

RESOLUTION ACCEPTING AND APPROVING DISTRIBUTION OF THE ENVIRONMENTAL ASSESSMENT WORKSHEET FOR THE PROPOSED AIRPORT BUSINESS PARK PROJECT ON A 372 ACRE SITE IN THE VICINITY OF HIGHWAY 23 EAST AND CSAH 8 IN THE CITY OF ST. CLOUD, BENTON COUNTY, MINNESOTA, IN ACCORDANCE WITH MINNESOTA RULES CHAPTER 4410.4300, SUBPART 36A

WHEREAS, the St. Cloud Housing & Redevelopment Authority has proposed, via a partnership between East Central Electric, the City of St. Cloud, and St. Cloud Opportunities, the development of a 372 acre light industrial park; and,

WHEREAS, the proposed light industrial business park will provide a much needed increase in the inventory of fully services industrial sites to accommodate industrial growth and development for the community; and,

WHEREAS, the proposed residential development will be located on a 372 acre site that is in the process of being annexed for Minden Township into the eastern part of the City of St. Cloud and will be developed with the full complement of municipal services, including sewer and water; and,

WHEREAS, the proposed light industrial business park development is currently under review by an Environment and Development Team (EDT) as provided for in accordance with the St. Cloud Environmentally Sensitive Areas Ordinance; and,

WHEREAS, Minnesota Rules Chapter 4410.4300, Subpart 36A requires an Environmental Assessment Worksheet (EAW) be prepared 80 acres or more of land is permanently converted from undeveloped to developed land; and,

WHEREAS, the City of St. Cloud, as the identified Responsible Governmental Unit (RGU), is required to and has caused the preparation of the required EAW through the receipt of necessary data and information that has been supplied by the project

proposer, St. Cloud Housing and Redevelopment Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL FOR THE CITY OF ST. CLOUD, MINNESOTA:

1. That the City has determined that the information provided in the EAW for the proposed light industrial business park development is complete and adequate.

2. That the City Administration is hereby requested to ensure distribution of complete copies of the EAW to the parties and agencies identified by the Environmental Quality Board in Minnesota Rules Chapter 4410.1500.

3. That the City Clerk is hereby requested to ensure that a press release is issued to the City's official newspaper advising the public of the availability of the EAW for public review and indicating a thirty-day review period in which written comment will be received.

Adopted this ____ day of _____, 2001.

Environmental Assessment Worksheet (EAW)

NOTE TO PREPARERS

This worksheet is to be completed by the Responsible Government Unit (RGU) or its agents. This project proposer must supply any reasonable accessible data necessary for the worksheet, but is not to complete the final worksheet itself. If a computer answer does not fit in the space allotted, attached additional sheets as necessary.

For assistance with this worksheet, contact the Minnesota Environmental Quality Board (EQB) at (612) 296-8253 or (toll-free) 1-800-652-9747 (ask operator for the EQB environmental review program) or consult 'EAW Guidelines', a booklet available from the EQB.

NOTE TO REVIEWERS

Comments must be submitted to the RGU (see item 3) during the 30-day comment period following notice of the EAW in the EQB Monitor. (Contact the RGU or the EQB to learn when the comment period ends). Comments should address the accuracy and completeness of the information, potential impacts that may warrant further investigation, and the need for an EIS. If the EAW has been prepared for the scoping of an EIS (see item 4), comments should address the accuracy and completeness of the information and suggest issues for investigation in the EIS.

1. Project Title: Airport Business Park

2. Proposer: **St. Cloud Housing & Redevelopment Authority on behalf of the owners: East Central Energy, St. Cloud Opportunities, & the City of St. Cloud.** 3. RGU: **City of St. Cloud**

Contact person: Bruce Thielman

Contact person: Patti Gartland

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4. Reason for EAW Preparation

EIS scoping **mandatory** citizen petition RGU discretion Proposer volunteered

If EAW or EIS is mandatory, give EQB rule category number(s) **4410.4300 Subpart 36, Land Conversion Including Golf Course**

5. Project Location

Part of SW1/4, Section 29, Township 36N, Range 30W

Part of N1/2, Section 32, Township 36N, Range 30W

Part of NW1/2, Section 33, Township 36N, Range 30W

County: **Benton**

City/Township: **Minden Township**

Attach copies of each of the following to the EAW:

- a county map showing the general location of the project; Exhibit 1
- USGS 7.5 minute, 1:24,000 scale map indicating the project boundaries;
- a site plan showing all significant project and natural features.

