

CITY OF MAPLE GROVE

Record of Decision Gladstone PUD EAW

I. BACKGROUND

The Gladstone PUD is a proposed 337-unit single family attached and single family detached residential development in the City of Maple Grove. A mandatory EAW was required under Minnesota Rules 4410.4300 Subpart 19A.(4). The City of Maple Grove is the RGU and prepared an EAW according to EQB rules, with assistance from resource Strategies Corporation. Notice of availability of the EAW was published in the EQB Monitor on March 13, 1995. The 30-day comment period expired on April 12, 1995.

II. COMMENTS RECEIVED

Comments on the EAW were received from four state agencies:

Minnesota Historical Society (March 22, 1995)
Minnesota Department of Health (April 10, 1995)
Minnesota Department of Natural Resources (April 11, 1995)
Minnesota Pollution Control Agency (April 13, 1995)

The comments are included in Attachment A.

III. RESPONSES TO COMMENTS

Of the comments received, only two questions were raised requiring responses.

A. Minnesota Department of Health

1. Question

“Item 22 projects a very large increase in traffic at three interchanges leading to Interstate 94. However, Item 23, vehicle related emissions, simply state that the project will not cause a significant decrease in air quality. What is the basis of the statement in item 23?”

2. Response

The projections or year 2015 ADT forecasts included all future development within the areas/roadways identified, not simply the Gladstone development. For example, the 1992 ADT on CR 30 at the proposed Gladstone PUD site was 6500. The 2015 ADT forecast for the same

segment was a range of 10,000-18,000 vehicles. The Gladstone PUD will generate an estimated 3370 ADT. If one-third of this ADT utilizes CR 30 to the I-94 interchange, the Gladstone PUD will account for only 6%-11% of the 2015 ADT forecast.

In 1990, the Minnesota Department of Transportation (MnDOT) estimated there were 52,852,763 vehicle miles driven on all roadways in a 24-hour period in the metropolitan area. MnDOT also estimated a total of 2,790,312 pounds of CO are emitted on all roadways within a 24-hour period in the metropolitan area.

MnDOT also reported (1990) that average passenger cars emitted 22.77 grams/vehicle mile of CO on urban collector roadways. Assume each passenger car drive 30 miles per day and there are two cars per housing unit (674). The Gladstone PUD may be capable of emitting 1015 pounds of CO, compared to 2,790,312 pounds of CO generated in the metropolitan area. The PUD represents approximately 0.036% of the total generated in the metropolitan area, which is not a significant decrease in air quality within the region.

B. Minnesota Pollution Control Agency

1. Question

"The EAW, however, contains minimal information related to the proposed sewer extension that would service this site, for example, what is the length of the pipe, where is the right-of-way, what is the capacity of the pipe, and will the pipe service other adjacent areas.?"

2. Response

Sanitary sewer service within the development consists of approximately 17,000 lineal feet of 8-inch lateral sewer pipe. There is no oversizing within the development to serve future development in the area.

Sanitary sewer service which will be extended to the Gladstone PUD will be a separate action of the City. The details of the utility corridors and pipe sizing and capacity are complete at this time. The City is aware that a separate permit will be required for this action and separate environmental review may be required, if any EQB thresholds are encountered.

IV. FINDINGS OF FACT

- A. The proposed Gladstone PUD is a 337-unit residential development, located on 240 acres in the City of Maple Grove. The project will be served with public utilities.
- B. The site includes 82.75 acres of Types 1-8 wetlands, of which 0.24 acres will be altered. Mitigation includes 1.7 acres wetland restoration and 2.67 wetland creation. Construction activities will also disrupt upland habitat areas. Mitigation includes tree, shrub and prairie grass replacement, as well as maintaining undisturbed buffers adjacent to all wetlands.
- C. The development will result in the increase of stormwater runoff and a decrease in stormwater runoff quality. Mitigation includes the construction and maintenance of stormwater ponds according to NURP standards.
- D. The development will generate approximately 3370 ADT. Planned improvements to the transportation system are anticipated to absorb this increase along with other development in the area. The development will contribute a portion of the anticipated decrease in air quality, resulting from increased vehicle trip generation.
- E. The EAW and responses to comments have adequately addressed issues contained in the Worksheet.
- F. The proposed development is an action which is typical in most communities. Numerous studies and reviews of similar projects have been conducted. There are additional developments of this nature which are anticipated to occur in the future in the community. There are non cumulative effects which are not anticipated.
- G. There have been no comments received to suggest that further environmental review is warranted.
- H. The City finds that the project as proposed does not have the potential for significant environmental impacts.

V. CONCLUSION

The City of Maple Grove finds that the proposed Gladstone PUD does not have the potential for significant environmental impacts and issues a Negative Declaration on the Environmental Assessment Worksheet.

CITY OF MAPLE GROVE

RESOLUTION NO. 95-074

**A RESOLUTION ORDERING A NEGATIVE DECLARATION ON THE
GLADSTONE PUD ENVIRONMENTAL ASSESSMENT WORKSHEET
(EAW)**

WHEREAS, the City of Maple Grove has duly prepared an EAW for the proposed Gladstone PUD; and

WHEREAS, the City has received and responded to comments on the EAW; and

WHEREAS, the City has duly prepared a Record of Decision, which is attached as EXHIBIT A.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Grove, Minnesota:

1. The Record of Decision for the Gladstone PUD is accepted and approved.
2. A negative Declaration for the Gladstone PUD Environmental Assessment Worksheet is ordered and an Environmental Impact Statement shall not be required.

Adopted by the City Council on this 1st day of May, 1995.

Motion for the foregoing Resolution was made by Councilmember Sargent and seconded by Councilmember Koski upon a vote being duly taken thereon, the following voted in favor thereof:

Mayor Burlingame, Councilmember Sargent, Koski, Burtness

and the following were against: None

and the following were absent: Councilmember Ramstad

WHEREUPON, the Resolution was declared duly passed and adopted the 1st day of May, 1995.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF MAPLE GROVE)