

Minnesota Wetland Conservation Act

NOTICE OF APPLICATION

Date this Notice was sent:	9/18/26
Date Complete Application received:	9/10/26
Local Government Unit:	City of Golden Valley
County:	Hennepin
Applicant and (if applicable) Applicant's Representative:	Applicant: Bonnie Kjos Applicant Agent: Brent Molloy, Pinnacle Engineering, Inc.
Project Name/Number:	Mallard Creek Apartments
Type of Application (check all that apply): Note: If a <u>complete</u> boundary/type application (i.e. delineation report) is submitted with another type of application, then check both application types.	☒ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☐ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: [insert] ☐ No-Loss Identify which provision by Rule or Statute Citation:
For Replacement Plan Applications Only:	Proposed wetland impacts requiring replacement (acres): [insert] Type of wetland replacement proposed (check all that apply): ☐ Project-Specific. Number of Credits: [insert] ☐ Banking. Number of Credits by Bank Account #: [insert]
Application Materials (check one):	☒ Attached ☐ Other (ftp or other accessible file sharing site): [insert]
Comments on this Application must be received by (date): Note: For replacement plan, sequencing, bank plan, and boundary/type applications, the comment period must be at least 15 business days from the date the notice of application is sent.	October 16, 2026
Where to send comments:	Name: Emma Rakestraw Address: 7800 Golden Valley Road, Golden Valley, MN 55427 Email: erakestraw@goldenvalleymn.gov
Decision-Maker on this Application (check one):	☒ Staff ☐ Board/Council ☐ Other. Specify: [insert] Specify anticipated decision date if known: N/A

Notice Distribution

Notice Recipients (check all that apply):	☒ SWCD TEP Member (if different from LGU): Stacey Lijewski, Stacey.Lijewski@hennepin.us ☒ BWSR TEP Member: Jed Chesnut, jed.chesnut@state.mn.us ☒ DNR Representative: Ryan Toot, Ryan.Toot@state.mn.us ☒ Watershed District or WMO (if applicable): Bassett Creek Watershed Management Commission, Laura Jester, Laura.jester@kestonewaters.com ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Applications Only) ☒ Applicant: Bonnie Kjos, bkjos@tbigos.com ☒ Applicant's Representative (if applicable): Pinnacle Engineering Brent Molloy, bmolloy@pineng.com & Scott Thelen, Sthelen@pineng.com ☐ Members of the Public Requesting Notices (if applicable): [insert] ☒ Others: Michael Ryan, City of Golden Valley, mryan@goldenvalleymn.gov Rikita Patel, City of Golden Valley, rpatel@goldenvalleymn.gov John Smyth, Stantec, John.Smyth@stantec.com
LGU Representative Name & Signature:	City of Golden Valley, Emma Rakestraw 



**PINNACLE
ENGINEERING**

September 1, 2026

Wetland Determination and Delineation Report

**Mallard Creek Apartments
8350 Golden Valley Road
Golden Valley, MN 55427**

Prepared For

**Bigos Management
8325 Wayzata Blvd #200,
Minneapolis, MN 55426**

Pinnacle Project Number: EM20268573

WETLAND DETERMINATION AND DELINEATION

FOR:

Mallard Creek Apartments
8350 Golden Valley Road
Golden Valley, MN 55427

PREPARED FOR:

Bigos Management
8325 Wayzata Blvd #200,
Minneapolis, MN 55426

PREPARED BY:

PINNACLE ENGINEERING, INC.
11541 95th AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

PINNACLE PROJECT NUMBER: EM20268573

September 1, 2026

Prepared By:



Brett Molloy
Staff Scientist
MWPCP # 5454

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Eric Simonson
Project Engineer

Table of Contents

1.0	INTRODUCTION	1
1.1	Introduction	1
1.2	Scope.....	1
2.0	BACKGROUND INFORMATION	1
2.1	Site Location and Use	1
2.2	Surveys and Maps.....	1
2.2.1	Topographic Maps	2
2.2.2	Soil Survey	2
2.2.3	NWI Maps.....	2
2.2.4	Public Waters Inventory	2
3.0	WETLAND DETERMINATION.....	3
3.1	Methodology.....	3
3.2	Wetland Description	3
4.0	DISCUSSION.....	4
5.0	CONCLUSION.....	4
6.0	STANDARD OF CARE	5
7.0	REFERENCES.....	6

