



July 19, 2004

## ENVIRONMENTAL ASSESSMENT WORKSHEETS

*Comments due on August 18, 2004*

### Liberty Ponds

Description: The project consists of approximately 220 acres of farmland, woodland and wetland. A separate wetland delineation report with areas has been prepared for this project. The project is intended to be developed as follows:

- Approximately 75 single-family homes
- Approximately 3 miles of road
- Approximately 5 total acres of public and private parkland
- Approximately 6.4 acres for community wastewater treatment and disposal
- RGU: Wyoming Township
- Contact: Frederick E. Weck, IV, Planning and Zoning Administrator, 7665 Wyoming Trail, Wyoming, Minnesota 55092; 651-462-4947, Fax: 651-462-3938.

### Fergus Falls Regional Treatment Center Demolition Project

Description: The 2003 Legislature authorized the Department of Human Services to work with local governments on a comprehensive redevelopment plan for the future use of RTC campuses vacated as a result of further expansion of community-

based care. The Department of Human Services is transitioning services from large institutional settings to smaller settings closer to patients and their natural supports of family and friends.

Over the past several months, state officials have been assisting local government representatives and community leaders with the implementation of a comprehensive redevelopment planning process for the Fergus Falls RTC that will ultimately determine the best, and most economically feasible, use of the campus for the community. The planning process includes an environmental review because economically viable reuse may call for altering or demolishing campus buildings. State law requires an environmental assessment process for partial or total demolition of a property on the National Register of Historic Places.

The Fergus Falls RTC, located on the north side of Fergus Falls, comprises approximately 116 acres of land and 24 primary buildings with 775,000 square feet of floor space. The "Kirkbride" complex, built between 1890 and 1899, is listed on the National Register of Historic Places.

RGU: Minnesota Dept. of Administration

The EAW is viewable at [www.admin.state.mn.us/PDF/FergusFallsEAW.pdf](http://www.admin.state.mn.us/PDF/FergusFallsEAW.pdf) and at the Fergus Falls Public Library.

Contact: Wayne Waslaski, Real Estate Management Division, Planning Director, 309 Administration Bldg., 50 Sherburne Ave., St. Paul, Minnesota 55155; 651-296-2278, Fax: 651-215-6245, Email: [wayne.waslaski@state.mn.us](mailto:wayne.waslaski@state.mn.us)

### The Villages at Creekside

Description: The proposed Villages at Creek Side project consists of a mixture of single family, multi-family, and commercial development on approximately 94 acres of land. The site is located on the east side of County State Aid Highway (CSAH) 1 and north of CSAH 3, in the Minden Township Orderly Annexation Area of the City of Sauk Rapids, Benton County; Minnesota.

#### ABOUT THE EQB MONITOR

The *EQB Monitor* is a biweekly publication of the Environmental Quality Board that lists descriptions and deadlines for Environmental Assessment Worksheets, Environmental Impact State Statements and other notices.

The *EQB Monitor* is also posted on the Environmental Quality Board home page at <http://www.eqb.state.mn.us/>

Vol. 28, No. 15

Next issue: August 2, 2004  
Submittal deadline: July 26, 2004

RGU: City of Sauk Rapids

Contact: Ross Olson, City Administrator, 115 2nd Avenue North, Sauk Rapids, MN 56379; 320-258-5302, Fax 320-258-5359, Email rolson@ci.sauk-rapids.mn.us

### J & B Mining

Description: J & B Mining proposes to operate a private gravel and peat mining operation on an approximate 60 acre site in the northern portion of Elk River, Minnesota. Approximately 1,190,000 cubic yards of material will be mined from approximately 39.42 acres of the Site for a period of approximately ten years. The gravel mined will be processed on Site or hauled to a local asphalt facility located approximately ¼-mile south of the Site. The peat mined will be processed on site or hauled to local construction sites or processing facilities. At the conclusion of mining, the Site will be restored as open water fisheries habitat and wetlands with potential end use as a public recreation area. Copies of the EAW will be available for review at Elk River City Hall and at Elk River Public Library.

RGU: City of Elk River

Contact: Stephen Rohlf, Building and Environmental Administrator, City of Elk River, 13065 Orono Parkway, Elk River, MN 55330; 763-635-1061

## ENVIRONMENTAL ASSESSMENT

### Interstate 35W and Highway 62

Description: The project involves operational improvements along I-35W/Highway 62, including the reconstruction of the I-35W/Highway 62 interchange "Crosstown Commons Area" and the construction of an HOV lane from 66<sup>th</sup> Street to 42<sup>nd</sup> Street.