6. **Description** - Give a complete description of the proposed project and ancillary facilities (attach additional sheets as necessary). Emphasize construction and operation methods and features that will cause physical manipulation of the environment or produce wastes. Indicate the timing and duration of construction activities.

See Attachment "A"

Provide a 50 or fewer word abstract for use in EQB Monitor notice.

Airport Business Park is a proposed light industrial park on a 372-acre site on the east side of St. Cloud to facilitate project industrial growth in the metropolitan area. The subject site is part of the urban growth area, is being annexed and will receive the full complement of municipal services.

Are future stages of this development including development on any outlots planned or likely to happen? **No**
 Is this project a subsequent stage of an earlier project? **No**

7. Project Magnitude Data

Total Project Area (acres): **372.35**

Number of Residential Units

Unattached _____ Attached _____

Commercial / Industrial / Institutional Building Area (gross floor space)

Total ****** _____ square feet;

Indicate area of specific uses:

Office _____ Manufacturing _____

Retail _____ Other Industrial _____

Warehouse _____ Institutional _____

Light Industrial **372.35 gross acres** Agricultural _____

Other Commercial (specify) _____

Building Height(s) _____

****** The proposed light industrial park will create approximately 22 lots ranging in size from 5 acres to 45 acres to facilitate future development.

8. Permits and Approvals Required List all known local, state, and federal permits, approvals, and funding required:

Unit of Government	Type of Application	Status
U.S. Army Corps of Engineers	Wetland Notification	In process
MN Dept. of Health	Water Main Plan Review	In process
MN Pollution Control Agency	Sewer Extension Permit	In process
MN Pollution Control Agency	General Storm Water Permit	In process
MN Dept. of Natural Resources	Wetland Notification	In process
MN Dept. of Natural Resources	Water Appropriation Permit	In process
Benton County	Wetland Mitigation (wetland bank)	In process
City of St. Cloud	Environmental Review by EDT	In process
City of St. Cloud	Final Design Approval	In process
City of St. Cloud	Preliminary & Final Plat Approval	In process
City of St. Cloud	Bonding	Pending
City of St. Cloud	Request for Annexation	Pending
Minden Township	Review of Annexation Request	Pending
MN Planning	Approval of Orderly Annexation	In process

9. Land Use Describe current and recent past land use and development on the site and on adjacent lands. Discuss the compatibility of the project with adjacent and nearby land uses; indicate whether any potential conflicts involve **environmental** matters. Identify any potential environmental hazard due to past land uses, such as soil contamination or abandoned storage tanks.

Current/recent land use for the site is Agricultural. Adjacent land to the north is Light Industrial; lands to the east are Agricultural, Light Industrial, and Commercial. The proposed project is compatible with adjacent land uses. There appears to be no potential environmental conflicts. There is a high voltage electrical transmission line that runs east and west through the site. Future buildings will be required to comply with required setbacks from the transmission line.

10. Cover Types Estimate the acreage of the site with each of the following cover types before and after development (before and after totals should be equal):

	Before	After		Before	After
Types 2 to 8 Wetlands	27.25	27.25	Urban/Suburban Lawn/Landscaping	0.00	174.70
Wooded/Forest	2.45	0.00	Impervious Surface	1.99	170.40
Brush/Grassland	7.21	0.00	Other (describe)		
Cropland	333.45	0.00			

11. Fish Wildlife, and Ecologically Sensitive Resources

- a. Describe fish and wildlife resources on or near the site and discuss how they would be affected by the project.
 Describe any measures to be taken to minimize or avoid adverse impacts.

Much of the project area is under cultivation for crop production (see question 10, Cover Types). The remaining area is wetland with associated grassland and woodland cover. According to the U.S. Fish and Wildlife Service National Wetlands

Inventory (NWI) shown on Figure 7, 27.25 acres of wetland are present on the 372-acre site. The emergent marsh and wet meadow habitat in this region of the state typically functions as cover for songbirds, waterfowl, terrestrial rodents, canines, and whitetail deer.

Adjoining land areas are also agricultural with interspersed wetland/woodland habitat.

