

Canterbury Park

Shakopee, MN

Environmental Assessment Worksheet

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ENVIRONMENTAL ASSESSMENT WORKSHEET

This Environmental Assessment Worksheet (EAW) form and EAW Guidelines are available at the Environmental Quality Board's website at:

<http://www.eqb.state.mn.us/EnvRevGuidanceDocuments.htm>. The EAW form provides information about a project that may have the potential for significant environmental effects. The EAW Guidelines provide additional detail and resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item, or can be addresses collectively under EAW Item 19.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. **Project title:** Canterbury Commons

2. **Proposer:** Canterbury Development, LLC.

Contact person: Melissa Duce
Title: Vice President of Development
Address: 7803 Glenroy Road, Suite 200
City, State, ZIP: Bloomington, MN 55439
Phone: 952-288-2086
Fax:
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3. **RGU:** City of Shakopee

Contact person: Mark Noble
Title: Senior Planner
Address: 129 Holmes Street South
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Phone: 952-233-9348
Fax:
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4. **Reason for EAW Preparation:** (check one)

Required:

- ☐ EIS Scoping
☒ Mandatory EAW

Discretionary:

- ☐ Citizen petition
☐ RGU discretion
☐ Proposer initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s): 4410.4300; Subpart 19(d) Residential development and Subpart 32 Mixed residential and industrial-commercial projects

5. **Project Location:**

County: Scott

City/Township: Shakopee

PLS Location (1/4, 1/4, Section, Township, Range): NE 1/4 S8, T115N, R22W and SW 1/4, SE 1/4 S5, T115N, R22W

Watershed (81 major watershed scale): Lower Minnesota River

GPS Coordinates:

Tax Parcel Number: 274500100, 274500050, 274500090, 274500010, 279080681, 279080411

At a minimum attach each of the following to the EAW:

- County map (Figure 1) showing the general location of the project;
- U.S. Geological Survey 7.5 minute (Figure 2), 1:24,000 scale map indicating project boundaries (photocopy acceptable); and
- Site plans (Figure 3) showing all significant project and natural features. Pre-construction site plan and post-construction site plan.

6. Project Description:

- a. Provide the brief project summary to be published in the *EQB Monitor*, (approximately 50 words).

The project proposes the development of residential and commercial oriented uses adjacent to Canterbury Park along with public street and utility improvements in the City of Shakopee. The project includes development of approximately 856 residential units (700 apartments and 156 townhomes), 93,000 square feet of commercial uses (retail, restaurant and entertainment), and a 120 room hotel.

- b. Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.

The project proposes the development of residential and commercial oriented uses and public street and utility improvements in the City of Shakopee. The project site is located on the north side of Eagle Creek Boulevard, west of County Highway 83, adjacent to Canterbury Park. The project includes development of approximately 856 residential units (700 apartments and 156 townhomes), 93,000 square feet of commercial uses (retail, restaurant and entertainment), and a 120 room hotel. Refer to Figure 3 in Appendix A.

As part of this project, Shenandoah Drive is proposed to be extended from its current terminus at Eastway Avenue/Barenscheer Boulevard to the intersection of Vierling Drive and 12th Avenue East. The two lane extension will include access to the proposed residential and commercial development using roundabouts and minor-street stop controls. The road extension will include a pathway that will provide connections to existing pedestrian trail networks.

The development is planned to be constructed in multiple phases with Phase I consisting of all Shenandoah Drive improvements and a 350 unit apartment complex with a target opening year of 2020. The apartment complex will consist of two, three-story buildings connected by a central clubhouse with pool. All other development components would be completed as part of future phases with a target completion year of 2025.

The majority of the project site is vacant and undeveloped, but is utilized annually for Sever's Fall Festival and Corn Maze which will be relocated to an offsite location. The southwest corner of the project site is in use as a farmstead and is not owned or operated by the project proposer. Any development on this portion of the site would be dependent on future property ownership.

Development on this portion of the site is included in this EAW to assess all potential environmental impacts of full project buildout for the purpose of making future planning decisions.

Construction of the project will result in land disturbance totaling approximately 68.5 acres and will create approximately 35 acres of new impervious surfaces. Construction of the proposed project is anticipated to include:

- Site preparation for building pads and pavement including excavation and grading.
- Excavation for footing, utilities and stormwater retention basins.
- Paving of roadways, sidewalks, and parking areas.

c. Project magnitude:

Total Project Acreage	68.5
Linear project length	-
Number and type of residential units	856 (700 apartments 156 townhomes)
Commercial building area (in square feet)	93,000
Industrial building area (in square feet)	-
Institutional building area (in square feet)	-
Other uses – specify (in square feet)	120-room hotel
Structure height(s)	3 stories

d. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

The purpose of the project is to provide housing and commercial oriented services to accommodate an increasing population in the City of Shakopee as well as persons visiting the area. The project will benefit future and current city residents and visitors.

e. Are future stages of this development including development on any other property planned or likely to happen? ☐ Yes ☒ No

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

Continued redevelopment of the Canterbury Park site is always a possibility, but any such changes in land use on the adjacent site would be reviewed as required by the City of Shakopee, and if necessary, a separate environmental review may be required to be completed as a part of a future redevelopment project.

f. Is this project a subsequent stage of an earlier project? ☐ Yes ☒ No

If yes, briefly describe the past development, timeline and any past environmental review.

