

# **Response to Comments, Findings of Fact, and Record of Decision**

## **Riverstone South Environmental Assessment Worksheet**



**April 2021**

### **RGU**

#### **City of Ramsey**

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### **PROPOSER**

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CITY OF RAMSEY

**Response to Comments, Findings of Fact,  
and Record of Decision**

**Riverstone South  
Environmental Assessment Worksheet**

April 2021

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## **INTRODUCTION**

Riverstone South is proposed on 78.63 acres of land in the southwestern part of the City of Ramsey, Anoka County, Minnesota. The project will include 165 detached single-family homes, 78 detached townhomes, and parkland with tree preservation. Site development will include installation of municipal sewer and water, mass grading, and stormwater management practices. The project will convert about 54.14 acres of cropland and 16.17 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will preserve about 7.73 acres of trees and 0.59 acre of grassland.

An Environmental Assessment Worksheet (EAW) was prepared pursuant to Minnesota Rules 4410.4300, Subp. 19.C. (Residential Development). The EAW and the respective comments have been reviewed in accordance with Minnesota Rules 4410.1700 to determine if the project has potential for significant environmental effects. This document includes responses to comments received by the City of Ramsey (City), the Findings of Fact supporting the decision, and the Record of Decision indicating an Environmental Impact Statement (EIS) is not necessary for this project.

## **EAW Notification, Distribution, and Comment Period**

In accordance with Minnesota Rules 4410.1500, the EAW was completed and distributed to persons and agencies on the official Environmental Quality Board (EQB) distribution list. The notification was published in the EQB Monitor on February 9, 2021, initiating the 30-day public comment period. A public notice was submitted for publication in the Anoka County Union Herald. The comment period ended on March 11, 2021.

## **COMMENTS RECEIVED**

The City received written comment letters from five agencies:

1. Minnesota Department of Transportation (MnDOT, February 24, 2021);
2. Minnesota Pollution Control Agency (MPCA, March 8, 2021);
3. Minnesota State Historic Preservation Office (MnSHPO, March 8, 2021);
4. Minnesota Department of Natural Resources (MnDNR, March 11, 2021); and
5. Metropolitan Council (MetC, March 11, 2021).

None of the comments recommended preparation of an EIS. The Metropolitan Council found the EAW to be complete and accurate with respect to regional concerns. The City of Ramsey did not receive comments from residents or individual members of the public.

## **RESPONSE TO COMMENTS**

This document responds to comments on a letter-by-letter basis. It includes summaries of comments followed by responses. Comment letters are included in **Appendix A**. Responses to comments are generally confined to substantive issues that “address the accuracy and completeness of the material contained in the EAW, potential impacts that may warrant further investigation before the project is commenced, and the need for an EIS on the proposed project.” (MN Rules 4410.1600). Some comments included general remarks, recommendations, or permit requirements. Such comments are noted for the record.

## **Minnesota Department of Transportation**

### **Noise**

Traffic noise from Highway 10 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. MnDOT does not expend highway funds for noise mitigation measures related to new developments on existing highways. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

### **Response**

The noise assessment included in the EAW indicated traffic noise that reaches Riverstone South from Highway 10 will be below the  $L_{50}$  daytime residential noise standard. The Riverstone South townhome nearest to the highway will be 525 feet from the Highway 10 right-of-way. The 30-foot buffer on the north side of Riverstone South will include a 3- to 4-foot-high undulating berm with planted conifer trees. No other noise mitigation measures are deemed necessary.

### **Traffic**

MnDOT wants to continue to be involved as designs develop in the future.

### **Response**

Comment noted.

### **Multimodal**

When pedestrian facilities (i.e. the sidepath along US 10/US 169) are impacted due to maintenance or construction, pedestrian accommodations must be provided to the maximum extent feasible. Consider constructing sidewalks along both sides of the internal street network. Also consider constructing a sidepath/trail along the south side of Riverdale Drive.

### **Response**

The EAW noted that the Mississippi Regional Trail is to be constructed in the future on property north of the site near the Highway 10 corridor. The proposed regional trail corridor is outside of the Riverstone South project area. The Riverdale Drive right-of-way will include space for a trail or sidewalk south on the south side of Riverdale Drive and north of Riverstone South. This trail may serve as the regional trail. The proposed project plan includes sidewalks along one side of most residential streets.