RGU: Minnesota Department of Transportation

Contact: John Griffith, Area Engineer, MnDOT Metro Div., 1500 W. Co. Rd. B2, Roseville, Minnesota 55113; 651-582-1206

## PETITION FILED

The following petitions have been filed with the EQB requesting preparation of an EAW. The EQB has assigned the indicated unit of government to review the petition and decide on the need for an EAW.

- Project on Little Whitefish Lake, Crow Wing County

## EAW NEED DECISIONS

The noted responsible governmental unit has made a decision regarding the need for an EAW in response to a citizen petition.

- Becker County Board of Commissioners, Blue's Valley Campground, Ordered.
- Aitkin County, Roth/Goldschmitz Gravel and Asphalt Plant, Project Withdrawn.

## EIS NEED DECISIONS

The responsible governmental unit has determined the following projects do not require preparations of an EIS. The dates given are, respectively, the date of the determination and the date the EAW notice was published in the EQB Monitor.

- Aggregate Industries, Rollag Plant, Becker County, June 22, 2004 (May 10, 2004)
- BFI Flying Cloud Transfer Station Expansion, Minnesota Pollution Control Agency, June 24, 2004 (March 1, 2004)
- Chaska West Interceptor, Minnesota Pollution Control Agency, June 24, 2004 (April 26, 2004)
- Wahkon Wastewater Treatment Facility Expansion, Minnesota Pollution Control Agency, June 24, 2004 (March 15, 2004)
- Spring Brook Valley & Barony Woods, Rochester Common Council, June 21, 2004 (May 10, 2004)
- Improvements to Minnesota Trunk Highways 10 and 32 in Clay County, Minnesota Department of Transportation, June 28, 2004 (April 26, 2004)
- Aspen Ridge, Sherburne County Board of Commissioners, July 5, 2004 (May 10, 2004)
- Parkland Estates/Village, City of Faribault, June 22, 2004 (April 26, 2004)

### DECISION ON THE NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT FOR THE PILLSBURY A MILL PROJECT

Action of the Minneapolis City Council on July 2, 2004 and approved by the Mayor on July 8, 2004

Based on the [Environmental Assessment Worksheet (EAW)] and all sections of the above analysis, the City of Minneapolis, the responsible governmental unit (RGU) for this environmental review, concludes the following:

1. The EAW and related documentation were completed in compliance with the procedures with the Minnesota Environmental Policy Act and Minn. R., Pt 4410.1000 to 4410.1700.

2. The EAW and related documentation have not satisfactorily addressed all of the issues for which existing information could have been reasonably obtained. Based on information received during the comment period, the EAW is inadequate as follows:

The EAW fails to identify and discuss how the project may affect the integrity of the historic resources on or proximate to the site. Aspects of the project with potential impacts on these resources which have not been identified in the EAW include but are not limited to, the demolition of buildings and structures, construction of new buildings, and rehabilitation of existing buildings and structures.

The EAW fails to describe impacts related to proposed demolitions, or the historical importance of each property to be removed by demolition and the effect of that removal on the remaining historic properties.

The EAW fails to describe the visual and functional impacts on the historic district, and on individual historic properties resulting from the siting, height, design, massing and scale of the proposed new construction.

The EAW fails to address impact on views to, from and of the Mississippi River. Further, the EAW has not adequately disclosed the impacts on and within the Mississippi National and Recreation Area (MNRRA), the Mississippi River Critical Area, and the St. Anthony Falls National Register of Historic Places District.

The EAW fails to adequately address air quality issues, and staff has recommended that additional air quality studies be required. This study should be conducted as part of the environmental review process in order to inform the Council on this impact before it makes a decision on the EAW.

The EAW is inadequate because there is no useable information concerning how stormwater runoff will be managed, or its impact on the A Mill complex, nor was any credible information provided regarding the impact of major sewer and water utility improvements for the project on the historic sluice ways and mill races under the A Mill and Main Street.