FIGURES

FIGURE 1:	Site Location Map
FIGURE 2:	Site Layout
FIGURE 3:	Soil Survey Map
FIGURE 4:	National Wetland Inventory Map
FIGURE 5:	Public Waters Inventory Map
FIGURE 6:	Wetland Communities

APPENDICES

APPENDIX A:	Midwest Supplement Data Forms
APPENDIX B:	Wetland Boundary Application
APPENDIX C:	Wetland Photographs

1.0 INTRODUCTION

1.1 Introduction

Bigos Management retained Pinnacle Engineering, Inc. (Pinnacle) to perform a Wetland Determination and Delineation of a 7.67-acre property, located at the Mallard Creek Apartments, 8350 Golden Valley Road, Golden Valley, Hennepin County, Minnesota (Site).

The purpose of the wetland delineation was to determine the presence of wetland areas on and near the Site for a culvert repair project. The Level 2 Wetland Delineation was conducted in substantial conformance with the 1987 U.S. Army Corps of Engineers (ACOE) Wetland Delineation Manual, updated February 25, 1997, and utilizes the Midwest Regional Supplement. The local government (LGU) is the City of Golden Valley and requested the wetland delineation to determine the amount of wetland impacts that could potentially occur during the culvert repairs. This report documents the methods and findings of the wetland delineation.

1.2 Scope

Pinnacle conducted a Level 2 Onsite Wetland Determination and Delineation in accordance with the criteria established in the 1987 ACOE Wetland Delineation Manual, updated in 1997, utilizing the Midwest Regional Supplement. The work included the following items:

- Review of Natural Resource Conservation Service (NRCS) County Soil Surveys, USGS topographic maps, National Wetland Inventory (NWI) Maps, Public Water Inventory (PWI) maps, and aerial photographs.
- Completion of a site reconnaissance to determine if and where wetlands exist.
- Delineation of the identified wetlands within the Site boundaries.
- Preparation and submittal of this report summarizing the findings of our work.

2.0 BACKGROUND INFORMATION

2.1 Site Location and Use

The Site is a 7.67-acre property, located at 8350 Golden Valley Road, Golden Valley, Hennepin County, Minnesota. The Site is within the SW ¼ of NE ¼ of Section 31, Township 118N, Range 21W (Lat: 44.987619°, Long: -93.387364°). The property identification number (PID) is 3111821130014.

Figure 1 shows the property location and the Site boundary. Figure 2 depicts the Site in its current configuration. The property consists of apartment buildings, a parking lot, a walking path, forested areas, Basset Creek, and wetlands.

2.2 Surveys and Maps

Pinnacle conducted a review of the NRCS Hennepin County Soil Survey, topographic maps, NWI, and PWI maps for the vicinity of the Site. The following sections summarize the information available at the time of this review.

2.2.1 Topographic Maps

Based on the topographic map (Figure 2), the elevation of the Site ranges from approximately 912 feet above mean sea level (AMSL) in the southeast portion to approximately 882 feet AMSL in the central portions. The Site generally slopes from the southeast area to the west and northwest. Surficial drainage appears to be from the east toward Basset Creek and the wetlands in the west and northwest perimeters areas.

2.2.2 Soil Survey

The NRCS Web Soil Survey for Meeker County indicates that three soil types, as listed in Table 2.2.2, are mapped within the delineation area (Figure 3). Based on NRCS Hydric Rating, one of the three soil types identified within the Site is hydric.

