache | See Section below | | | | | |
| | INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission) | | | | | |
| | PROFFERED PERMIT (Standard Permit or Letter of permission) | | | В | | |
| | PERMIT DENIAL | - | | С | | |
| X | APPROVED JURISDICTIONAL DETERMIN | NATION | | D | | |
| | PRELIMINARY JURISDICTIONAL DETER | MINATION | | E | | |

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://usace.army.mil/inet/functions/cw/cecwo/reg or Corps regulations at 33 CFR Part 331.

- A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.
- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final
 authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your
 signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights
 to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.
- B: PROFFERED PERMIT: You may accept or appeal the permit
- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.
- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

| E: PRELIMINARY JURISDICTIONAL DETERMINATION: Y JD. The Preliminary JD is not appealable. If you wish, you may r the Corps district for further instruction. Also you may provide not the JD. | request an approved JD (which may | be appealed), by contacting | | | | |
|--|--|-----------------------------|--|--|--|--|
| SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO A | NINITIAL DDOFFEDED DEDMI | T | | | | |
| | | | | | | |
| REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.) | | | | | | |
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| ADDITIONAL INFORMATION. The appeal is limited to a ravio | y of the administrative record the | Come momercudum for the | | | | |
| ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record. | | | | | | |
| POINT OF CONTACT FOR QUESTIONS OR INFORMATION: | : | | | | | |
| If you have questions regarding this decision and/or the appeal process you may contact: | If you only have questions regarding the appeal process you may also contact the Division Engineer through: | | | | | |
| U.S. Army Corps of Engineers Attn. Mariah Weitzenkamp 180 Fifth Street East, Suite 700 St. Paul, MN 55101 | Administrative Appeals Review Officer Mississippi Valley Division P.O. Box 80 (1400 Walnut Street) Vicksburg, MS 39181-0080 601-634-5820 FAX: 601-634-5816 | | | | | |
| RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations. | | | | | | |
| 7 7 1 | Date: | Telephone number: | | | | |
| Signature of appellant or agent. | | | | | | |
| organizate of appendix of agent. | | | | | | |