The EAW is inadequate because it fails to provide adequate information on cumulative impacts of related development. In addition to the project, the proposer is also developing the adjacent Diageo site for the Phoenix Lofts development. These two projects are being developed by the same proposer

and fall just below the required mandatory threshold for an EIS by less than 10% of the required 1500 units for a mandatory EIS. However, the cumulative impacts of these two projects is (sic) not adequately addressed in the EAW, but their assessment is left to the regulatory process.

The EAW is inadequate because it fails to provide any meaningful, substantive analysis of historic impacts which would help the proposer define and refine the project, and to help the City with its future reviews in the City's regulatory processes. The record of decision discloses that the EAW does not fully describe historic resources, impacts, and mitigation options and therefore fails to discuss in the EAW measures that may have already been taken or could be taken to address project impacts. The EAW also fails to identify effective and appropriate avoidance and/or mitigation measures, which actions are a central requirement and purpose of an EAW.

The EAW is inadequate because it does not provide sufficient information for the City to mitigate the environmental effects of the project by ongoing public regulatory authority, in the City's zoning and building permit processes. Since the record of decision contains little useable information on the environmental impacts, particularly relating to the height impacts, the City's ongoing regulatory processes will be inadequate to mitigate the environmental impacts of the project without this information.

There is inadequate staffing in the Public Works Department and the Planning Department, including planners who support the Heritage Preservation Commission (HPC) to fully assess in the regulatory process, all the impacts on all the historic resources identified by commenters in the EAW, when these impacts have not been adequately identified in the environmental review process. Staff cannot adequately assess the environmental impacts while also addressing the regulatory standards in the zoning process. Staff cannot replicate in the regulatory process the expertise which would be required to identify and assess all the impacts of the project, and which could be brought to bear in the EIS process.

The Council determines the EAW is not adequate and that based on the EAW, all the comments and additional information received during the EAW comment period, the project has the potential for significant environmental effects and therefore, orders the preparation of an [Environmental Impact Statement (EIS)] pursuant to Minn. R. 4410.1700 subp. 1 and 4410.2000, subp 3.A.

Further, the City directs staff to commence the EIS scoping process pursuant to the requirements of Minn. R. 4410.2100, which scoping process shall include the following issues at a minimum for discussion during the EIS preparation period:

The developer should prepare a more comprehensive analysis of the overall impacts of the entire project on the historic district. He should prepare a detailed statement describing the archaeological, historical, and architectural resources in the area, including a description of the nature and character of the historic district. The statement also should identify how the proposal implements the recommendations contained in the Secretary of the Interior's Standards for Rehabilitation and the guidelines adopted by the Minneapolis Heritage Preservation Commission (HPC), and describe any project-related impacts on these resources and measures to minimize or avoid these impacts. Submit additional information to satisfy the above concerns related to all phases of the project.

The developer should evaluate the visual and functional impacts of all new construction on all of the historic resources on the site and proximate to it, including resources across the river and historic elements such as tunnels and raceways concerns related to all phases of the project. These impacts include siting, height, design, massing, and scale related to all phases of the project.

Impact of the project on views to, from and of the River within the St. Anthony Falls Historic District, on both the east and west banks of the District and the east and west banks of the River contained within the Mississippi National Recreation Area, the Mississippi River Critical Area and the City's Shoreland Overlay District related to all phases of the project.

The cumulative impacts on historic resources of the project and the Phoenix Lofts related to all phases of the project related to all phases of the project.

The impacts on infrastructure for the project on the historic sluice ways and mill races under the A Mill and Main Street related to all phases of the project.

Possible mitigation effects on historic resources of a master plan for the project site.

Additional air quality study analyzing impacts on all phases of the project to further evaluate possible exposure of people to dangerous levels of pollutants from the Southeast Steam Plant and mitigating measures that will prevent such exposure based upon the heights and placements of buildings.

Stormwater management plan and evaluation of potential impacts from groundwater on the nearby Southeast Steam Plant and surrounding natural and historic resources.

In handling the approvals process, staff should make every effort to make sure that restoration of the A Mill is part of the first phase of the project.

Staff is further directed to comply with the procedures for scoping found in Minn. R. 4410.2100, subp. 4 and subp. 5, and to specifically invite comments from the Department of Natural Resources, the State Historic Preservation Office, the National Park Service and all other preservation organizations and others who provided comments during the EAW comment period.