7. **Cover types:** Estimate the acreage of the site with each of the following cover types before and after development:

	Before	After		Before	After
Wetlands	0.38	0	Lawn/landscaping	38.51	20.67
Deep water/streams	0	0	Impervious surface	6.56	41.98
Wooded/forest	6.33	0	Stormwater Pond	0	3.78
Brush/Grassland	1.36	0	Drainageway	2.07	2.07
Cropland	13.29	0			
			TOTAL	68.5	68.5

8. **Permits and approvals required:** List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. *All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Unit of Government	Type of Application	Status
FEDERAL		
US Army Corps of Engineers	Section 404 Permit	To be determined
STATE		
Minnesota Pollution Control Agency (MPCA)	- Stormwater Pollution Prevention Plan (SWPPP) - NPDES/SDS Construction Stormwater (CSW) General Permit - Sanitary Sewer Extension	To be obtained
DNR	- MN Natural Heritage Database Review - Water Appropriation Permit	Complete To be obtained, if necessary
State Historic Preservation Office	Archeological/Historic Sites Review	Complete
MN Dept. of Health	- Watermain Extension - Abandonment of Water Wells	To be obtained, if necessary
LOCAL		
City of Shakopee	- Preliminary Plat - Final Plat - Planned Unit Development Overlay - Site/Building Plan Review - Building Permit - Wetland Conservation Act approval	To be obtained

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 9-18, or the RGU can address all cumulative potential effects in response to EAW Item No. 19. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 19

9. Land use:

a. Describe:

- i. Existing land use of the site as well as areas adjacent to and near the site, including parks, trails, prime or unique farmlands.

The majority of the project site is vacant with a vegetative land cover that is utilized annually for Sever's Fall Festival and Corn Maze. Small wooden carnival structures consisting of food and beverage sale booths, carnival games, and performance stages remain onsite throughout the year. The northern portion of the site contains gravel parking and drive areas that are used occasionally during concerts and other events at Canterbury Park. The southeast portion of the site is currently being used as a staging area for the adjacent power plant construction. The area consists of a gravel parking lot that is being used to stage equipment and a job trailer until construction activities are complete. The southwest corner of the project site is in use as a farmstead, and is not owned or operated by the project proposer.

High density residential development is located directly west and adjacent to the project site. Canterbury Park, an entertainment venue that offers a casino, horse-racing events, and host concerts and other activities throughout the year, is located adjacent and east of the project site. The Upper Valley Drainageway System is located against and to the west of the site (refer to Figure 4 in Appendix A). A power plant is currently under construction in southeast quadrant of the intersection of Eagle Creek Boulevard and Veirling Drive.

No unique resources or corridors are located on the project site. Pedestrian trails are located adjacent to the project site along Eagle Creek Boulevard, Alysheba Road, and Shenandoah Drive. The site is less than a mile south of the Minnesota River and the Minnesota Valley State Trail. The Minnesota River corridor provides recreation opportunities with pedestrian and bicycle trails and water access points.

- ii. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

The City of Shakopee Comprehensive Plan designates the project site as Entertainment (E). The City of Shakopee conducts the surface water quality permitting activities on behalf of the Lower Minnesota River Watershed District within the city.

- iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

The project site is currently zoned Major Recreation (MR). The purpose of the MR zone is to create opportunity for large amusement and recreation attractions with a regional draw, with land use compatibility and street efficiency. There are no shoreland or floodplain overlays.

- b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The proposed residential components would be consistent with the residential land uses located adjacent and west of the project site. The Shenandoah Drive extension will provide a buffer between the new residential uses and Canterbury Park. Eagle Creek Boulevard will serve as a buffer between existing residential uses to the south and the proposed hotel, restaurant, and retail uses.

Restaurants are a permitted, conditional, and Planned Unit Development (PUD) use allowed under the Major Recreation zoning. Hotel and retail are conditional and PUD uses under the Major Recreation zoning. A Planned Unit Development (PUD) overlay does allow for single use and mixed use residential development in this zone. The majority of the project site does not lie within the approved PUD for Canterbury Park. A new PUD for the 700-unit apartment project is anticipated to be submitted to the City concurrently with the EAW, the remainder of the development will be submitted to the City at a future date as needed.

The Comprehensive Plan states that the area of land adjacent to Canterbury Park has been reserved for expansion and spin-off uses. The Comprehensive Plan goes on to state that the intent of the Major Recreation zone is to accommodate recreation and associated uses. The Comprehensive Plan does not exclude any of the uses proposed for the project and the project does not require a Comprehensive Plan Amendment.

- c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.

The project will incorporate landscaping and setbacks to provide buffers between uses as needed. The proposed uses are compatible with existing zoning as permitted, conditional, and PUD uses as noted above. A PUD will be submitted to the City for approval.