The St. Cloud Natural Areas Inventory and Planning Framework identified two natural areas within the proposed project area. The City of St. Cloud Environmentally Sensitive Areas Ordinance addresses environmental protection concerns and issues, particularly within growth corridors. The two natural areas are identified as mixed emergent marsh (#141) and emergent marsh/wooded swamp (#142). These wetland areas are ranked in the Inventory and Planning Framework document as "common statewide but with widespread threats and many poor quality examples." These natural areas lack protective buffers and there is evidence of exotic species or direct surface water pollutant sources (i.e. storm sewers, drainage ditches, near shore animal grazing, erosion, or sedimentation).

A formal review, as required by the Environmentally Sensitive Areas Ordinance, is underway. The review team, referred to as the Environment & Development Team (EDT), is composed of up to two representatives for the property owner, two scientific members, and three staff members from the City of St. Cloud. The EDT will offer specific recommendations on the proposed development and any changes or conditions that should be required for project approval to avoid, minimize and/or mitigate any potential impacts to important environmentally sensitive features.

- b. Are there any state-listed endangered, threatened, or special-concern species; rare plant communities; colonial waterbird nesting colonies; native prairie or other rare habitat; or other sensitive ecological resources on or near the site?

Yes No

If yes, describe the resource and how it would be affected by the project. Indicate if a site survey of the sources was conducted. Describe measures to be taken to minimize or avoid adverse impacts.

DNR Natural Heritage and Nongame Research program reference number: ERDB 200110033.

Review by the Minnesota Department of Natural Resources (MNDNR) Natural Heritage and Nongame Research Program indicates there is one known occurrence of a rare species within the project area and eight additional rare species or natural communities within one mile of the project area (see Appendix A).

No rare species or natural features were reported within the proposed location of the industrial park; however Blanding's Turtle (*Emydoidea blandingii*), a State of Minnesota threatened species, has been observed in the proposed location of the utility extension. One Blanding's Turtle was observed under shrubs near a house in Section 31, Township 36N, Range 30W (year of sighting not reported). The proposed water and sewer extension for the Industrial Park is proposed along the north half section line of Section 31. There is a large wetland in the north half of Section 31. The size and home range of the Blanding's Turtle population adjacent to or in the proposed utility extension area is unknown. Typical nesting areas are in sandy uplands that may not be near to their typical habitat of calm, shallow open water with rich vegetation. Installation of the underground utility extensions will cause temporary impact to wetland habitat. Mitigation of potential impacts to Blanding's Turtle habitat associated with wetlands in this area will be mitigated as required under wetland permitting conditions.

The other rare species observed within one mile of, and south of, the project area include two plant species and three reptiles. Cowbane (*Oxypolis rigidior*) and Tubercled rein-orchid (*Platanthera flava var. heriola*) were recorded south of the project area. Cowbane currently has no legal status for protection; it was found in a sedge meadow south of the project area. Tubercled rein-orchid is listed as a state endangered species; it was encountered in a shrubby wet prairie and meadow south of the project area. Similar wet meadow type habitats may be encountered in the fringe areas of the emergent marsh habitat in the project area. The wetland areas have not been investigated for these sensitive species, however impacts to wetlands within the proposed industrial park portion of the project area will be avoided.

The Natural Heritage and Nongame Research Program focuses only on rare natural features. It does not constitute review or approval by the MNDNR as a whole. Because the information in the MNDNR's database regarding rare natural features is not based on comprehensive inventory, there may be rare or otherwise ecologically significant features in the project area that are not represented in the database. However, the Natural Heritage Program database is the most complete source of data on Minnesota's rare or otherwise significant species, natural communities, and other natural features available.

To date, there has not been a site-specific survey of natural resources in the project area.

12. **Physical Impacts on Water Resources** Will the project involve the physical or hydrologic alteration (dredging, filling, stream diversion, outfall structure, diking, impoundment) of any surface water (lake, pond, wetland, stream, drainage ditch)?

Yes No

If yes, identify the water resource to be affected and describe: the alteration, including the construction process; volumes of dredged or fill material; area affected; length of stream diversion; water surface area affected; timing and extent of fluctuations in water surface elevations; spoils disposal sites; and proposed mitigation measures to minimize impacts.