Table 2.2.2 Soil Summary Table

Map Unit Symbol	Map Unit Name	Percent Hydric Soil	Rating
LD2	Malardi-Hawick complex, 12 to 18 percent slopes	0	Non-Hydric
L30A	Medo soils, depressional, 0 to 1 percent slopes	100	Hydric
U1A	Urban land-Udorthents, wet substratum, complex, 0 to 2 percent slopes	0	Non-Hydric

2.2.3 Wetland Inventory Maps

The United States Fish and Wildlife Service (USFWS) NWI map for the Site area (Figure 4) did identify two different wetland types within and adjacent to the Site. The descriptions are as follows:

- One area consists of a palustrine, forested, broad-leaved deciduous, temporary flooded (PFO1A) wetland type.
- One area consists of a riverine, lower perennial, unconsolidated bottom, permanently flooded (R2UBH) wetland type.

NWI maps generally show the approximate location of wetlands as of the time of publication.

2.2.4 Public Waters Inventory

The Minnesota Department of Natural Resources Public Waters Inventory (PWI) produces a map of the protected wetlands and waters of the State. The PWI map, which is included as Figure 5, did not identify any PWI basins and did identify one watercourse within Site Boundaries. That water course is Bassett Creek (M-057).

3.0 WETLAND DETERMINATION

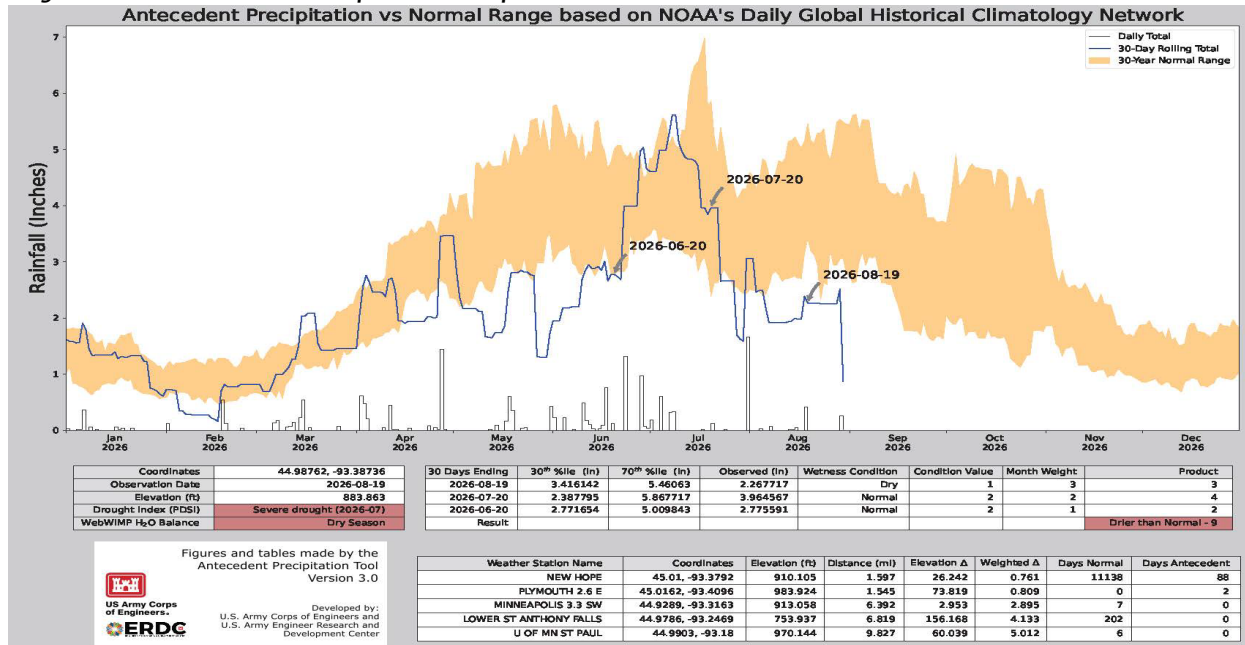
3.1 Methodology

The wetland determination was made utilizing the techniques of the Routine Level 2 Onsite Method, as described in the 1987 ACOE Wetland Delineation Manual, updated February 25, 1997, and utilizing the Midwest Regional Supplement. Determination of hydric soils, site hydrology, and hydrophytic vegetation were made according to the procedures and guidelines described in the manual. Sampling locations were selected to be representative of wetland/upland transition areas.