10. Geology, soils and topography/land forms:

- a. Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.

Surficial geologic deposits are classified as grey Cloud terrace. Bedrock beneath the site consists of the Prairie du Chien Group limestone formation which is predominantly dolomitic limestone and dolomite. A geotechnical evaluation was prepared in February 2017 for the portion of the site where the apartments for Phase I will be developed and is included in Appendix C. The results of this report are assumed to generally represent the entirety of the site for the purposes of this EAW, however, additional geotechnical investigations can be completed for future development phases if deemed needed by the City. The study characterizes subsurface conditions for the purposes of underground utility siting and subgrade preparation requirements for foundations, floor slabs, exterior slabs, and pavements. Soil borings and test pits were conducted onsite. Topsoil onsite ranges in thickness from half a foot to three and a half feet. Bedrock deposits were found within 2 feet of the surface. Recommendations from this report will be incorporated into engineering and design as needed.

A SWPPP will be implemented during construction as part of the NPDES permit requirements for the project. The SWPPP will list all best management practices that will be utilized to minimize impacts to groundwater from project development.

- b. Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 11.b.ii.

The project site is level or gently sloping and does not contain any hydric soils as shown in the soil characteristics table below. Refer to Figure 5 in Appendix A.

Map Unit	Soil Name	Slope %	Hydric
CdA	Copaston silt loam	0-2	No
DaA	Dakota loam	0-2	No
DbA	Dickman sandy loam	0-2	No
HdA	Sparta fine sand	0-2	No
HdB	Sparta fine sand	2-6	No
Sc	Stony land	-	No
TcB	Terril loam	2-6	No

A SWPPP will be implemented during construction as part of the NPDES permit requirements for the project. The SWPPP will list all best management practices that will be utilized to minimize erosion and sedimentation from the site during construction.

11. Water resources:

- a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.
 - i. Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

There is one potential wetland within the project site that has been identified through an aerial photo review and will need to be field verified in the future. It is located in a depression towards the southeast end of the site. There is a 24-inch pipe, whose invert is approximately 18 inches higher than the basin low point, which exits to the northeast. This basin is charged through overland flow. This potential wetland is identified on NWI mapping as a PEM1A (Palustrine, Emergent, Persistent, Temporarily flooded) wetland. Refer to Figure 6 in Appendix A. No DNR public waters are located on or adjacent to the project site (refer to Figure 7 in Appendix A).

There is a wooded depression along the northwest edge of the site which is currently used for stormwater storage. There is a 30-inch pipe, whose invert is approximately 36" higher than the basin low point, which exits to the east. This basin is charged through overland flow.

A drainage feature called the Upper Valley Drainageway System (shown in Figure 4) is located near the western edge of the project site. It enters the site from the south via culvert beneath Eagle Creek Boulevard and travels north until it reaches about the midpoint of the site, on the west side, where it then turns to the northwest and continues offsite. This ditch system drains numerous portions of the City of Shakopee and directs flow towards a pretreatment area and eventually to the Minnesota River.

The Minnesota River lies within a mile of the Project Site and has been listed by the MPCA as an impaired waterbody. The river is impaired for mercury in fish tissue, mercury in the water column, polychlorinated biphenyls (PCBs) in fish tissue, and turbidity.

- ii. Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

Groundwater was not encountered during the soil borings and test pits conducted for the geotechnical evaluation included in Appendix C. The project site is located within the wellhead protection area and the Drinking Water Supply Management Area (DWSMA) for the City of Shakopee. Due to the proximity and type of bedrock, groundwater is highly vulnerable to contamination from land use activities. Karst conditions are possible and infiltration is not recommended or proposed to manage stormwater from the site. The MDH County Well Index did not identify any wells on the project site. If any wells are encountered they will be sealed in accordance with MDH requirements.

- b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.

- i. Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.
 - 1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.

The proposed development will generate wastewater typically associated with residential households as well as commercial type facilities such as retail shopping and restaurants. Wastewater will be conveyed to the Blue Lake Wastewater Treatment Plant (WWTP) via the City of Shakopee sanitary sewer system.

It is estimated that the proposed development will generate an average of 309,615 gallons per day (GPD). This estimate is based on equivalent Sewer Availability Charge (SAC) values, and unit parameters, taken from Met Council SAC Procedure Manual (2017) and illustrated in the table below. Wastewater from the proposed development will be conveyed via new sanitary sewer pipe, installed

and connected as part of the development, to the existing public sanitary sewer main line located at the east property line.