Six wetland areas in the proposed project area have been identified through use of the NWI. The majority of the wetlands in the project area are emergent marsh subtypes habitat with fringe areas of wet meadow that provide natural drainage through the site to a large wetland complex south of the project area. Two wetlands located in the southeast corner of the project area are not shown on the NWI.

Wetland impacts in the location of proposed industrial park will be avoided.

Impacts to wetlands in the proposed utility expansion area west of the proposed industrial park will be restored after installation of underground utilities. Wetland permits will be prepared for submittal to the U.S. Army Corps of Engineers and Minnesota Board of Water and Soil Resources. No construction activities will occur prior to permit authorization of work within and related to wetlands in the proposed project area.

Stormwater runoff from impervious areas and urban/suburban landscaping (see number 10, Cover Types) will only be directed to wetlands on the site after treatment in stormwater retention ponds. Stormwater ponding will be designed to meet no net increase in runoff from the proposed project area as required by the City of St. Cloud.

13. Water Use

- a. Will the project involve the installation or abandonment of any wells? Yes No
For abandoned wells give the location and Unique well number. For new wells, or other previously unpermitted wells, give the location and purpose of the well and the Unique well number (if known).

From the County Well Index provided by the Minnesota Department of Health, there appears to be one existing well on the property. The well is located in the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 29, Township 36N, Range 30W, Benton County, Minnesota. The unique well number is 00530961.

- b. Will the project require an appropriation of ground or surface water (including dewatering)? Yes No
If yes, indicate the source, quantity, duration, purpose of the appropriation, and DNR water appropriation permit number of any existing appropriation. Discuss the impact of the appropriation on ground water levels.

It is anticipated that there will be dewatering activities performed during the installation of the public utilities into the site. For the trunk sewer and water extension project, dewatering will only occur during the construction period, which is estimated to have a 3-month duration. Only ground waters in the immediate vicinity of the construction areas are expected to decline temporarily.

- c. Will the project require connection to a public water supply? Yes No
If yes, identify the supply, the DNR water appropriation permit number of the supply, and the quantity to be used.

The supply is the St. Cloud Municipal Water System. The city of St. Cloud receives their water from the Mississippi River.

Using a consumption rate of 2000 gallons per acre per day for a light industrial park, the estimated water usage would be 744,700 gallons per day.

14. Water-related Land Use Management Districts Does any part of the project site involve a shoreland Yes No
If yes, identify the district and discuss the compatibility of the project with the land use restrictions of the district.

15. Water Surface Use Will the project change the number or type of water craft on any water body? Yes No
If yes, indicate the current and projected watercraft usage and discuss any potential overcrowding or conflicts with other users or fish and wildlife resources.

16. Soils Approximate depth (in feet) to:
Ground water: Minimum 7.5 Average 13.5 Bedrock: Minimum >60 Average >60
Describe the soils on the site, giving SCS classifications, if known (SCS interpretations and soil boring logs need not be attached).

Based on A Preliminary Geotechnical Evaluation Report for the St. Cloud Housing and Redevelopment Authority, prepared by Braun Intertec Corporation, generally the borings encountered silty sand or poorly graded sands. Seven of the 40 borings encountered clayey sand and lean clay.

Based on Soil Survey of Benton County, Minnesota, prepared by USDA SCS, Dickman, Hubbard, Lino Variant, Sartell, Mucky Peat, Pomroy, Mora, Duelm, Milaca, Flak, Brainerd, Watab, Braham, Parent, Nokay, and Ronneby

17. Erosion and Sedimentation Give the acreage to be graded or excavated and the cubic yards of soil to be moved:
acres: 8.60 cubic yards: 29,000.

Describe any steep slopes or highly erodible soils and identify them on the site map.
Describe the erosion and sedimentation measures to be used during and after construction of the project.

No steep slopes exist or will be constructed on this site. Silt fence, vegetated buffer zones near wetlands, and bale checks will be used during construction to help control erosion and sedimentation. Sod, seed, wood fiber blanket, and rip rap will be installed for permanent erosion and sedimentation control after construction.

18. Water Quality - Surface Water Runoff

- a. Compare the quantity and quality of site runoff before and after the project. Describe methods to be used to manage and/or treat runoff.

The quantity of runoff from this site will increase as development occurs; however, detention/retention ponds will control and treat direct storm water runoff from the site. These ponds will likely discharge into the wetlands located to the south and east of the Industrial Park.

