

May 18, 2017

Tim Gladhill
City of Ramsey
Community Development Director
7550 Sunwood Dr. NW
Ramsey, MN 55303

SUBJECT: Riverstone Addition
MnDOT Review #EAW17-008
NW quad US10 and Puma St
Ramsey, Anoka County

Dear Mr. Gladhill:

Thank you for the opportunity to review the Riverstone Addition EAW. Please note that MnDOT's review of this EAW does not constitute approval of a regional traffic analysis and is not a specific approval for access or new roadway improvements. As plans are refined, please keep MnDOT's staff informed of any major changes. MnDOT's has reviewed the document and has the following comments:

Permit Required

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website at <http://www.dot.state.mn.us/metro/maintenance/permits.html>

Please include one to one set of plans formatted to 11X17 with each permit application. : Please submit/send all permit applications and 11X17 plan sets to: metropermitapps.dot@state.mn.us. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

1. One (1) electronic pdf. version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is under 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Plans can be sent to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One (1) compact disc.

4. Plans can also be submitted to MnDOT's External FTP Site. Please send files to: <ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning> Internet Explorer doesn't work using ftp so please use an FTP Client or your Windows Explorer (My Computer). Also, please send a note to metrodevreviews.dot@state.mn.us indicating that the plans have been submitted on the FTP site.

If you have any questions concerning this review please feel free to contact me at (651) 234-7784.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Scheffing', written in a cursive style.

Karen Scheffing
Principal Planner

Copy sent via E-Mail:
Brian Kelly, Water Resources
Buck Craig, Permits
Gayle Gedstad, Traffic
Ashley Roup, Right-of-Way
Paul Jung, Area Engineer
Nancy Jacobson, Design
Russell Owen, Metropolitan Council



Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

May 24, 2017

Mr. Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Riverstone Addition Environmental Assessment Worksheet

Dear Mr. Gladhill:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Riverstone Addition project (Project) located in the city of Ramsey, Anoka County, Minnesota. The Project consists of an 89-acre residential development. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

Low Impact Design

The MPCA advocates the use of Low Impact Design (LID) practices to aid in the minimization of stormwater impacts. LID is a stormwater management approach and site-design technique that emphasizes water infiltration, values water as a resource, and promotes the use of natural systems to treat water runoff. Examples include:

- Special ditches, arranged in a series, that soak up more water
- Vegetated filter strips at the edges of paved surfaces
- Trees or swales between rows of cars
- Residential or commercial rain gardens designed to capture and soak in stormwater
- Porous pavers, concrete, and asphalt for sidewalks and parking lots
- Narrower streets
- Rain barrels and cisterns
- Green roofs

LID concepts may be found in the *State of Minnesota Stormwater Manual* dated November 2005 located on the MPCA website at: <http://www.pca.state.mn.us/water/stormwater/stormwater-manual.html>.

In addition, the MPCA LID webpage provides a description and examples of LID features such as permeable pavement, rain gardens, and green roofs. Links to other resources on LID are available as well. The website is located at: <https://www.pca.state.mn.us/water/stormwater-management-low-impact-development-and-green-infrastructure>.

Mr. Tim Gladhill
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We appreciate the opportunity to review this Project. Please provide the notice of decision on the need for an Environmental Impact Statement. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me via email at Karen.kromar@state.mn.us or via telephone at 651-757-2508.

Sincerely,



Karen Kromar
Planner Principal
Environmental Review Unit
Resource Management and Assistance Division

KK:bt

cc: Dan Card, MPCA, St. Paul
Teresa McDill, MPCA, St. Paul

**Minnesota Department of Natural Resources
Ecological and Water Resource
1200 Warner Road
St. Paul, MN 55106**

May 16, 2017

Transmitted Electronically

Tim Gladhill
Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 5303

Re: Riverstone Addition EAW

Dear Tim Gladhill,

The Minnesota Department of Natural Resources (DNR) has reviewed the Environmental Assessment Worksheet (EAW) for the Riverstone Addition located in Ramsey, MN. We offer the following comments for your consideration.