Brett Molloy of Pinnacle assessed the wetlands within the project area on August 26, 2026. The assessment included probing the soils to observe the color and moisture, as well as other available hydric soil indicators, such as mottling, gleying, and oxidized root channels. The characteristics noted for each sampling location are documented in the data forms, which are included in Appendix A. Potential wetland boundaries were collected using a handheld GPS unit and were flagged for survey by others. A figure of the wetland areas is included as Figure 2.

The 2026 seasonal antecedent rainfall amounts were dryer than normal amounts of rainfall for this area. Precipitation in the amount of 0.35 inches occurred the fourteen days prior to the wetland delineation field event. Hydrology was not anticipated to be present during the field visit. Antecedent precipitation data was available for the 90 days prior to the site visit using data from the ACOE Antecedent Precipitation Tool (APT) V3.0. **Figure 3.1.1** displays the tool's output.

Figure 3.1.1 Antecedent Precipitation Graph



3.2 Wetland Descriptions

Pinnacle identified two wetlands through aerial photography review and the on-site investigation within the Site boundary. The Wetland descriptions are shown on table 3.2.1.

**Table 3.2.1. – Wetland Areas Table
8350 Golden Valley Road
Golden Valley, MN**

Wetland ID	Delineated Wetland Type	Wetland Size* ac/sf		NWI Wetland Type	HGM Classification	Dominant Wetland Vegetation	Hydric Soil Indicator	Hydrology
1	Riverine, Fresh (Wet) meadow, Seasonally Flooded Basin	1.69	7,841	PFO1A/ R2UBH	Lotic	Reed Canary Grass, Dotted Smartweed	Depleted Below Dark Surface (A11)	Saturation (A3)
2	Fresh (Wet) meadow	0.06	436	PFO1A	Depression	Stinging Nettle, Jewel Weed	Redox Dark Surface (F6)	Geomorphic Position (D2)

4.0 DISCUSSION

Pinnacle performed a Wetland Determination and Delineation of a 7.67-acre property, located at 8350 Golden Valley Road, Golden Valley, Hennepin County, Minnesota. The Site is within the SW ¼ of NE ¼ of Section 31, Township 118N, Range 21W (Lat: 44.987619°, Long: -93.387364°). The property identification number (PIDs) is 3111821130014.

The Site generally slopes from approximately 912 feet AMSL in the southeast portion to approximately 882 feet AMSL in the central portions, with surface drainage directed toward the wetlands in the lower area. Antecedent precipitation was dryer than normal, with 0.35 inches of precipitation occurring during the two weeks prior to the field visit, thus hydrologic conditions were not expected during the delineation.

Wetland 1, located in the northern portion of the Site, is a Type 1 riverine wetland with an overflow into a Type 1 seasonally flooded basin with fresh (wet) meadow fringe. The hydrogeomorphic classification is considered a lotic. The majority of Wetland 1 consists of Basset Creek. The wetland boundary was delineated based on a steep topographic change and vegetation transition from reed canary grass (*Phalaris arundinacea*) and dotted smartweed (*Persicaria punctata*) to upland vegetation. As well as the presence of hydric and nonhydric soils. There is a culvert that drains into the seasonally flooded basin through an intermittent swale.

Wetland 2, located in the eastern portion of the Site, is a Type 2 seasonally flooded basin. Hydrogeomorphic classification is considered a depression. The wetland boundary was delineated based on a vegetation transition from stinging nettle (*Urtica dioica*), and spotted touch-me-not (*impatiens capensis*) to upland vegetation, as well as the presence of hydric and nonhydric soils.

5.0 CONCLUSION

Pinnacle performed a Wetland Determination and Delineation of 7.67-acre property, located at 8350 Golden Valley Road, Golden Valley, Hennepin County, Minnesota. The property consists of apartment buildings, a parking lot, a walking path, forested areas, and wetlands. The level 2 wetland

delineation was conducted in substantial conformance with the 1987 U.S. ACOE Wetland Delineation Manual, updated February 25, 1997, and utilized the Midwest Regional Supplement.