Detention ponds will be sized to hold the runoff from a 100-year storm under fully-developed conditions and release it at the pre-developed 100-year runoff peak discharge rate or 5-year developed peak runoff rate, whichever is greater. Retention ponds will have a total suspended solids removal efficiency of 90%, meeting MPCA requirements. Thus, the project will not cause any significant decrease in site runoff quality. The only pollutants expected are fertilizers/herbicides typical of lawns, and pollutants typical of parking lot runoff. Prior to this, the majority of the site was used as agricultural, and this runoff made the existing wetlands subject to farm pollutants such as fertilizers and herbicides.

- b. Identify the route(s) and receiving water bodies for runoff from the site. Estimate the impact of the runoff on the quality of the receiving waters. (If the runoff may affect a lake consult "EAW Guidelines" about whether a nutrient budget analysis is needed).

Direct site runoff will be collected and treated in on-site detention/retention, as described in 18a. These regional ponds will likely outlet into wetlands located on the east, south, and west ends of the site. From the east detention/retention pond, the drainage eventually flows into a large wetland at the northeast end of the site. The wetlands at the south end of the site drain southerly through a large wetland. The water quality of these wetlands and lakes are not expected to decline significantly because of this project.

19. Water Quality - Wastewaters

- a. Describe sources, quantities, and composition (except for normal domestic sewage) all sanitary and industrial wastewaters produced or treated at the site.

Normal domestic sewage produced = 1500 gallons/acre/day x 372.35 acres = 558,525 gallons/day

- b. Describe any waste treatment methods to be used and give estimates of composition after treatment, or if the project involves on-site sewage systems, discuss the suitability of the site conditions for such systems. Identify receiving waters (including ground water) and estimate the impact of the discharge on the quality of the receiving waters. (If the discharge may affect a lake consult "EAW Guidelines" about whether a nutrient budget analysis is needed).

The proposed light industrial park will be connected to the St. Cloud Wastewater Treatment Plant.

- c. If wastes will be discharged into a sewer system or pretreatment system, identify the system and discuss the ability of the system to accept the volume and composition of the wastes. Identify any improvements which will be necessary.

There will not be pretreatment provisions. The annual average daily flow through the St. Cloud Wastewater Treatment Plant in the year 2000 was 8.5 mgd. The plant's design flow is 13 mgd. The estimated 558,525 gallons per day would increase the plant to approximately 9.23 mgd, well below the design capacity.

- d. If the project requires disposal of liquid animal manure, described disposal technique and location and discuss capacity to handle the volume and composition of manure. Identify any improvements necessary. Describe any required setbacks for land disposal systems. N/A

20. Ground Water - Potential for Contamination (Geologic hazards and soil conditions)

- a. Approximate depth (in feet) to ground water: 13.5 minimum: 7.5 average to bedrock: >60 minimum: >60

* Obtained from Soil Survey of Benton County, Minnesota, written by USDA and SCS. Soil borings have been taken on the site by Brauu Intertec in January of 2001. These borings are generally consistent with the findings of the Soil Survey of Benton County.

- b. Describe any of the following site hazards to ground water and also identify them on the site map: sinkholes; shallow limestone formations/karst conditions; soils with high infiltration rates; abandoned or unused wells. Describe measures to avoid or minimize environmental problems due to any of these hazards.

None of the above-mentioned site hazards are known to exist on the light industrial park site.

- c. Identify any toxic or hazardous materials to be used or present on the project site and identify measures to be used to prevent them from contaminating ground water.

No toxic or hazardous materials were identified on the existing site. The residents of the industrial park have not been identified. Each new resident would be evaluated before the time of land purchase to determine if toxic or hazardous materials will be included in their process. Residents identified working with toxic or hazardous materials will be required to meet all state and federal regulations to prevent groundwater contamination.

- d. Describe the soils on the site, giving NRCS (SCS) classifications, if known. Discuss soil granularity and potential for groundwater contamination from wastes or chemicals spread or spilled onto the soils. Discuss any mitigation measures to prevent such contamination.

Based on A Preliminary Geotechnical Evaluation Report for St. Cloud Housing and Redevelopment Authority, prepared by Braun Intertec Corporation, generally the borings encountered silty sand of poorly graded sands. Seven of the 40 borings encountered clayey sand and lean clay.