Establishment	Unit Value (Gal/Day/Unit)	Unit Type	# of Units	Discharge, GPD
Residential Multi-Family Apartments	274.0	Residence	700.0	191,800.0
Residential Townhomes	274.0	Residence	156.0	42,744.0
Food & Drink - Restaurants, Full Service	27.4	Seat	1840.0	50,416.0
Hotels/Motels	137.0	Room	120.0	16,440.0
Office - General Office (deduct mech, stairwells, storage, etc...)	274.0	/2,400 sf	10.0	2,740.0
Residential Parking Garage	274.0	/274 stalls	2.2	611.0
Retail - (deduct mech, stairwells, storage, etc...)	274.0	/3,000 sf	10.5	2,877.0
Swimming Pool	274.0	/900 SF	7.3	1,986.5
Average Daily Flow (GPD)				309,614.5
Peaking Factor				3.6
Peak Daily Flow (GPD)				1,114,612.3

The Blue Lake WWTP has an average wastewater design flow of capacity of 42 million GPD and has seen an average inflow value of 26.73 million GPD over a recent 12 month period (Metropolitan Council Inflow Summary Report dated January 2017).

The City of Shakopee has indicated that the existing sanitary sewer system was designed and constructed to include wastewater flows generated by future developments within the area of the proposed development. Wastewater generated by the proposed development will not require modification of the existing wastewater infrastructure or treatment plant.

- 2) If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.

No wastewater will be discharged to a subsurface sewage treatment system (SSTS). All wastewater generated by the proposed development will be conveyed to the Blue Lake WWTP.

- 3) If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges.

Wastewater from the proposed development will be treated at the Blue Lake WWTP. The plant provides mechanical, biological, and chemical treatment to the wastewater before discharging it into the Minnesota River. There are no groundwater or surface water impacts anticipated from the wastewater produced by the proposed development.

- ii. Stormwater - Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.

The proposed project site is tributary to the Minnesota River and lies within two sub-watersheds, Mill Pond and Blue Lake, of the City of Shakopee's Sub-watershed Delineation Map (Figure III-4) of the Comprehensive Water Resource Management Plan (January 2012).

The City of Shakopee Water Resource Management Plan (WRMP) applies Nationwide Urban Run-off Program (NURP) Standards for the design of new stormwater management ponds and the use of the Minnesota Pollution Control Agency's Best Management Practices (BMPs) for all proposed developments to reduce non-point source pollution associated with stormwater run-off.

The majority of existing site runoff would be from the current farmstead and previously farmed areas with the exception of a small northerly portion of the site which is currently a paved and/or gravel parking lot, and the southeast portion of the project site which has most recently been used a gravel lay down area for staging purposes related to the offsite construction of the new power plant to the west.

The type of run-off generated by the existing farmstead, and previous agricultural area, is typical pasture and previously farmed land (i.e. residual fertilizer, herbicide, pesticide, sediment from tilling and planting, etc). The stormwater run-off generated by this area is directed to a large centrally located depression where it is infiltrated.

The existing parking areas to the north, and the gravel construction staging area at the southeast, drain to a subsurface storm sewer system which leads to an existing stormwater management system located on the adjacent Canterbury Park property where it is treated prior to discharge via an existing 42" storm sewer pipe to the Upper Valley Drainage Way System which drains northwest to the Minnesota River approximately 1.5-miles away.

The proposed development must provide a stormwater management system which provides water quality treatment, as well as water quantity and rate control, in compliance with the City's WRMP.

Water quality treatment must meet NURP guidelines; however, the City will accept other treatment methods on a case-by-case basis. Due to excavation difficulties inherent with the existing shallow bedrock found throughout the project site, the proposed development will consist of a series of wet ponds and dry ponds which shall meet or exceed the required water quality treatment through wet detention in accordance with City standards and/or filtration in accordance with accepted practices such as media and vegetative filters as specified in the Minnesota Stormwater Manual.

Attempts to reduce the quantity of stormwater runoff in accordance with the City's WRMP, as well as the MPCA General Permit, through the use of infiltration is prohibited due to the presence of shallow

bedrock, potential karst soils, and the identification of a majority of the site being located within the City's Drinking Water Supply Management Area.

Rate control will be provided in accordance with the City's WRMP which allows a maximum discharge rate of 1/3 CFS per acre of newly developed land for areas of land tributary to the Minnesota River via within the Mill Pond Subcatchment Area, and 1/10 CFS per acre of newly developed land for areas within the Blue Lake Subcatchment Area. However, the City's WRMP allows the maximum peak discharge rate to be waived to the extents necessary to be limited to no less than the area of an 8-inch opening, and/or allow the outlet to be sized to allow the detention area to draw down to within one foot of the normal run-out elevation within the 72-hour following the onset of a 100-year rainfall event.

Stormwater runoff will receive treatment for water quality and rate control in compliance with governing authorities. The following tables include the maximum rate of runoff, and nutrient analysis, for the existing and proposed conditions through the use of proposed onsite, as well the expansion of existing offsite, regional wet ponds designed in accordance with NURP standards:

Maximum Rate of Runoff (cfs)		
Storm Event	Existing	Proposed
<i>2-year</i>	64.71	2.68
<i>10-year</i>	117.79	3.62
<i>100-year</i>	241.59	20.45

Allowable Maximum Rate of Runoff (cfs)		
Storm Event	Mill Pond	Blue Lake
<i>100-year</i>	20.03	1.03

Proposed Maximum Rate of Runoff (cfs)		
Storm Event	Mill Pond	Blue Lake
<i>100-year</i>	19.61	0.87

The MIDS calculator was used to determine annual particulate Phosphorous (TP) and Total Suspended Solids (TSS) removal for the regional NURP ponds. For the existing conditions, sediment loading was calculated using an agricultural runoff event mean concentration value of 145 mg/l.

