



Office of Water Protection PUBLIC NOTICE

APPLICANT: Country Club Townhomes, LLC
Country Club Patio Homes

ISSUED: 26 June 2017

EXPIRES: 25 July 2017

An application for a Wetland Activity Permit (WAP) under the Fond du Lac Band of Lake Superior Chipewewa Wetlands Protection and Management Ordinance (WPMO) (Ordinance #03/06) has been received from Country Club Townhomes, LLC for the construction of the Country Club Patio Homes Project conducted in wetlands on the Fond du Lac Reservation in St. Louis County, Minnesota.

PROJECT LOCATION: The project is located on the east side of Reservation Road north of Carlton Avenue in Carlton County, Minnesota (Township 49 North, Range 17 West, Section 22). Please see the attached maps:

- State of Minnesota map showing location of the Fond du Lac Reservation
- Aerial photo map showing project location
- Wetland exhibit map showing existing wetlands (shaded areas indicate proposed impacts)

PROJECT DESCRIPTION: Blackhoof Development proposes the construction of 12 “patio” homes (1500 square foot, single level homes with attached two-car garage) adjacent to the existing Cloquet Country Club golf course, along with the necessary infrastructure, including garage space, driveways, and access road. A 22-foot by 120-foot storage building may also be constructed.

PROJECT SEQUENCING: This project was previously proposed in 2005, which was prior to the enactment of the WPMO. At that time, the applicant stated they attempted to locate an alternate suitable location, but were unable to locate one. A scaled-down version was also designed, but was not economically feasible.

PROPOSED WETLAND IMPACTS: In 2005, the project proposed to impact 9,985 square feet (0.23 acres). However, since that time, more wetland has developed on the site due to several wet years. Therefore, the proposed wetland impacts for this project are 17,118 square feet (0.32 acres). Wetlands on the site are scrub-shrub, dominated by Willow, Canada Bluejoint grass, and Reed canary grass. The proposed wetland impacts do NOT exceed two (2) or more acres, therefore this project is eligible for a Letter-of-Permission Wetland Activity Permit (LOP-WAP) as per WPMO § 305 b.

PROPOSED MITIGATION: WPMO § 307 d requires that a Compensatory Wetland Mitigation Plan be submitted as part of the application for a Wetland Activity Permit (WAP). The mitigation ratio, based on provisions of § 310 a, for this project will be 1.25:1. Therefore the following applies:

Proposed Mitigation continued:

Permanent Wetland Impacts = 17,118 ft² (0.32 acres)

@ Mitigation ratio of 1.25:1.00 = 21,397.5 ft² (0.49 acres)

TOTAL Compensatory Wetland Mitigation Required for Project = 21,397.5 ft²

The applicant will be purchasing wetland credits from an approved wetland mitigation bank in northeast Minnesota.

PRECAUTIONS TO PROTECT WATER QUALITY: To protect water quality, the project will utilize silt fence, straw wattles, seeding, erosion control blankets, and a stabilized construction entrance to prevent tracking of mud onto the adjacent roadways.

A Clean Water Act § 401 Water Quality Certification review will be conducted as part of this application. This Public Notice will also serve as the 30-day Public Notice period for review of Water Quality Certification under the Fond du Lac Water Quality Certification Standards Ordinance (Ordinance #01/06).

COMMENTS: Interested parties are invited to submit to the Office of Water Protection written facts, arguments, or objections within 30 days of this notice. These statements should address the protection of wetlands and other water resources, including water quality on the Reservation, in regards to this permit application and the required 401 Water Quality Certification.

Comments on this Public Notice may be sent to the following:

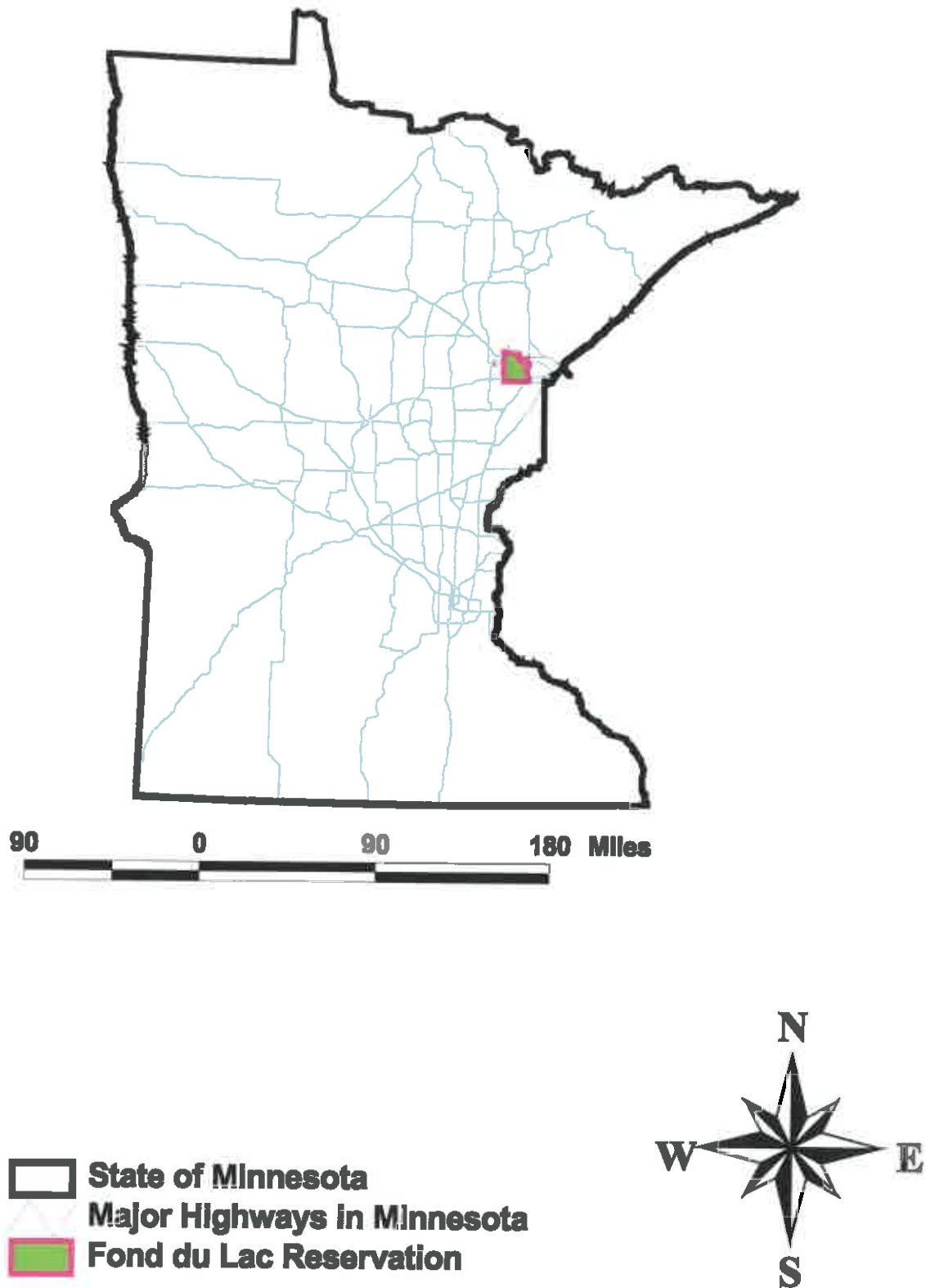
Richard Gitar
Office of Water Protection
Fond du Lac Reservation
1720 Big Lake Road
Cloquet, Minnesota 55720

Or, if you have questions about the Wetlands Protection and Management Ordinance or the 401 Water Quality Certification Process, please contact Richard Gitar, Water Regulatory Specialist at 218-878-7122 or email at richardgitar@fdlrez.com.

AUTHORITY: The application for a Wetland Activity Permit and 401 Water Quality Certification will be reviewed according to the provisions of the Fond du Lac Band of Lake Superior Chippewa Wetlands Protection and Management Ordinance #03/06 (adopted by Resolution #1165/06 of the Fond du Lac Reservation Business Committee on June 15, 2006); § 401 of the Clean Water Act (33 U.S.C. 1251 et seq.); the Fond du Lac Band of Lake Superior Chippewa Ordinance #01/06 Water Quality Certification Standards (adopted by Resolution #1033/06, as amended, of the Fond du Lac Business Committee on March 28, 2006); and the Fond du Lac Band of Lake Superior Chippewa Water Quality Standards, Ordinance #12/98, as amended (adopted by Resolution #1286/01 of the Fond du Lac Reservation Business Committee on September 11, 2001).

NOTICE TO EDITORS: This Public Notice is provided as background information and is not a request or contract for publication.

Location of Fond du Lac Reservation in Minnesota



**Soil Map—Carlton County, Minnesota
(CCPH)**



Soil Map may not be valid at this scale.

Map Scale: 1:1,330 ft printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Web Soil Survey
National Cooperative Soil Survey



**Office of Water Protection
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#2050**