CITY OF MINNETRISTA

CITY COUNCIL CONSENT AGENDA ITEM

Subject: **Res. No. 38-26 Authorize Distribution of EAW**

Prepared By: **Nickolas Olson, Senior City Planner**
Through: **David Abel, Community Development Director**

Meeting Date: **April 6, 2026**

Overview: M/I Homes of Minneapolis, LLC ("Proposer") is proposing to develop approximately 163 acres with 357 to 422 detached single-family and attached townhome residential units, stormwater management areas, curvilinear roads, and open spaces ("Project"). The Project crosses the threshold of a mandatory Environmental Assessment Worksheet ("EAW"). The EAW was prepared by Swanson Haskamp Consulting, LLC (SHC) on behalf of the Proposer. City staff and its consultants have reviewed the EAW and find it to be complete for distribution. The attached resolution authorizes the distribution of the Environmental Assessment Worksheet in the Environmental Quality Board Monitor and to required agencies for review in accordance with Minn. Rules 4410.1500.

Recommended Action: Motion to adopt a resolution authorizing the distribution of the Environmental Assessment Worksheet in the Environmental Quality Board Monitor and to required agencies for review in accordance with Minn. Rules 4410.1500.

Attachments:

1. Environmental Assessment Worksheet for Distribution
2. Res. No. 38-26 Authorize Distribution of EAW

ENVIRONMENTAL ASSESSMENT WORKSHEET

Project: Mixed Residential South Area

Location: Minnetrista, MN

March 2026

Prepared for:

MINNETRISTA
MINNESOTA

Prepared by:

SHC

Table of Contents

List of Tables

Appendices

ENVIRONMENTAL ASSESSMENT WORKSHEET

This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's website at**:** https://www.eqb.state.mn.us/ The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

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

Mixed Residential South Area

2. Proposer

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	M/I Homes of Minneapolis, LLC	Rachel Development
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City, State, ZIP	St. Louis Park, MN 55416	St. Michael, MN 55376
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Email:	ebecker@mihomes.com	probinson@racheldevelopment.com

3. RGU

Contact Person:	David Abel
Title:	Community Development Director
Address:	7701 Co Rd 110 W
City, State, ZIP	Minnetrista, MN 55364
Phone:	(952) 241-2523
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4. Reason for EAW Preparation

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):

EAW, Minnesota Rules 4410.4300, Subp. 19(D). Residential development.

5. Project Location

County:	Hennepin County
City/Township:	City of Minnetrista
PLS Location:	S ½ of Township 117N, Range 24W, Sections 33
Watershed (81 major watershed scale):	Mississippi River – Twin Cities
GPS Coordinates:	44.864700, -93.720390
Tax Parcel Numbers:	33-117-24-32-0001, 33-117-24-32-0002, 33-117-24-42-0003 (south of Hwy 7 only), 33-117-24-43-0003
	Appendix A, Figure 1: Project Location and Figure 2: USGS Quad Map

6. Project Description

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

The proposed project is a residential development in the City of Minnetrista, Hennepin County, Minnesota. The development will be built on approximately 163 acres and will be developed with 357 to 422 detached single family and attached townhome residential units, stormwater management areas, curvilinear roads, and open spaces.

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 waste, 2) modifications to existing equipmentor industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.

M/I Homes of Minneapolis, LLC ("Proposer") is proposing to develop four parcels totaling approximately 163-acres for a mixed residential development to include unsewered and sewered residential uses ("Project"). The sewered area comprises approximately 143-acres that will include between 357 and 422 residential units, consisting of both detached single-family homes and attached townhomes, organized around buffered wetlands and open green spaces. Approximately 20-acres of the Project Site is guided rural residential and is subject to the requirements of an existing conservation easement that covers approximately 12.7 acres of the rural residential area. The 20-acre rural residential property is anticipated to be purchased by the Project Proposer and therefore is included and separately described throughout this analysis.

The Project is located along the southern boundary of the City of Minnetrista on land that has historically been used for agricultural production ("Project Site"). The Project Site is located south of Minnesota State Highway 7 (TH 7), west of Victoria Drive/Kings Point Rd, north of the Laketown Township/Carver County border, and east of Grimm Rd (Figure 1). The Project will incorporate a new internal curvilinear street network with access connections to TH 7 north of the Project Site.