Based on Soil Survey of Benton County, Minnesota, prepared by USDA SCS: Dickman, Hubbard, Lino Variant, Sartell, Mucky Peat, Pomroy, Mora, Duelm Milaca, Flak, Brainerd, Watab, Braham, Parent, Nokay, Ronneby and Adolph Variant will be encountered during utility construction.

The Project is not expected to contaminate the groundwater during or after construction. Sewer pipes used will have joints that prevent leakage.

21. Solid Wastes; Hazardous Wastes; Storage Tanks

- a. Describe the types, amounts, and compositions of solid or hazardous wastes to be generated, including animal manures, sludges and ashes. Identify the method and location of disposal. For projects generating municipal solid waste indicate if there will be a source separation plan; list type(s) and how the project will be modified to allow recycling.

None

- b. Identify any toxic or hazardous materials to be used or present at the site and identify measures to be used to prevent them from contaminating groundwater. If the use of toxic or hazardous materials will lead to a regulated waste, discharge or emission, discuss any alternatives considered to minimize or eliminate the waste, discharge, or emission.

None

- c. Indicate the number, location, size, and use of any above or below ground tanks to be used for storage of petroleum products or other materials (except water).

None

- 22. Traffic -** Parking spaces added: 7,697 Existing spaces (if project involves expansion) N/A Estimated Total Average Daily Traffic (ADT) generated 14,484 Estimate maximum peak hour traffic generated (if known) and its timing 1,769 between 4:00 and 6:00 p.m. For each affected road indicate the ADT and the directional distribution of traffic with and without the project. Provide an estimate of the impact on traffic congestion on the affected roads and describe any traffic improvements which will be necessary. If the project is within the Twin Cities metropolitan area, discuss its impact on the regional transportation system.

The above traffic generation numbers were taken from the ITE Trip Generation Manual, 6th Edition. Most of the traffic generated by this project is expected to access the site via Trunk Highway 23 (TH 23). TH 23 in this area is a four-lane divided high-speed highway (posted 65 mph). There are right and left turn lanes on TH 23 at CR 8 and both service road access points where there is two-way stop sign control. The present (year 2000) and projected (year 2025) ADT for TH 23 and CR 8 near the project site are shown on Figure 5 (per St. Cloud Area Planning Organization). The projected volumes anticipate some light industrial growth in this area. Based on a computer model of the project area (per St. Cloud APO), the year 2025 directional splits for the area will be 82% to and from the west (St. Cloud urban area) and 18% to and from the east. The anticipated distribution of traffic generated by the project site is expected to be similar to the splits predicted by the model. The existing ADT of 14,528 is well within the capacity of a 4-lane divided highway. Assuming the 82/18 directional split, according to Table 7-1 in the Highway Capacity Manual, Third Edition, a Level of Service A will be maintained along this segment of TH 23, even when the 1769 peak hour traffic generated by the site is added all at once. Traffic to and from the site will have multiple TH 23 access options. Traffic to and from the north end of the site will have access to TH 23 directly in two locations via the adjacent service road or indirectly via the service road/CR8. Traffic to and from the southeast portion of the site can access TH 23 directly by heading either north on CR 8 or west on CR 8. The only roadway in the area that may receive geometric

modifications (turn lanes and bypass lanes) as a result of this project is CR 8. Traffic studies will be ordered as needed, as the specific land uses on the project site are known.

23. **Vehicle-related air emissions** Provide an estimate of the effect on the project's traffic generation on air quality, including carbon monoxide levels. Discuss the effect of traffic improvements or other mitigation measures on air quality impact. *(If the project involves 500 or more parking spaces, consult "EAW Guidelines" about whether a detailed air quality analysis is needed).*

A level of service 'A' will be maintained along this segment of TH 23. As indicated in the response to question 22, traffic congestion should not become noticeably worse due to this project. Therefore, it will not cause any significant decrease in air quality.

24. **Stationary source air emissions** Will the project involve any stationary sources of air emissions (such as boilers or exhaust stacks)?
 Yes No

If yes, describe the sources, quantities, and composition of the emissions; the proposed air pollution control devices; the quantities and composition of the emissions after treatment; and the effects on air quality.

Residents of the industrial park have not been identified. Each new resident would be evaluated at the time of land purchase. The city of St. Cloud's Light Industrial Principal Uses are not conducive to these types of emissions in accordance with their zoning ordinance.

