



Antea USA, Inc.
5910 Rice Creek Parkway, Suite 100
Shoreview, Minnesota 55126 USA
www.anteagroup.com

October 17, 2011

Mr. Tim Himmer
City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Mr. Himmer:

RE: Proposal for Wetland Delineation, Permitting, and Mitigation Assistance for the COR Site, Ramsey, MN

Enclosed is the Antea™ Group proposal to provide wetland determination and delineation, permitting, and mitigation plan assistance for the proposed retail development site south of Bunker Lake Boulevard, east of Armstrong Boulevard, at the COR site in Ramsey, MN.

My goal is to move the project through the permitting process as smoothly as possible, without causing delays to the project. I believe the best way to achieve this objective is to convene a pre-application Technical Evaluation Panel (TEP) meeting prior to a formal permit application submittal.

Because the 2011 growing season has ended, a wetland delineation cannot be performed until spring. However, the tasks described in the proposal will allow the project to move forward during the winter with regulatory "buy-off" on the proposed impacts and mitigation, making for a smoother permit approval process once the delineation can be completed in the spring of 2012.

If you have any questions, please call me directly at (651) 697-5179.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tony Kaster", with a long horizontal flourish extending to the right.

Tony Kaster
Professional Wetland Scientist
651.697.5179
tony.kaster@anteagroup.com
Antea Group

Enclosures: (1) Wetland Delineation, Permit Application, and Mitigation Plan Proposal



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WETLAND SERVICES PROPOSAL: WETLAND DELINEATION, PERMIT APPLICATION, AND MITIGATION PLAN

CLIENT: City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

PROJECT: Bid Assistance for Wetland Mitigation Planting, and Wetland Mitigation Monitoring for the COR Wetland Mitigation Sites, Ramsey, MN

DATE: October 17, 2011

OBJECTIVE:

To perform wetland delineation and permitting service for the proposed retail development site located south of Bunker Lake Boulevard, east of Armstrong Boulevard, at the COR site in the City of Ramsey. The site includes an existing wetland, as well as an old wetland mitigation area that was constructed in the 1990's.

SCOPE of SERVICES:

Antea Group will provide wetland consulting services for the project and objective referenced above. Antea Group will proceed with the following work plan designed to accomplish this work.

PROPOSED WORK PLAN:

1). **Wetland Determination:** Perform a wetland determination during the fall of 2011 prior to snow cover. The determination will identify the boundaries of the jurisdictional wetland for planning purposes, and will generate a CAD file to be incorporated into the site plan.

2). **Pre-Application TEP Meeting:** Once a site plan has been developed to a level where potential wetland impacts can be quantified, a meeting with the Technical Evaluation Panel (TEP) will be arranged. The meeting agenda will include discussion regarding the proposed development plan for the site, and likely wetland impacts. While the TEP has previously indicated verbally they would favor the proposed development and impacts, this subject should be revisited to ensure regulatory support. It is assumed that one meeting, plus time to prepare documents, a preliminary sequencing analysis, and exhibits for the meeting will be needed.

3). **Identify Wetland Mitigation Credits:** Because the project will result in several acres of wetland impacts, an off-site source of wetland credits will need to be identified. It is assumed that credits from established wetland banks will be utilized as compensatory mitigation. Tasks will include identifying suitable wetland banks, negotiating prices with bank holders, coordinating with TEP members to ensure proposed credits will be acceptable, and preparing credit purchase documents.

4). **Formal Wetland Delineation:** During the 2012 growing season (usually begins after May 1) a formal wetland delineation will be performed of all jurisdictional wetlands on the site. Flags will be placed in the field, and a report will be prepared and submitted to the regulators for review and approval. An approved wetland delineation is necessary prior to submitting a wetland permit application. It is assumed that one site meeting with the TEP will also be necessary

5). **Wetland Permit Application and Mitigation Plan:** Following approval of the wetland delineation, a wetland permit application can be prepared and submitted to the regulators. The permit application will include a sequencing analysis that describes the rationale for why wetland impacts cannot be avoided. Several exhibits will need to be prepared to support the sequencing analysis. The analysis will likely also include information derived during the pre-application TEP meeting. It is assumed that mitigation will be achieved through the purchase of wetland bank credits from one or more banks. The application will include the required wetland banking documentation. Once the permit is approved, purchase of the wetland bank credits can be completed.

WORK METHODS and COSTS:

Antea Group employs accepted industry methods and standards of care to get the most accurate information and data in order to represent our client's best interests. Antea Group's staff will consult with you as wetland services are completed and keep you informed of our activities.

Antea Group agrees to provide its services on a time and materials basis under our proposed Continuing Services Agreement with the City of Ramsey. This proposal includes an itemized cost estimate of these services of **\$13,850**. If site specific conditions, or conditions beyond our control, affect the methods or costs on this job, you or your representative will be consulted to authorize changes. If you authorize additional work, it will be done under the terms of our Agreement.