The Project will be developed in phases over approximately 5-10 years, with initial site work expected to begin in 2027. Development will begin at the main entrance road and progress around the site.

Existing Property

The Project Site has predominantly been used for agricultural production and cultivation for the past several decades, with secondary areas used for the farmstead, conservation and delineated wetland areas. It is classified as Agricultural and Undeveloped on the City's Existing Land Use Map. The Project Site is characterized by significant farmed areas, with some grasslands, forested areas and rolling topography that generally slopes toward wetland depression areas. The 163-acre Project Site is comprised of four parcels, which are summarized below (Table 1).

Table 1. Existing Conditions of Project Site Parcels

Parcel ID	Location	Parcel Size (Acres)	Existing Condition
3311724320002	4520 Grimm Rd	0.38	Single-family residential structure
3311724320001	7635 State Hwy 7	109.3	Farmstead, accessory buildings, cultivated land, woodland and wetland areas
3311724420003	7501 State Hwy 7 (south of Hwy 7 only)	25.6	Cultivated land, wetland area
3311724430003	7385 State Hwy 7	27.7	Farmstead, accessory agriculture structures, cultivated land, wetland areas
TOTAL		**162.98**	

General Development Plan

Figure 3. Concept Plan shows the extent of the Project and shows the low end of the potential development range of the Project. The Project Proposer anticipates a mixed-residential development, and the ultimate density will be determined as part of the Planned Unit Development (PUD) process. As shown on the Concept Plan, there are approximately 296 single family detached lots and 61 attached townhome units for a total of 357 residential units. If necessary to comply with the City's density requirements, conversion of the detached 65-foot lots to twin home lots and/or reducing the single-family lot sizes could achieve an additional 65 units for a maximum of 422 residential units. The new residential development will be served by a new internal road network, stormwater ponding, wetlands, buffer areas, and green space.

Residential Development Summary (Sewered)

The Project considers the development of the site with 357 to 422 sewered residential units. The following mix of sewered residential development is proposed:

- *Single Family Detached Lots (Units):* 253 – 296 lots are planned to be developed with detached single-family homes with the following lot sizes:

- *Attached Twin Home/Townhome Units:* 61 - 169 units are planned to be developed with attached residential units (townhome units).

Table 2. Summary of Units

LOT SIZE	LOT COUNT	
	Low	***High***
40-foot wide	62	122
50-foot wide	115	131
65-foot wide	119	0
TOTAL	**296**	**253**
Attached Twin Home/Townhome	61	169
TOTAL UNIT	**357**	**422**

Unsewered Residential Development Summary (Exception)

Approximately 20 acres are excluded from the sewered Project development area and are planned to remain unsewered and designated for rural residential uses. A maximum of two large Rural Residential Lots will be created any redevelopment or development of the lots will be subject to the requirements of an existing conservation easement that covers approximately 12.7 acres of the 20-acre area. The following summary of unsewered residential development is proposed:

- *Single Family Detached Rural Residential Lots:* 2 lots of 10 acres each

Infrastructure and Public/Semi-Public Uses

The following infrastructure, public and semi-public areas are shown on the Concept Plan:

- Wetlands – 21.9 acres delineated (approximately 9 acres are within the conservation easement area that will be protected as part of any development)
- Right-of-way (TH 7) – approximately 8.6 acres
- Stormwater Management – approximately 18.7 acres (ponding areas to be determined if areas will be dedicated as public outlots)

To assess impacts, this EAW considers the maximum potential unit count of 422 residential units in most sections of the document, except when evaluating a range of units or residential densities is more appropriate.

Infrastructure and Project Area Improvements

The proposed Project includes the following improvements:

Demolition, Grading, and Utilities

The existing homesteads, farm structures and site improvements will be removed as part of the site development process. Mass rough grading and grading of stormwater management facilities will be completed across the site. Gravity sanitary sewer will be constructed to a proposed lift station on the south side of TH 7 from which proposed forcemain will be constructed along the south side of TH 7 to approximately 2,000 feet west. The forcemain will connect to an existing manhole located at the easterly southside entrance of Buddy Boy Barbeque. The watermain will be constructed to serve lots on the Project Site, connecting to either an existing 12-inch watermain on the north side of TH 7 or to a new line on the south side of TH 7 that the City of Minnetrista may install.