## FINAL AUAR ADOPTED

### North Branch Development Area AUAR

The City of North Branch adopted the North Branch Development Area AUAR on June 28, 2004. The Final AUAR dated May 14, 2004 that was submitted for the 10-day review on May 25, 2004 was the document that was adopted.

Contact: Andrea Moffatt, Environmental Scientist, WSB, 4150 Olson Memorial Highway, Suite 300, Minneapolis, Minnesota 55422; 763-541-4800, Fax 763-541-1700.

## EDITOR'S NOTE:

Availability of EAWs for **Mulberry Meadows, Deerfield Estates, and Swan Lake** were inadvertently published a second time on July 5, 2004. **Comments are due July 21, 2004.** We apologize for any confusion.

## NOTICE

### RECLAMATION PROJECTS PLANNED FOR LAKES - DNR DIVISION OF FISHERIES

The DNR Division of Fish & Wildlife is planning one lake and up to fifteen walleye rearing pond reclamation projects this fall. The projects involve the application of rotenone, a federal and state registered pesticide, to eliminate less desirable fish species. Following treatment, lakes will be stocked with game and forage fish species. Ponds will be stocked with walleye fry. Endangered or threatened species are not present in any of the lakes. Project goals include improved fish habitat, expanded angling opportunities, and increased walleye fingerling production. Specifics regarding the projects are as follows:

**Bass Lake, Otter Tail County.** This lake was first reclaimed for stream trout management in 1966, and then again in 1971 and 1987. Rotenone distribution will be done by boat during the fall. Lakewide target concentration is 5 ppm. The existing fish community is dominated by black bullhead and hybrid sunfish, which compete directly with the trout and limit angling success. Following treatment, the lake will again be stocked with rainbow trout. Comments or questions on this project should be addressed to Arlin Schalekamp,

Area Fisheries Supervisor, 1509 1st Ave N, Fergus Falls, MN 56537.

**Walleye rearing pond reclamations.** Up to fifteen ponds are proposed to be treated in the fall or winter for the purpose of removing existing bullhead or other unwanted fish populations. This alteration will allow the ponds to be used for raising walleye fingerlings, which will later be stocked into local fishing lakes. Rotenone will be used with a target concentration of 3.5 ppm.

Lake Name	County	Township	Range	Section
Tanhill (DOW 27-1066)	Hennepin	27N	24W	18,19
Holyname (DOW 27-158)	Hennepin	118N	23W	24
Dubay (DOW 27-129)	Hennepin	120N	22W	28,29
Whiteford (DOW 27-172)	Hennepin	120N	23W	21,28
Hanrahan (DOW 70-19)	Scott	115N	21W	33,34
Unnamed (DOW 70-78)	Scott	115N	22W	27
Oak (DOW 41-62)	Lincoln	112N	45W	2,3
Armstrong (DOW 7-125)	Blue Earth	108N	29W	17,19,20
Gravel Pit	Blue Earth	108N	27W	26,27,34,35
Toner's (DOW 82-52-01)	Waseca	108N	23W	9,16
Clear (DOW 17-8)	Cottonwood	105N	35W	17,18
Fox Glen (Bohrer) (DOW 19-34)	Dakota	27N	22W	3
Anderson Pond (DOW 82-144)	Washington	31N	21W	14
Dwyer Pond (DOW 82-511)	Washington	30N	20W	18
Bay Hill Pond (DOW 82-510)	Washington	30N	21W	5
Deaner Pond (DOW 82-509)	Washington	31N	20W	20

For general information about any of these projects, contact Mike Halverson, Fisheries Habitat and Development Consultant, Box 12, 500 Lafayette Road, St. Paul, MN 55155.



Minnesota Environmental Quality Board

Department of Administration

First Class  
U.S. Postage  
**PAID**  
Permit No. 171  
St. Paul, MN

Vol. 28 No. 15

Upon request, the *EQB Monitor* will be made available in an alternative format, such as Braille, large print or audio tape. For TTY, contact Minnesota Relay Service at 800-627-3529 and ask for Department of Administration. For information or additional copies of the *EQB Monitor*, contact:

Minnesota Environmental Quality Board  
300 Centennial, 658 Cedar St.  
St. Paul, MN 55155-1388

**Phone:** 800-657-3794 or 651-296-2603  
**Fax:** 651-296-3698  
**E-mail:** <mailto:eqb.monitor@state.mn.us>