Nutrient Analysis		
BMP	TSS (lb/yr)	TP (lb/yr)
<i>Existing Conditions</i>	9,186.4	18.9
<i>Proposed Conditions</i>	1,498.9	4.6

The proposed development will require approximately 28.12 AC-FT of live storage to meet the allowable discharge rate requirements of the City's WRMP for the approximate 60.1 acre portion of the project tributary to Mill Pond Subcatchment; and approximately 8.61 AC-FT of live storage to

meet the allowable discharge rate requirements of the City's WRMP for the approximate 10.3 acre portion of the project tributary to the Blue Lake Subcatchment.

To accommodate a portion of the required live storage for the Mill Pond subcatchment, a regional stormwater pond will be constructed at the north end of the site as part of Phase 1 construction and will provide treatment for approximately 37.9 acres of the 60.1 acre watershed, including Canterbury Residences, the future townhomes conceptually located on Outlot 'D', and a portion of the proposed Shenandoah Drive. The remaining area of this subcatchment will rely on the construction of onsite stormwater facilities, as well as the potential expansion of existing offsite facilities located on the adjacent Canterbury Park property, at the time of their development and will be conveyed via the installation of the subsurface storm sewer system and related service stubs included as part of the proposed Shenandoah Drive Improvement Project.

To accommodate a portion of the required live storage for the Blue Lake subcatchment, the southeast portion of the project site drains to the existing storm sewer system within Vierling Drive and 12th Avenue which directs runoff through a public storm sewer system to an offsite regional pond prior to its final outfall location of Blue Lake approximately 3.0 miles to the northeast. Future development within this watershed will rely upon the expansion of the existing regional pond located approximately 0.25 miles to the southeast.

Permanent Erosion and Sedimentation Control

Stormwater will be treated prior to discharge according to the MPCA requirements for Permanent Stormwater Management System in the NPDES Construction Permit and the Lower Minnesota River Watershed District and City of Shakopee WRMP for stormwater treatment and rate control. It is anticipated that stormwater treatment will include the construction of wet ponds and filtration basins to remove suspended solids from the runoff prior to its discharge from the site. Stormwater treatment facilities, and outlet control structures, will be designed and constructed to minimize sediment transport. The proposed stormwater treatment systems will be designed to have adequate capacity to provide storage and sediment control for stormwater runoff after construction of the development. Permanent BMPs will also include seeding, mulching and sodding.

Temporary Erosion and Sedimentation Control

The project will require a National Pollutant Discharge Elimination System (NPDES) construction permit through the Minnesota Pollution Control Agency (MPCA). Temporary erosion and sediment control measures will be implemented throughout the construction activities to protect drainage areas consistent with NPDES and impaired waters requirements.

Erosion control measures during construction will include BMPs as required by the City of Shakopee, the Lower Minnesota River Watershed District, and the NPDES requirements. Temporary erosion control measures may include:

- Rock entrances
- Silt fence
- Biorolls
- Erosion control mats and wood fiber blankets (as required)
- Inlet Protection
- Rock check dams
- Temporary seeding and mulching
- Temporary sedimentation basins (as required)

- iii. Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.

Groundwater was not encountered during soil borings and test pits. The project is not anticipated to encounter water during construction or operation and therefore, need for a water appropriation permit is not anticipated. However, groundwater levels can fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications, and other factors. Project planning will anticipate fluctuations and an appropriation permit will be obtained as needed.

As noted above the project will use approximately 300,000 gallons of water per day. The proposed project includes the extension of an onsite looped water supply system connected to the existing public 12" water main located within Eagle Creek Blvd to the south, and to the existing 12" water main located adjacent the west property line. The Water Supply Plan for the City of Shakopee has planned for population growth in the city and has the capacity to accommodate a projected demand of over 8.5 million gallons per day. Sufficient capacity is anticipated to accommodate the project demand. Additionally, based on discussion with the City and the Shakopee Public Utilities Commission, the existing water supply infrastructure that the project will utilize was designed to accommodate development of the project site.

- iv. Surface Waters
 - a) Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed, and identify those probable locations.

It is anticipated that the one wetland onsite will be removed and replaced through mitigation banking. This wetland may have been created to assist in stormwater management and may be considered as an incidental wetland. Its contribution to the stormwater management of the area has been accounted for in the stormwater management plan for the site. A delineation will be completed and reviewed and approved as applicable. Final assessment of impact and replacement of the wetland will be completed as part of the permitting process.

- b) Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water

features. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

The wooded depression on the north end of the site will be removed and its stormwater management functions will be accounted for by a stormwater pond at the north end of the site. No Federal Emergency Management Agency (FEMA) designated floodplains are located on the site.

The Upper Valley Drainageway System has no impacts proposed and will be avoided during future development.