### **Water Resources**

MnDOT recommended culvert and ditch treatments for the Bowers Drive cul-de-sac and a connection from Riverdale Drive to Highway 10 westbound. Hydraulics information will be required to assess any impacts to MnDOT right-of-way from Pond 300 in Outlot B. A drainage permit is required. The development will need to maintain or reduce existing drainage flow rates to MnDOT right of way.

The “lake” identified in Outlot G does not show an outlet. An outlet would be prudent for the possibility of back-to-back 100-year events or a super-event.

### **Response**

The culvert, ditch, and drainage permit comments are noted. Riverstone South will not drain to MnDOT right of way. The drainage from Riverdale Drive and Bowers Drive to the MnDOT right of way is outside the EAW project area the scope of the EAW. However, MnDOT drainage permit(s) will be obtained prior to construction of Riverdale Drive and the Bowers Drive cul-de-sac.

The outlet of the “lake” was shown on the Grading Plan included in Appendix A of the EAW. If the water level gets high enough, the “lake” will outlet overland to the southeast, toward the infiltration basin in the southeast corner of site.

### **Permits**

Any use of or work within or affecting MnDOT right of way requires a permit. A permit will be required for the new Riverdale Drive street connection to Highway 10 and the for the removal of Bowers Drive connection.

### **Response**

Comment noted.

## **Minnesota Pollution Control Agency**

### **Water Resources**

Since the Project will disturb 50 acres or more and discharges to the Mississippi River, which has construction-related impairments and is also classified as a Scenic and Recreational and Restricted water, the Stormwater Pollution Prevention Plan (SWPPP) for the Project will require submittal to the MPCA prior to obtaining National Pollutant Discharge Elimination System/State Disposal System General Construction Stormwater permit (CSW Permit) coverage.

The EAW does not discuss additional erosion and sediment control best management practices (BMPs) required during construction for special waters identified as restricted. The Project will need to implement parts 23.9, 23.10 and 23.11 of the CSW Permit and include the applicable requirements in the SWPPP.

The primary stormwater treatment for the Project appears to be the proposed ponds, including one pond referred to as a 26 foot deep “lake” to be constructed on the site. The “lake” will not meet MPCA stormwater treatment system requirements. A pond constructed to treat stormwater can be no more than 10 feet deep per CSW Permit requirements.

The CSW Permit requires that 1 inch of the water quality volume is treated via a volume reduction method, such as infiltration, unless site conditions prohibit per one of the reasons listed in the CSW Permit. A wet sediment pond is not a volume reduction practice. The MPCA recommends the Project designer contact MPCA construction stormwater engineering staff prior to submitting their permanent treatment plans to the MPCA.

The Project Proposer is strongly encouraged to utilize infiltration along with green infrastructure practices to mimic the natural hydrology of the site and reduce runoff. Stormwater can also be harvested and reused for irrigation.

### **Response**

Comments regarding permitting requirements are noted. Stormwater from impervious surfaces will be treated in the stormwater pond located west of lake before flowing to the lake. This stormwater pond is sized to handle and treat this runoff prior to discharging to the lake. The only direct flow to the lake will be from the rear yards adjacent to the lake. The stormwater pond will also treat stormwater prior to infiltration. The project proponent and the City of Ramsey are reviewing the potential to reuse stormwater for irrigation.

### **Noise**

The MPCA appreciates the proposer's attention to construction and other noise for the Project. At this time, the MPCA feels that the considerations made by the Project proposer are sufficient, and that it is unlikely that there will be noise issues if the mitigation measures described on p. 29 of the EAW are included in the final site plans and buildout.

### **Response**

Comment noted.

## **Minnesota State Historic Preservation Office**

### **Historic Properties**

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.

### **Response**

Comment noted.

## **Minnesota Department of Natural Resources**

### **Stormwater**

Consider using water from the "lake" for irrigating landscaping in the development. The use of water from a constructed stormwater facility (not previously a wetland, stream, or lake) is exempt from the need for a DNR Water Appropriation Permit.