Shorelands (page 7)

The EAW acknowledges that a portion of the site is in the Shoreland Overlay District of Lake Itasca, but suggests that the shoreland in the project area is eligible to be reduced because Alpine Drive NW functions as a drainage divide, such that the project area will not drain north to Lake Itasca. Please note that any removal of shoreland district area is subject to review and approval by DNR and it is unlikely that this request would be approved. Shoreland throughout the state contains roads (topographic divides) that have changed the drainage direction of overland sheet flow. Allowing land to be removed from a shoreland because of these human modifications to the landscape would defeat the purpose of the shoreland program. Shoreland is defined as a specific distance from a water body, not by topographic divide. Therefore, the portion of the development within the 1,000 foot shoreland district of Lake Itasca should be designed to comply with the standards in the City's Shoreland ordinance.

Floodplains (page 7)

The EAW indicates that in connection with a previous development, a water level analysis showed that Lake Itasca does not outlet during 100-year snowmelt and rainfall events, but modeled water levels came close to reaching the outlet on the south side of the lake, so the City of Ramsey proposed to install an outlet for the lake. It is not clear from the EAW discussion whether that outlet was previously installed or is being proposed in connection with this development proposal. Please note that any change to the existing outlet characteristics of the lake will likely require a Public Waters Work Permit.

Surface/Groundwater Appropriations (pages 15 - 16)

We recommend that ground water conservation measures, such as stormwater reuse for irrigation and use of drought tolerant native plants for landscaping, be incorporated into the development design.

Fish, Wildlife, Plant Communities and Sensitive Ecological Resources (Rare Features) (pages 20 -22)

As stated in DNR's NHIS letter, the Blanding's turtle flyer and fact sheet should be provided to all contractors working in the area (see Appendix D of EAW). If Blanding's turtles are in imminent danger they should be moved by hand out of harm's way, otherwise they should be left undisturbed. Please remember that state law and rules prohibit the destruction of threatened or endangered species, except under certain prescribed conditions.

Thank you for the consideration of our comments.

Sincerely,

/s/ Rebecca Horton

CC: Kate Drewry, Melissa Doperalski

May 22, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: City of Ramsey Environmental Assessment Worksheet (EAW) – Riverstone Development
Metropolitan Council Review No. 21716-1
Metropolitan Council District 9

Dear Mr. Gladhill:

The Metropolitan Council received an EAW for the Riverstone Development on April 21, 2017. This EAW reviews a project which will include up to 246 detached single-family homes and 98 attached townhome units on 89.44 acres of land in the City of Ramsey. Site development will include installation of municipal sewer and water, grading, and stormwater features. The project area is bordered on the north by Alpine Drive NW, on the east by Puma Street NW, on the south by the Burlington Northern Railroad and U.S. Highway 10/169, and the west by the Links at Northfork Golf Course.

Council staff has conducted a review of this EAW to determine its adequacy and accuracy in addressing regional concerns and the potential for significant environmental impact. The staff review finds that the EAW is complete and accurate with respect to regional concerns and does not raise issues of consistency with Council policies. The following sections offer comments regarding technical information that should be included in the EAW as well as advisory comments for the City's consideration.

Item 8 – Permits and Approvals Required (Jim Larsen, 651-602-1159)

In accordance with Minnesota Statute Section 473.513, at the time the project proposer makes application to the Minnesota Pollution Control Agency (MPCA) for a permit to construct each segment of sanitary sewer for the proposed project, a copy of the plans, design data, and a location map of the project will also need to be submitted to the Metropolitan Council. The Council's Environmental Service Engineering Programs staff will need to review, comment, and issue a nonobjection decision relative to issuance of the construction permit by the MPCA before connection can be made to the City's wastewater disposal system.