12. Contamination/Hazardous Materials/Wastes:

- a. Pre-project site conditions - Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

A Phase I Environmental Site Assessment (ESA) was prepared for the project site by Wenck and Associates and is included in Appendix D. The ESA identifies environmental conditions and historical conditions on the site related to the presence or likely presence of any hazardous substance or petroleum product in, on or near the site, including any past release that has been addressed in accordance with applicable requirements. The ESA included all project parcels currently owned by the project proposer but does not include the farmstead parcels located on the southwest corner of the project site. The ESA included records retrieval and review of records, site reconnaissance, and interviews of people with knowledge of the site.

Historic use of the site indicates it was vacant agricultural cropland and farmstead until about 1993 after which the Corn Maze began utilizing the property. The historic uses for the majority of the project site show no evidence of a release or material threat of a release of petroleum products or hazardous materials. The ESA did identify that the farmstead on the project site was enrolled in the Petroleum Brownfields Program for a non-tank related petroleum release. Contamination to groundwater or off-site was not reported. Phase I and Phase II ESAs were prepared for the farmstead portion of the site and the MPCA granted a regulatory closure of their investigation. Due to the lack of groundwater and off-site contamination reported this site was determined to not be a regulatory environmental condition for the rest of the project site. However, if this portion of the site is developed further assessment may be required. Additionally, other nearby sites of regulatory interest including Canterbury Park, a registered Concentrated Animal Feedlot Operation, were found to have material threat of release to the project site.

- b. Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to

avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.

Construction of the proposed project will result in the generation of solid waste and construction waste material. All waste and unused building materials will be properly disposed of off-site.

During project operation, municipal solid waste will be hauled away by a local, licensed garbage hauler and new residential and commercial tenants will be encouraged to recycle.

- c. Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.

During construction and operation of the project vehicles containing gasoline will be present on site. Minimal amounts of gasoline may be stored on site, in approved containers with secondary leak protection. Toxic or hazardous materials present after construction will be consistent with residential and commercial uses and may include pesticides and herbicides. The potential for contamination is considered to be low. No above or below ground tanks are proposed to be stored onsite following construction.

- d. Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.

Construction of the project will not involve the generation of significant amounts of hazardous waste. Hazardous waste generated will be properly disposed of. The anticipated land uses proposed for the project site will may generate or require the storage of business type hazardous waste materials onsite and would be typical of residential, retail, and restaurant uses.

13. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

- a. Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.

The site is has some vegetative cover, some gravel parking areas, and some structures. The site is located in the vicinity of the Minnesota River wildlife corridor. The surrounding area includes developed areas as well as vacant land and land in agricultural use.

- b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-____) and/or correspondence number (ERDB 20170287) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.

No areas of biodiversity significance are located on or adjacent to the project site (refer to Figure 8 in Appendix A). The DNR's Natural Heritage Information System was reviewed for the presence of State-listed threatened, endangered, or special concern species within an approximate one-mile radius of the site. The DNR identified two rare features, the loggerhead shrike and the gopher snake, in correspondence dated March 27, 2017, included in Appendix B. The loggerhead shrike is state-listed endangered bird that was documented breeding the project area in 1994. Loggerhead shrike can be found in native prairie, pastures, old fields and orchards, cemeteries, grassy roadsides, and farmyards. The project site and surrounding area does contain suitable habitat so it is possible that the loggerhead shrike could breed in the area. The gopher snake, a state-listed species of special concern, has been documented in the project area and could be found onsite. The gopher snake prefers dry, sandy or bluff prairies and will nest or hibernate in old burrows.

- c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

During construction of the project there is potential to disturb or harm the rare features identified in the NHIS database. The loggerhead shrike may be nesting on or near the site between April and July and removal of trees or shrubs during this time has the potential to impact this species. Additionally, use of plastic erosion control mesh has the potential to entangle and kill a variety of small animals including the gopher snake.

- d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

The DNR identified measures to be taken in their correspondence dated March 27, 2017, included in Appendix B. To minimize potential impacts to the gopher snake erosion control mesh, if used, will be made of only wildlife friendly materials. To minimize potential impacts to the loggerhead shrike the following mitigation measures will be implemented during construction:

- Avoid or minimize tree and shrub removal within suitable habitat during loggerhead shrike breeding season (April through July).
- If any tree or shrub will be removed from suitable habitat suitable habitat during breeding season, inspect the trees/shrubs for active nests prior to removal.
- Report any loggerhead shrike sightings to the DNR.

Implementation of these measures will mitigate any potential impacts to rare features located on or near the project site.

14. Historic properties:

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

The SHPO was contacted regarding the potential for historic, cultural, or architectural resources on and near the site. SHPO's records, included in Appendix B, indicates there are numerous resources in the project vicinity, but not on the project site. Offsite resources are not anticipated to be impacted by the development of the project. Although no resources have been identified onsite, in the event that a possible resource is encountered during project construction, all activities will cease and proper authorities will be contacted.

15. Visual:

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

Development of the site will change the visual landscape from vacant vegetated land to an urban landscape with buildings and streets. This will result in a change to the views on or near the site. However, these views are consistent with surrounding land uses and anticipated land use for the site

16. Air:

- a. Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.