Increased impervious surface will lead to increased road salt use in the project area. Consider promoting local business and city applicator participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. Winter maintenance staff who have attended the Smart Salting training have used their knowledge to reduce salt use and save money for their organizations.

### **Response**

The project proponent and the City of Ramsey are reviewing the potential to reuse stormwater from the "lake" for irrigation.

The City is reviewing and will consider implementing educational and long-term chloride from the Twin Cities Metropolitan Area Chloride Management Plan (<https://www.pca.state.mn.us/sites/default/files/wq-iv11-06ff.pdf>). Educational programs such as the Smart Salting Training can be made available to private contractors as well as City staff. Accordingly, chloride reduction strategies will be considered to the extent practicable.

### Wildlife and Ecological Resources

While we appreciate that over 7 acres of forest will remain, we would prefer that as much of the remaining 16.17 acres of woodland be preserved as possible. Albeit small and fragmented, these remnant forests are still ecologically important. Tree trimming and removal is strongly discouraged from April 1 through July 15 unless all cuts and wounds on oaks (*Quercus* spp.) are painted within 10 minutes with a water-soluble paint or shellac.

Consider incorporating native, pollinator-friendly landscaping into open park space and stormwater features.

The following avoidance measures are required for the state threatened Blanding's turtle (*Emydoidea blandingii*):

1. The Blanding's turtle flyer must be given to all contractors working in the area.
2. Use of erosion control blanket shall be limited to 'bio-netting' or 'natural netting' types, and specifically not products containing plastic mesh netting or other plastic components;
3. Hydro-mulch products may contain small plastic fibers that can wash into public waters and are not allowed.
4. Monitor for turtles during construction and report any sightings to the DNR Nongame Specialist, Erica Hoaglund ([Erica.Hoaglund@state.mn.us](mailto:Erica.Hoaglund@state.mn.us)).
5. Turtles in imminent danger must be moved out of harm's way by hand.

### Response

The City began reviewing this project and related planning policies in June of 2020. The tree cover and the MRCCA were considered early in the planning process. The proposed tree preservation plan is consistent with City of Ramsey ordinances and the City's MRCCA Plan. Preserved woodland open space will cover about 10% of the project area and 24% of the MRCCA. Trees cover about 30% of the project area and it is not practicable to leave the entire wooded area as open space. The project will include about 17.46 acres (22% of project area) of open space consisting of tree preservation, stormwater features, parks, and buffers. The City's Tree Preservation Ordinance requires that clearing in oak stands be performed prior to April 15 or after July 15 of each season. As noted in the EAW, potential effects on woodland wildlife can be minimized by clearing trees during October to April, outside of the wildlife breeding season.

The project proponent has agreed to use native seed mixes containing wildflowers beneficial to animal pollinators for areas such as stormwater basin margins.

The EAW noted that the project could have effects on the state-threatened Blanding's turtle. The project design will use surmountable curbs and the construction process will specify erosion control materials constructed of organic fibers rather than plastic. Blanding's turtle stipulations will be added to project construction plans with a Blanding's turtle detail sheet that will:

1. specify use of surmountable curbs whenever new curbs are to be installed on roadways;
2. limit use of erosion control blankets to 'bio-netting' or 'natural netting' types that do not contain plastic;

3. include the Blanding's turtle flyer, noting that turtles observed during construction should be moved to safe undisturbed habitat; and
4. include DNR Nongame Specialist contact information for reporting Blanding's turtles if any are observed.

**Dust**

Please note that taking water from the Mississippi River for dust control in volumes that exceed 10,000 gallons of water per day requires approval under a DNR Water Appropriation Permit.

**Response**

Comment noted.

**Metropolitan Council**

**Land Use**

The townhome area has a proposed density of 7 units/acre and that proposed density is not currently permitted by any defined land use category. The comprehensive plan amendment must address consistency between the proposed density and permitted density ranges, and must state the exact number of acres that would be reguiled as a part of the amendment.