Item 11.b.iv.a. – Water Resources – Surface Waters – Wetlands (Jim Larsen, 651-602-1159)

The EAW states that the two wetlands to be retained within the project site, when delineated in October of 2016, had dominant vegetation consisting of soybeans, reed canary grass, and stunted corn. It also indicates that Lower Rum River Watershed Management Organization wetland protection standards will require native vegetation to be established within a 16.5-foot wide buffer strip around the wetlands. Council staff encourages the City and Watershed to work with the project proposer to restore wetland habitat within these two degraded wetlands as a part of the overall project, so that they can become an amenity for the proposed development once buffers have been reestablished around them.

Item 13 – Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)
(Jim Larsen, 651-602-1159)

The EAW states that Blanding's turtles (*Emydoidea blandingii*), a state threatened reptile species, has been observed in the vicinity of the proposed project. The prevalence of wetlands, stormwater treatment, and infiltration basins on and near this site raises the concern for wildlife impacts following completion of the proposed project. Indigenous fauna will likely attempt to remain in the area, in spite of its gradual conversion from a rural to an urban setting. Council staff recommends that the City specify the utilization of sloping, surmountable curbing throughout the project site. The use of standard, near-vertical B524 or similar curbing can be expected to result in nearly full mortality of the area's turtle population by entrapping them within roadways as they pass between and to nearby water basins for feeding and nesting. The simple change to a more gently sloping curb, consistent with DNR's recommendation and guidance contained in Appendix D will reduce fauna mortality risks in the area without impacts to stormwater flow, driver and pedestrian safety, or maintenance activities. Use of Minnesota Department of Transportation Curb and Gutter Design No. S524 or similar design profile is suggested.

Item 8 – Permits and Approvals Required *(Eric Wojchik, 651-602-1330)*

Table 3 shows that a Comprehensive Plan Amendment has been submitted for the Riverstone project. This detail should be amended to state 'To be applied for' because, as of the date of this letter, no amendment for this development has been submitted to the Metropolitan Council.

Forecasts *(Todd Graham, 651-602-1322)*

TAZ forecasts are not discussed in plan materials, but this would be helpful information. A draft set of TAZ forecasts for 2040 has been prepared by Met Council and is available for local governments to review.

The Riverstone site is within TAZ #61. The zone is currently forecasted to gain +86 households during 2014-40. Council staff recommend adding +260 households and +650 population to the TAZ #61 forecast, to reflect the planned Riverstone development. *Balancing adjustments* can be made to TAZs elsewhere in the community. The City can update the TAZ forecast through correspondence to Metropolitan Council.

Council staff opinion is that the expected development fits within the community total forecast prepared by Metropolitan Council; no change is needed to the community total forecast.

This concludes the Council's review of the EAW. The Council will take no formal action on the EAW. If you have any questions or need further information, please contact Eric Wojchik, Principal Reviewer, at 651-602-1330.

Sincerely,



LisaBeth Barajas, Manager
Local Planning Assistance

CC: Steve O'Brien, MHFA
Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Todd Haas, Board Chair, Lower Rum River WMO
Edward Reynoso, Metropolitan Council District 9
Eric Wojchik, Principal Reviewer/Sector Representative
Raya Esmaeili, Reviews Coordinator

MINNESOTA HISTORIC PRESERVATION OFFICE

May 23, 2017

Mr. Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

RE: EAW – Riverstone Addition
T32 R25 S20 and S29, Ramsey, Anoka County
MnHPO Number: 2017-1792

Dear Mr. Gladhill:

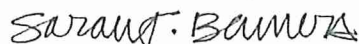
Thank you for providing this office with a copy of the Environmental Assessment Worksheet (EAW) for the above-referenced project.

Based on our review of the project information, we conclude that there are no properties listed in the National or State Registers of Historic Places, and no known or suspected archaeological properties in the area that will be affected by this project.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

Please contact our Compliance Section at (651) 259-3455 if you have any questions regarding our review of this project.

Sincerely,



Sarah J. Beimers, Manager
Government Programs and Compliance