25. **Odors, noise and dust.** Will the project generate dust, odors, or noise during construction and/or operation? Yes No
If yes, describe the sources, characteristics, duration, and quantities or intensity, and any proposed measures to mitigate adverse impacts. Also identify the locations of sensitive receptors in the vicinity and estimate the impacts on these receptors.

The project is expected to generate dust and noise during the construction period. Provisions in the project's specifications will require the contractor to control dust. Dust control measures will likely include using water trucks to keep disturbed areas damp at all times. Washed rock construction entrances will also be installed at entrance/exit points to the project site to control tracking onto paved roads. Vegetation will be re-established as soon as possible after site grading is complete. Normal construction noise will be generated from the project and will be limited to daylight hours. The project will not create significant odor problems.

26. **Nearby resources.** Are any of the following resources on or in proximity to the site:

- a. archeological, historical, or architectural resources? Yes No
- b. prime or unique farmlands? Yes No
- c. designated parks, recreation areas, or trails? Yes No
- d. scenic views and vistas? Yes No
- e. other unique resources? Yes No

If any items are answered Yes, describe the resource and identify any impacts on the resource due to the project. Describe any measures to be taken to minimize or avoid adverse impacts.

There is both prime and unique farmland on and near the project site. However, there is an abundance of prime and/or unique farmland in Benton County. When the Light Industrial Park is completed, the amount of prime or unique farmland will only be slightly reduced.

27. **Visual impacts.** Will the project create adverse visual impacts? *(Examples include: glare from intense lights; lights visible in wilderness areas; and large visible plumes from cooling towers or exhaust stacks.)* Yes No

No significant visual impacts are anticipated during construction operations. Residents of the industrial park have not been identified. Each new resident would be evaluated at the time of land purchase to determine visible plumes from cooling towers, exhaust stacks and glare from lighting.

28. **Compatibility with plans** Is the project subject to an adopted local comprehensive plan or any other applicable land use, water, or resource management plan of a local, regional, state, or federal agency? Yes No
If yes, identify the applicable plan(s), discuss the compatibility of the project with the provisions of the plan(s), and explain how any conflicts between the project and the plan(s) will be resolved. If no, explain.

The project is compatible with the Sanitary Sewer Master Plan and a May, 2000, study entitled St. Cloud Area Joint Planning Project District Plan.

29. **Impact on Infrastructure and Public Services** Will new or expanded utilities, roads, other infrastructure, or public services be required to serve the project? Yes No

If yes, describe the new or additional infrastructure/services needed. (Any infrastructure that is a "connected action" with respect to the project must be assessed in the EAW; see "EAW Guidelines" for details).

Sanitary sewer, water main, storm sewer, water detention/retention ponds, streets, natural gas, electricity, phone and cable.

30. **Related Developments; Cumulative Impacts**

- a. Are future stages of this development planned or likely? Yes No
If yes, briefly describe future stages, their timing, and plans for environmental review.
- b. Is this project a subsequent stage of an earlier project? Yes No
If yes, briefly describe the past development, its timing, and any past environmental review.
- c. Is other development anticipated on adjacent lands or outlots? Yes No
If yes, briefly describe the development and its relationship to the present project.
- d. If a, b, or c were marked Yes, discuss any cumulative environmental impacts resulting from this project and the other development.

Residents of the project have not been identified. Future projects within the light industrial park that have significant cumulative environmental impacts will be addressed with environmental assessment worksheets on a case-by-case basis.

31. **Other Potential Environmental Impacts** If the project may cause any adverse environmental impacts which were not addressed by Items 1 to 28, identify and discuss them here, along with any proposed mitigation.

None known

32. **SUMMARY OF ISSUES** (This section need not be completed if the EAW is being done for EIS scoping, instead, address relevant issues in the draft Scoping Decision document which must accompany the EAW.) List any impacts and issues identified above that may require further investigation before the project is commenced. Discuss any alternatives or mitigative measures that have been or may be considered for these impacts and issues, including those that have been or may be ordered as permit conditions.

There are no known additional potential environmental impacts and issues needing alternative or mitigative measures not included in this Report.

CERTIFICATIONS BY THE RGU (all 3 certifications must be signed for EQB acceptance of the EAW for publication of notice in the EQB Monitor).