**Response**

Comment noted. The townhome area will be reguiled to Medium Density Residential (MDR), which is described in the 2040 Comprehensive Plan as 4 to 8 units/acre. The proposed 7 unit/acre density of the townhome area falls within the MDR density range defined in the Comprehensive Plan.

**Land Use**

The site is part of TAZ (Traffic Analysis Zone) #62. Met Council staff recommends reexamining the TAZ allocation to consider the large number of households expected in this zone under the 2040 Comprehensive Plan.

**Response**

Comment noted.

**FINDINGS OF FACT**

**Project Description**

**Proposed Project**

Riverstone South is proposed on 78.63 acres of land in the southwestern part of the City of Ramsey, Anoka County, Minnesota. The project will include 165 detached single-family homes, 78 detached townhomes, and parkland with tree preservation. Site development will include installation of municipal sewer and water, mass grading, and stormwater management practices.

**Site Description and Existing Conditions**

The project area is about 70% cropland and 30% woodland. The site includes sandy soils, 22 feet of topographic relief, and mostly flat to gradual slopes. Part of the site falls in the Mississippi River

Corridor Critical Area (MRCCA). The entire property is setback about 666 feet from the Mississippi River.

### **Decision Regarding the Potential for Significant Environmental Effects**

Minnesota Rules 4410.1700, Subp. 7 lists four criteria that shall be considered in deciding whether a project has the potential for significant environmental effects. Those criteria and the City’s findings are presented below.

#### **A. Type, Extent, and Reversibility of Environmental Effects**

Minnesota Rules 4410.1700 Subp. 7 (A) indicates the first factor that the City must consider is the “type, extent, and reversibility of environmental effects.” The City’s findings are set forth below.

1. **Cover Types.** The project will convert about 54.14 acres of cropland and 16.17 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will include about 7.73 acres of tree preservation and about 0.59 acre of grassland preservation.
2. **Shorelands and Floodplains.** The project area is located outside the shoreland overlay district and the floodplain of the Mississippi River.
3. **Land Use.** The proposed project is compatible with surrounding land uses and the proposed zoning. The project will require a Comprehensive Plan Amendment to guide the part of the site planned for 40-foot-wide lots for Medium Density Residential (MDR). The project also requires a Zoning Amendment because part of the project is not consistent with the existing Low Density Residential zoning.

The part of the project area in the Mississippi River Corridor Critical Area (MCCA) includes about 7.73 acres of tree preservation and additional open space allocated to stormwater management.

4. **Geology and Soils.** Residential development grading is expected to affect about 68 acres of land and involve movement of about 350,000 cubic yards of soil to construct streets, residential building pads, and stormwater features.
5. **Water Quality.** Compliance with multiple stormwater requirements will minimize and mitigate potential adverse effects on receiving waters. Project construction will add about 25.62 acres of impervious surface to the site, consisting of streets, homes, and driveways. Stormwater rate and volume controls will limit increases in runoff volume and associated pollutant transport. Stormwater and infiltration basins are expected to mitigate potential adverse effects on water quality.
6. **Wetlands and Surface Waters.** The project area does not include any surface waters, wetlands, streams, or channels. The site has sandy soils and drains overland toward the Mississippi River. Much of the runoff infiltrates into the soil.
7. **Wastewater.** The project is expected to produce normal domestic wastewater that will be typical of residential developments. The proposed project does not raise wastewater conveyance or treatment capacity concerns.
8. **Hazardous Materials.** About 70% of the project area has been in agricultural use since at least the 1930s and the remaining 30% is woodland and grassland. The site is not known to include

environmental hazards. The agricultural land use history suggests low potential for environmental contamination.