No stationary source of air emissions is proposed as part of the project.

- b. Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.

Motor vehicle emissions will be associated with vehicles traveling to and from the development site and from construction equipment necessary for the proposed construction activities. The most critical pollutant associated with vehicular traffic in Minnesota is carbon monoxide (CO). Carbon monoxide (CO) is one of five vehicle emission pollutants for which the US Environmental Protection Agency has standards. CO is a colorless, odorless and tasteless toxic gas produced by the incomplete burning of carbon in fuel.

Concentrations of carbon monoxide are typically greatest at intersections with poor levels of service because of excessive idling or acceleration of vehicles. The existing concentration of carbon monoxide at the project location is considered to be low because no part of Scott County has been identified as a Carbon Monoxide Level Non-Attainment Location. The Minnesota Pollution Control Agency has a nearby ambient air quality monitoring station in Shakopee (MPC Station SPPRC 505) to track carbon monoxide levels.

- c. Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under

item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

Odors generated during construction will be mitigated by maintenance of the construction equipment to the manufacturers' specifications and by using appropriate fuel additives when necessary. Grading and construction will temporarily generate dust. BMPs and other standard construction methods will be used to reduce construction impacts such as intermittent applications of water to exposed soils as needed to reduce dust during dry weather. Construction dust control is required to be in conformance with City of Shakopee's ordinances and the NPDES Construction Stormwater permit. Following construction, no dust is anticipated generated. The operation of the project is not anticipated to involve processes that would generate odors.

17. Noise

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

The site is located in an urban/suburban area and is surrounded by residential areas, entertainment and commercial land uses. Existing noise sources are those typical of residential areas and consist mainly of traffic on the area roadways. Additionally, noise from the existing Canterbury Park may include concert noise and noise associated with racing or special event activities. The nearest sensitive receptors are the residential uses to the west and south. Following completion of the first project phase, sensitive receptors will be located in the apartments constructed. During construction of future phases these receptors would be subject to construction noise.

Grading and construction will temporarily generate noise. BMPs and other standard construction methods will be used to reduce construction impacts such as limiting hours of operation to comply with the noise regulations in City ordinance. Construction noise will be limited to daytime hours consistent with the City of Shakopee's construction and noise ordinances (7 am to 10 pm on weekdays, 9 am to 9 pm on weekends and holidays). Construction equipment is expected to be dispersed on the site rather than concentrated in one limited area for extended periods of time to limit potential impacts.

18. Transportation

- a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.

Based on the conceptual site plan, there will be a total of 2,290 parking spaces provided for the entire mixed-use development. Following provides a breakdown of where the spaces will be allocated:

- North Townhomes – 135 parking spaces (2.25 spaces per unit)
- Multi-Family Apartments – 1,050 parking spaces (1.5 spaces per unit proposed based upon developers experience with similar apartment projects of similar scale and unit mix.)

- South Townhomes – 216 parking spaces (2.25 spaces per unit)
- West Commercial – 150 parking spaces
- East Commercial – 700 parking spaces

An estimated parking needs assessment based upon the requirements of City Code is provided below. All uses can comply with or exceed the City Code requirements, but it is anticipated the developer will seek a reduction in the amount of required parking associated with the apartments through a PUD application. Parking usage studies from similar developments elsewhere in the Metro can be provided to document the real-world parking need for the proposed style and mix of units to be proposed on this site.

Land Use	Number	# of Units	Total Parking Spaces
Residential	2.25 per unit	856	1,926
Hotels/Motels	1 per room	120	120
Hotels/Motels	1 per 2 employees	40	20
General Commercial/ Retail	1 per 200 square feet	93,000	465
Total			2,531

While there are currently no transit options in the site vicinity, the project proposer is coordinating with MetroTransit to provide a Bus Rapid Transit stop along the Shenandoah Drive extension.

- Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. *If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW.* Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance,
- Identify measures that will be taken to minimize or mitigate project related transportation effects.

A comprehensive Traffic Impact Analysis (TIA) was conducted for the project in order to determine the project's impact on the surrounding transportation system. The TIA is included Appendix E. The analysis considered Existing conditions, Phase 1 (2020) conditions (Background and Total) and Full-Build (2025) conditions (Background and Total). Background growth volumes were generated for the Phase 1 (2020) and Full-Build (2025) conditions using a two percent annual growth rate. The following provides a general summary of forecasted trips and measures necessary to mitigate anticipated impacts of the development on the surrounding transportation system.

Trip generation estimates for the proposed project were based on information provided in ITE's *Trip Generation* 9th Edition. Reductions in the overall trip generation forecast were considered to account for internal capture and pass-by. The following provides an explanation of these trip reductions:

- Internal Capture – Represents traffic that is generated by the proposed development that will make a stop at another land use with the development, therefore never entering the external

roadway network. These trips are reduced from the base trip generation potential to determine the total number of driveway trips the proposed development will generate. In this case, internal capture trips will travel along Shenandoah Drive, but are still considered to be “internal” for the purposes of this traffic analysis.