During the field assessment, it was determined that two areas within the Site met all three of the mandatory criteria of a wetland, and the wetland boundaries were recorded utilizing a handheld GPS device and were flagged for survey by others. The delineation will be reviewed by the City of Golden Valley, which is the LGU, and the ACOE, which administers the Clean Water Act.

6.0 STANDARD OF CARE

Environmental services performed by Pinnacle for the project have been conducted in a manner consistent with the degree of care and technical skill appropriately exercised by environmental professionals currently practicing in this area under similar budget and time constraints. Recommendations or opinions contained in this report represent our professional judgment and are generally based upon available information and currently accepted practices for environmental professionals. Other than this, no other warranty is implied nor is it expressed.

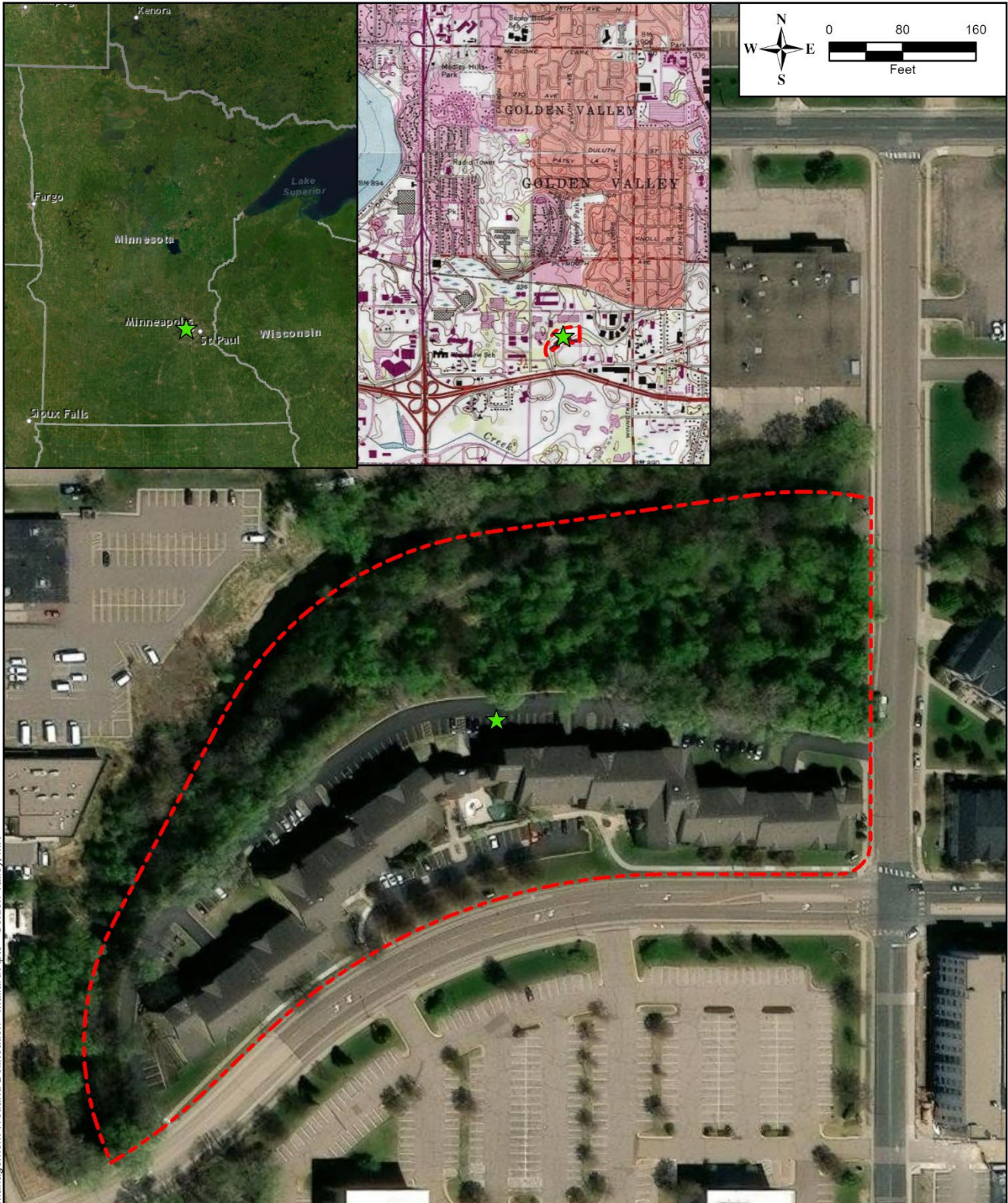
7.0 REFERENCES

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- Minnesota Geospatial Commons (<https://gisdata.mn.gov/dataset/water-mn-public-waters>), NWI data (<https://gisdata.mn.gov/dataset/water-nat-wetlands-inv-2009-2014>), generated by Brett Molloy using <<https://gisdata.mn.gov/>>, (August 31,2026)
- U.S Fish and Wildlife Service National Wetlands Inventory
<http://www.fws.gov/wetlands/data/WebMapServices.html> > (August 31,2026)
- U. S. Army Corps of Engineers, U. S. Army Corps of Engineers Wetland Delineation Manual, 1987, updated on February 25, 1997, Washington, D. C.
- Hennepin County GIS. < <https://gis.co.hennepin.mn.us/publicparcel/>> (August 31,2026)
- Brinson, M.M. 1993. A hydrogeomorphic classification for wetlands. WRP-DE-4. Vicksburg, MS: U.S. Army Engineer Waterways Experiment Station.

FIGURE 1

Site Location Map

WETLAND DETERMINATION AND DELINEATION



File: EM20268625 Bigos Management Wetland Delineation - Mallard Apts - Golden Valley, MN