9. **Ecological Resources.** Project development will convert about 54.14 acres of cropland and 16.17 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will include about 7.73 acres of tree preservation and about 0.59 acre of grassland preservation. The project may affect the number and type of wildlife species in the area, but changes in wildlife abundance are not expected to be regionally significant.
10. **Historic Resources.** An archaeological field survey did not identify any cultural material or archaeological features on the site. The Minnesota State Historic Preservation Office concluded that no known or suspected archaeological or historical properties will be affected by this project.
11. **Visual Resources.** There are no scenic views or vistas on or adjacent to the project area. Substantial effects on visual resources are not anticipated in conjunction with project development.
12. **Air.** The Minnesota Environmental Quality Board is working on integrating greenhouse gas (GHG) assessment into environmental review. GHG are expected to result from home heating, travel, and other activities. Mitigation and adaption measures can help reduce GHG and climate change impacts.
13. **Noise.** The project is expected to minimize disturbances caused by construction noise and conform to Minnesota noise rules and standards. The project will experience some traffic noise from Highway 10, but traffic noise levels are expected fall within state noise standards.
14. **Transportation.** The Traffic Impact Study recommended measures to reduce traffic delay, but it did not raise safety concerns. The study recommended construction of the Highway 10/Riverdale Drive intersection to a ¾-access, and rerouting the highest delayed movement (northbound left turning movement) away from the Highway 10/Riverdale Drive intersection to alternative routes.

## **B. Cumulative Potential Effects**

Minnesota Rules 4410.1700 Subp. 7 (B) indicates the second factor the City must consider is “whether the cumulative potential effect is significant; whether the contribution from the project is significant when viewed in connection with other contributions to the cumulative potential effect; the degree to which the project complies with approved mitigation measures specifically designed to address the cumulative potential effect; and the efforts of the proposer to minimize the contributions from the project.” The City’s findings are set forth below.

Projects typically combine to produce cumulative effects on municipal resources like public water supply and wastewater treatment. The City of Ramsey has planned for growth and increased capacity to address these cumulative effects. The proposed project will implement approved mitigation measures and be consistent with land use policies for areas served by municipal sewer and water.

Cumulative effects of suburban development on natural resources may include the loss of agricultural land and the loss and fragmentation of wildlife habitat. Surface water runoff from the project area will infiltrate into the soil or be treated in ponds prior to discharge to the Mississippi River. Stormwater

regulations administered by multiple agencies and BMPs for water quality protection are expected to minimize cumulative effects of post-development runoff on downstream waters.

**C. Extent to Which the Environmental Effects are Subject to Mitigation**

Minnesota Rules 4410.1700 Subp. 7 (C) indicates the third factor the City must consider is the “extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority.” The City’s findings are set forth below.

Environmental effects on cover types, water quality, and traffic are subject to additional approvals and/or mitigation through requirements of local, state, and federal regulations, ordinances, management plans, and permitting processes. The following permits and approvals are required for the project addressed under the EAW. These permitting and approval processes will provide additional opportunity to require mitigation.

Potential environmental effects associated with this project will be mitigated in accordance with applicable rules and regulations. The City of Ramsey therefore finds that potential environmental effects of the project are less than significant and “subject to mitigation by ongoing public regulatory authority.”

**Table 1. Permits and Approvals**

<b>Unit of Government</b>	<b>Type of Application</b>	<b>Status</b>
City of Ramsey	EIS Need Decision	Submitted
City of Ramsey	Comprehensive Plan Amendment	Submitted
City of Ramsey	Zoning Amendment	Submitted
City of Ramsey	Concept Plan Approval	Submitted
City of Ramsey	Preliminary and Final Plat Approval	Submitted
City of Ramsey	Grading Permit	To be applied for
City of Ramsey	Building Permit	To be applied for
City of Ramsey	Stormwater Management and Erosion Control Approval	To be applied for
City of Ramsey	Municipal Water Connection Permit	To be applied for
City of Ramsey	Sanitary Sewer Connection Permit	To be applied for
Lower Rum River WMO	Concurrence with No Wetland Determination	Approved
Lower Rum River WMO	Watershed Permit	Submitted
Metropolitan Council	Comprehensive Plan Amendment	Submitted
Minnesota Department of Health	Water Main Extension Approval	To be applied for
Minnesota Department of Natural Resources	Water Appropriation Permit	To be applied for if needed
Minnesota Pollution Control Agency	NPDES/SDS General Permit	To be applied for
Minnesota Pollution Control Agency	Sanitary Sewer Extension Approval	To be applied for
U. S. Army Corps of Engineers	Concurrence with No Wetlands/Waters Delineation	Approved

#### **D. Extent to Which Environmental Effects can be Anticipated and Controlled**

Minnesota Rules 4410.1700 Subp. 7 (D) indicates the final factor the City must consider is the “extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs.” The City’s findings are set forth below.