- **Pass-By** – Reflects the travel patterns of motorists who are already traveling on the adjacent study roadways (Eagle Creek Boulevard) and stop at the site in route to another primary destination. Based on ITE’s *Trip Generation Handbook*, pass-by reduction can be applied to General Commercial (0% during the AM peak and 34% during the PM peak) and Restaurants (0% during the AM peak and 43% during the PM peak).

The table below provides trip generation estimates for daily, AM peak hour, and PM peak hour, and accounts for trip reductions due to internal capture and pass-by. Based on the calculation, the overall development is anticipated to generate 13,136 net new daily trips, 771 net new AM peak hour trips, and 632 net new PM peak hour trips. At the completion of Phase 1 (350 apartment units), the development is anticipated to generate 2,328 net new daily trips, 179 net new AM peak hour trips, and 217 net new PM peak hour trips. More detail information on the trip generation calculation is provided Appendix C of the traffic study.

Land Use	ITE Land Use Code	Intensity	Trip Generation Values		
			Daily	AM Total (In/Out)	PM Total (In/Out)
Multi-Family (Apartments)	220	700 Dwelling Units	4,656	357 (71/286)	434 (282/152)
Multi-Family (Townhomes)	230	156 Dwelling Units	908	69 (12/57)	81 (54/27)
Hotel	310	120 Rooms	492	64 (38/26)	72 (37/35)
General Commercial	820	62,000 Square Feet	2,648	60 (37/23)	230 (110/120)
Restaurants	932	31,000 Square Feet	3,942	335 (184/151)	305 (183/122)
Total Site Generated Trips			13,136	885 (342/543)	1,122 (666/456)
<i>Internal Capture Reduction</i>			--	<i>110 (55/55)</i>	<i>410 (205/205)</i>
Total Driveway Trips			13,136	771 (285/486)	712 (416/251)
<i>Pass-By Reduction</i>			--	--	<i>80 (40/40)</i>
Total Net New Trips			13,136	771 (285/486)	632 (421/211)

Based on the analysis, the following measures are necessary to minimize project related transportation effects on the surrounding transportation system. More detailed information regarding these measures is provided in Appendix C of the traffic study.

Phase 1 (2020) Conditions

- *Shenandoah Drive* – Extend Shenandoah Drive as a two-lane roadway through the proposed development from its current terminus at Eastway Avenue/Barenscheer Boulevard to the

current intersection of Vierling Drive & 12th Avenue E. As part of this, the realignment of Barescheer Boulevard is being considered.

- *County Highway 83 & US 169 (Eastbound)* – Extend the inside northbound right-turn lane to Eagle Creek Boulevard to provide a full-length lane between the two intersections.
- *County Highway 83 & Eagle Creek Boulevard* – Convert the existing northbound right-turn lane to a shared through-right lane and construct a new dedicated northbound right-turn lane.
- *County Highway 83 & 12th Avenue E* – Construct an additional westbound left-turn lane. This improvement was identified in the County Highway 83 Corridor Readiness Study (Bolton & Menk, 2016). This improvement was included in the analysis but should be considered a background improvement and not responsibility of the proposed mixed-use development.
- *Proposed Roundabouts* – Although not measures necessary to mitigate transportation impacts, the development is considering the installation of roundabouts along the Shenandoah Drive extension at major site driveways and the intersections of Vierling Drive & 12th Avenue E and Vierling Drive & Eagle Creek Boulevard.

Full-Build (2025) Conditions

- *County Highway 83 & US Highway 169 (WB)* – Restripe the middle westbound off-ramp lane to a shared left-turn and right-turn lane.
- *County Highway 83 & Eagle Creek Boulevard* – Extend the eastbound right-turn and left-turn lanes to provide a total of 350 feet of storage.
- *County Highway 83 Corridor* – Evaluate and Optimize traffic signal timings from 12th Avenue E to Eagle Creek Boulevard.

19. Cumulative potential effects: (Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

- a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.

Phase I of the project is proposed to be completed by 2020 and Phase II is anticipated to be completed by 2025. Any impacts to the environment (e.g., wetland, stormwater) will be required to meet Federal, State, and Local regulation and will be mitigated as required; therefore, it is not anticipated that these impacts will combine to create a cumulative potential effect.

- b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.

No known development in the immediate project vicinity is proposed. Should projects be proposed in the vicinity of the project in the future, the impacts associated with those projects will be assessed and

mitigated as needed. It is not anticipated that future projects will combine with the impacts caused by the proposed projects in this EAW to cause significant cumulative potential effects.

- c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.

No known development is planned adjacent to the proposed project site at this time. Development of the project is not anticipated to cause any future projects. Continued redevelopment of the Canterbury Park site is always a possibility, but any such changes in land use on the adjacent site would be reviewed as required by the City of Shakopee, and if necessary, a separate environmental review may be necessary to be completed as a part of a future redevelopment project.

20. Other potential environmental effects: If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

No additional environmental effects have been identified.

RGU CERTIFICATION. *(The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)*

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature _____

Date _____

Title _____