Road Improvements

The Project Site will be accessible via two (2) access points off TH 7. Within the TH 7 corridor, the frontage of the Project Site is located at a high point and both access locations were selected to optimize grades and sight lines. The primary access is located midway between Upland Farm Road and Oak Road and is spaced at approximately 1/4-mile from each of these existing roadways. The east access is located approximately 550 feet east of Oak Road; this access is planned to be a partial access (i.e., either three-quarter or right-in / right-out). Further discussion with MnDOT should occur to review the access scenarios identified in the Traffic Study (Appendix E) to determine the appropriate intersection configurations and implementation timeline, including potential improvements to TH 7 at the access points.

Internal to the Project Site, a local network of curvilinear roadways and cul-de-sacs will be constructed as shown in the Concept Plan. Streets will include sidewalks on both sides.

Stormwater Management

The stormwater management system will include the installation of curb and gutter, catch basins, and storm sewer pipes throughout the Project Site, that will connect to stormwater ponds, filtration basins, and an irrigation system. The stormwater management system will be designed to meet all City and Minnehaha Creek Watershed District (MCWD) requirements.

During site construction, erosion and sediment controls (such as silt fence, inlet protection, etc.) will be installed and maintained per the Stormwater Pollution Prevention Plan (SWPPP) and NPDES Construction Stormwater Permit requirements.

Project Schedule

The Project will be phased over a 5-to-10-year period progressing according to market demand with initial site work planned to begin in 2027. The Traffic Study (Appendix E) assumed most units would be complete by 2030 for a conservative approach to the traffic analysis. Initial site development will begin at the main entrance road located near the center of the development site and progress radially depending on the builder and/or unit mix.

c. Project magnitude:

The project magnitude is summarized in Table 3.

Table 3. Project Magnitude

Description	Size (approximate)
Total Project Acreage	163 acres
Linear project length	N/A
Number and type of residential units	357 - 422 Residential Units (Sewered) 253 - 296 Detached Single Family 61 - 169 Attached Townhome 2 Future Rural Residential Lots (Unsewered - Exception)
Residential building area (in square feet)	N/A
Commercial building area (in square feet)	N/A
Industrial building area (in square feet)	N/A
Institutional building area (in square feet)	N/A

Description	Size (approximate)
Other uses – specify (in square feet)	Local Road Network: 20 acres ROW Dedication (TH 7): 9 acres Open space (green space, ponding, wetlands, wetland buffers): 52 acres
Structure height(s)	Maximum 35’

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 develop a new residential neighborhood in Minnetrista with a mix of both single-family detached and attached townhome units. The development will support the City’s goals of providing a mix of housing choices as the population in the community continues to increase.

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.

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. Climate Adaptation and Resilience

a. Describe the climate trends in the general location of the project (see guidance: *Climate Adaptation and Resilience*) and how climate change is anticipated to affect that location during the life of the project.

Present and anticipated future shifts in Minnesota's climate include greater intensity rainfall events, increased instances of localized flooding, more frequent freeze/thaw cycles, diminished snow cover, extreme heat, drought, and associated infrastructure damage and safety hazards. The following assesses climate trends as they pertain to the Project Site.

Temperature Trends

The Project Site is situated in the Mississippi River – Twin Cities major watershed. Per the Minnesota Climate Explorer tool[1], the average annual temperature (1895-2025) has trended upward by approximately 0.23°F/decade within the Major Watershed District (Figure 4).

The average annual temperature in 2024 was 48.9°F in the Major Watershed which is higher than the average since 1895. Climate models generally predict an increase in average temperature, with average annual temperature ranges from 36.9°F to 57°F during mid-century (2040-2059) (Figure 5). The Minnesota Department of Natural Resources State Climatology Office also anticipates warming winters, a continued increase in the frequency and magnitude of extreme rainfall events, and an increase in the severity, coverage, and duration of heat waves through the end of this century.