1. The proposed project design, plans, EAW, related studies, and mitigation measures apply knowledge, approaches, standards, and best management practices gained from previous experience and projects that have, in general, successfully mitigated potential offsite environmental effects.
2. The EAW, in conjunction with this document, contains or references the known studies that provide information or guidance regarding environmental effects that can be anticipated and controlled.
3. Other projects studied under environmental reviews in Minnesota have included studies and mitigation measures comparable to those included in this EAW.
4. There are no elements of the project that pose the potential for significant environmental effects that cannot be addressed by the project design, assessment, permitting and development processes and by ensuring conformance with regional and local plans.
5. The environmental effects of this development can be anticipated and controlled by the City’s development application process and other regulatory processes.
6. Considering the results of environmental review and permitting processes for similar projects, the City of Ramsey finds that the environmental effects of the project can be adequately anticipated and controlled.

Based on the EAW, comments received, responses to comments, and criteria above, the City of Ramsey finds that Riverstone South does not have the potential for significant environmental effects and does not require the preparation of an EIS.

#### **RECORD OF DECISION**

Based on the EAW, the response to comments, and the Findings of Fact, the City of Ramsey, the RGU for this environmental review, concludes the following:

1. The EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700;
2. The EAW satisfactorily addressed the issues for which existing information could have been reasonably obtained;
3. Based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects;
4. The City makes a “Negative Declaration;” and
5. **An EIS is not required.**

**CITY OF RAMSEY  
COUNTY OF ANOKA  
STATE OF MINNESOTA**

**RESOLUTION #21-03-xxx**

**RESOLUTION FINDING NO NEED FOR AN  
ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE  
RIVERSTONE SOUTH  
ENVIRONMENTAL ASSESSMENT WORKSHEET (EAW)**

**WHEREAS**, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for a residential development of at least 100 unattached units or 150 attached units if the development is not consistent with the adopted comprehensive plan in a city within the seven-county Twin Cities metropolitan area; and

**WHEREAS**, on February 1, 2021, an EAW was completed for Riverstone South, which includes 165 detached single-family homes and 78 detached townhomes; and

**WHEREAS**, on February 2, 2021, copies of the EAW were distributed to all persons and agencies on the official Environmental Quality Board (EQB) distribution list and other interested parties; and

**WHEREAS**, on February 9, 2021, the EAW was publicly noticed in the EQB Monitor, commencing the 30-day public comment period; and

**WHEREAS**, a public notice was submitted to the Anoka County Union Herald announcing the completion of the EAW, its availability to interested parties, and the process for submitting comments on the EAW; and

**WHEREAS**, the 30-day comment period ended on March 11, 2021 at 4:30 p.m., and the City of Ramsey accepted and responded to all written comments received; and

**WHEREAS**, none of the comments received recommended preparation of an EIS, and none suggested that the project had the potential to cause significant environmental effects.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, THAT:**

1. The EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700;
2. The EAW satisfactorily addressed the environmental issues for which existing information could have been reasonably obtained;
3. Based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects;
4. The City makes a “Negative Declaration;”
5. **An EIS is not required;** and
6. The City adopts the Response to Comments, Findings of Fact, and Record of Decision for the Riverstone South Environmental Assessment Worksheet (Record of Decision) **and directs staff** to maintain the Record of Decision and to distribute it in accordance with the EQB rules.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember [REDACTED], and upon vote being taken thereon, the following voted in favor thereof:

Mayor Mark Kuzma  
Councilmember Chris Riley  
Councilmember Chelsee Howell  
Councilmember Ryan Heineman  
Councilmember Matt Woestehoff  
Councilmember Dan Specht  
Councilmember Musgrove

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27<sup>th</sup> day of April, 2021.

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Mayor

ATTEST:

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City Clerk

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**Appendix A**  
**Written Comments Submitted to the City of Ramsey**

**Record of Decision**  
**Riverstone South EAW**

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