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PROJECT NUMBER: EM20268573

DRAWN: BM
REVIEWED: ST

DATE: 08/26/2026

Figure 1
Site Location

Cargill
22815 540th Ave
Alberta, MN

LEGEND

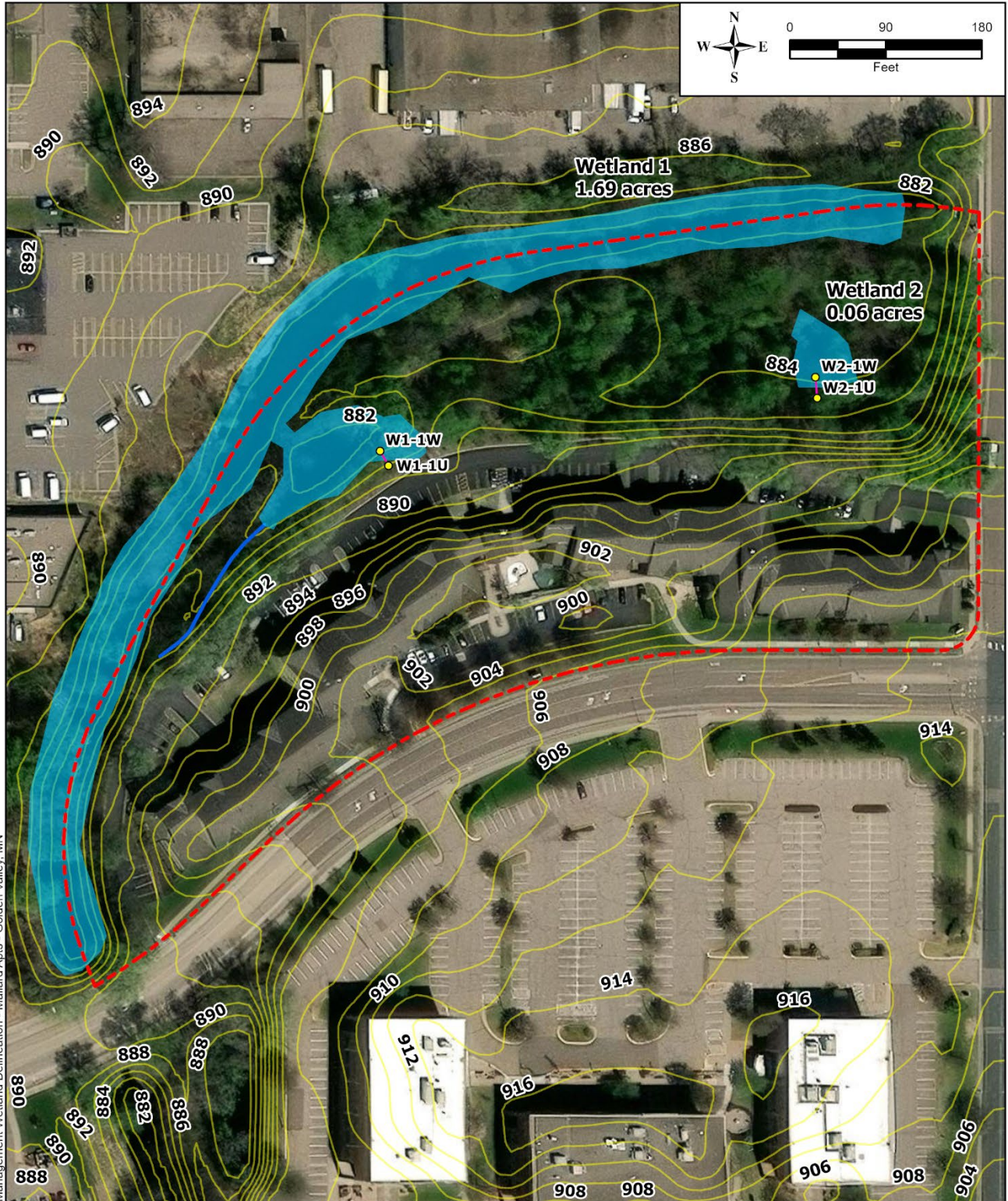
--- Site Boundary

★ Site

FIGURE 2

Site Layout

WETLAND DETERMINATION AND DELINEATION



File: EM2028625 Bigos Management Wetland Delineation - Mallard Apts - Golden Valley, MN



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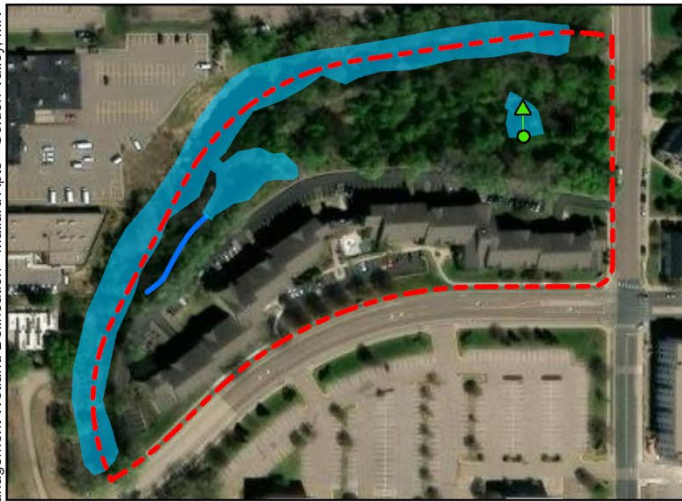
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Figure 2
Site Layout

Mallard Creek Apartments
8350 Golden Valley Rd,
Golden Valley, MN

LEGEND

- Site Boundary
- Sample Point
- Transect
- Wetlands
- Intermittent Swale
- 2ft Contours



File: EM20268625 Bloos Management Wetland Delineation - Mallard Apts - Golden Valley, MN



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Wetland Photo

Mallard Creek Apartments
8350 Golden Valley Rd,
Golden Valley, MN

LEGEND

- Site Boundary
- Location
- Wetlands
- Intermittent Swale

PROJECT NUMBER: EM2028625

DRAWN: BM
REVIEWED: ST

DATE: 08/31/2026