- A. I hereby certify that the information contained in this document is accurate and complete to the best of my knowledge.
Signature _____
- B. I hereby certify that the project described in this EAW is the complete project and there are no other projects, project stages, or project components, other than those described in this document, which are related to the project as "connected actions" or "phased actions", as defined, respectively, at MN Rules. pts. 4410.0200, subp. 9b and subp. 60.
Signature _____
- C. I hereby certify that copies of the completed EAW are being sent to all points on the official EQB EAW distribution list.
Signature _____

Title of Signer _____

Date: _____

ATTACHMENT "A"

Saint Cloud Housing and Redevelopment Authority proposes the construction of a 372-acre Light Industrial Park. The existing property is located in Minden Township, Benton County, Minnesota, but is in the annexation process. The facilities proposed include approximately 1.74 miles of bituminous street, 2.42 miles of trunk sanitary sewer, 2.93 miles trunk water main, a storm sewer drainage system, and storm water detention/retention ponds.

Construction of the initial phase of the Light Industrial Park is anticipated to begin in the summer of 2001, with completion in the fall of 2001. It is anticipated that subsequent phases of construction will follow when the initial phase is close to being occupied. Land use in the proposed Light Industrial Park was most recently agricultural. It is proposed that no natural wetlands will be disturbed with construction, but a banked wetland be relocated within the site. No net loss of wetland will occur as a result of this project. Site grading will be kept to a minimum and restricted to providing street and utilities to serve proposed lots. Site grading will be performed by modern earth moving equipment, including backhoes, scrapers, and bulldozers. Erosion control measures, such as silt fence, bale checks, rock entrances and silt ponds will be incorporated into the design.

City water will be brought to the Light Industrial Park from the west as part of this project. A 16-inch trunk water main will connect with an existing 16-inch water main on the southeast side of Trunk Highway 23, approximately 2,600 feet southwest of the intersection of Edgemont Drive. The 16-inch water main would extend along the southeast side of Trunk Highway 23 to Edgemont Drive, then east along Edgemont Drive, south of Point Pleasant and Highland Park developments, approximately 3,650 feet to the west line of Section 32 or the west line of the Light Industrial Park. The 16-inch water main would continue east along the north line of Section 32, approximately 750 feet to the intersection of the proposed north/south street. The 16-inch water main would extend south, then east, approximately 6,700 feet to the east edge of the Industrial Park. Eight-inch water main would be extended north from the 16-inch water main, approximately 1,550 feet to the trunk highway frontage road located approximately in the center of the Southeast Quarter of the Southwest Quarter of Section 29. Eight-inch water main would also be extended south from the 16-inch water main, approximately 810 feet into a cul-de-sac approximately in the center of the Northeast Quarter of Section 32. Water main stubs will be constructed to each lot for service connections.

City sanitary sewer will be brought to the Light Industrial Park from the west as part of this project. An 18-inch sanitary sewer main will connect to an existing 18-inch sanitary sewer main at a manhole southeast of the intersection of Edgemont Drive and Trunk Highway 23. 18-inch sanitary sewer is proposed along the same alignment as the 16-inch trunk water main. A sanitary sewer is proposed along the same alignment as the 8-inch water main. The sanitary sewer will eventually discharge to the St. Cloud Waste Water Treatment Plant.

The sanitary sewer project is anticipated to be constructed in the fall of 2001. The project area is currently being studied in a separate report. This study will be performed under the guidance of the Sanitary Sewer Master Plan for the St. Cloud area. The proposed improvements are in compliance with a May, 2000, study entitled "St. Cloud Area Joint Planning Project District Plan".

The project proposes construction of storm water drainage improvements. The majority of the improvements consist of ditches located on either side of the streets. The ditches will collect storm water runoff from proposed retention ponds to control rate and sedimentation before outletting to a wetland south of County Road 8. A portion of the east 80 acres will outlet to detention/retention ponds before outletting to a large wetland northeast of the site.

There will be three access roads to the Light Industrial Park. One road will be from the north and connects to the frontage road south of Trunk Highway 23. The other two roads connect to County State Aid Highway 8 (CSAH 8). From CSAH 8, one road will access the North Half of the Northeast Quarter of Section 32 and connect back to the Trunk Highway 23 frontage road. The second road will access the North Half of the Northwest Quarter of Section 33.