Precipitation Trends

Per the Minnesota Climate Explorer tool, the average annual precipitation for the Mississippi River – Twin Cities major watershed has trended upward by approximately 0.28 inches/decade (1895-2024). The annual rainfall in 2024 was 35.5 inches, which is higher than the average since 1895 (Figure 6). Climate models generally predict an increase in average annual precipitation with ranges from 10 inches to 72.7 inches during mid-century (2040-2059) (Figure 7). The Minnesota Department of Natural Resources State Climatology Office also anticipates warming winters, a continued increase in the frequency and magnitude of extreme rainfall events, and an increase in the severity, coverage and duration of heat waves through the end of this century.

b. For each Resource Category in the table below: Describe how the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.

[1] *"Minnesota Climate Explorer," MN DNR, accessed July 15, 2025, https://arcgis.dnr.state.mn.us/climateexplorer/main/historical*

Table 4. Project Resource Category and Climate Trend Interaction

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptations
Project Design	Increase in impervious surface coverage Building architecture, materials choices and site design may negatively affect urban heat island conditions in the area Buildings will alter solar availability reducing opportunities to leverage solar resources	In the future, the Project Area is anticipated to experience increased annual temperatures, annual precipitation and freeze/thaw cycles, more frequent and heavier rainfall events, and increased heat island effects. During intense rainfall events the increased impervious surfaces may result in occurrences of localized flooding in the immediate Project Area Dark roofing and siding materials absorb heat during daylight hours and emit heat at night contributing to heat island effects and potentially contributes to warming trends.	Proposed native trees and landscaping will reduce runoff and mitigate heat island effect. Consider building exterior materials and colors that are lighter and reflect heat. Energy efficient appliances and lighting will be incorporated into building design. Building/lot orientations should consider south-facing roof opportunities to maximize solar options. Vegetative plans should consider placement to minimize rooftop shading where lot orientations support solar options. Water efficient design will be incorporated into landscaping.
Land Use (See Item 10 for more detail)	Conversion of cropland to suburban development will increase impervious surface coverage and may contribute to increased occurrences of local flooding Alterations of floodplain areas may impact stormwater storage volumes and contribute to increased wetland areas	Lack of deep-rooted vegetation and tree cover could contribute to erosion and washouts in high rainfall events Increased impervious surface will contribute to heat island effects as temperatures rise	The Project's design will provide effective drainage for the site while capturing and treating stormwater runoff in a manner consistent with local (City and Watershed), state, and federal standards. The Project includes approximately 52 acres of open space including ponding, wetlands, and buffer areas. Design standards for building materials and landscaping should be considered to incorporate light/reflective colors and native vegetation around ponding, open space and natural areas.

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptations
Water Resources (See Item 12 for more detail)	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence water resources.	Surface and groundwater resources may increase in temperature, pollutant content, and volume due to increased temperatures and runoff. More severe storm events are projected which will require drainage systems to be adequately designed and maintained to accommodate the increase in water volume and flow rates.	Stormwater BMPs will be designed to meet City and Watershed District criteria for rate and volume control, and criteria for MPCA water quality requirements. Recommended use of native plants and perennials for landscaping within wetland buffers and within landscape areas Consider water reuse systems to reduce water usage, especially for landscaping areas.
Contamination/ Hazardous Materials/Wastes	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the potential environmental effects of generation/use/ storage of hazardous waste and materials	The proposed Project has the potential to generate hazardous waste typical of residential developments.	Determination of hazardous waste. Proper storage and labeling. Tracking waste with manifests. Following disposal regulations based on generator status.
Fish, wildlife, plant communities, and sensitive ecological resources	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the local species and suitable habitat.	Suitable habitat for species may become unsuitable due to land use changes, increased temperatures, and increased runoff.	Climate-appropriate native plantings and stormwater BMPs will provide suitable habitat for small mammals, insects, and bird species.

8. Cover Types

Estimate the acreage of the site with each of the following cover types before and after development:

Table 5. Cover Types, Before and After

Cover Types	Before (acres)[1]	After (acres)
<20% Impervious (rural residential lots)	-	20.3
< 50% Impervious (residential development)	10	24.7
> 50% Impervious (ROW, sidewalks)	-	28.6
Grasses	5.3	-
Agricultural Land	75.7	-
Wetland Shrubs/Wetland Emergent Vegetation	26.6	-
Delineated Wetlands[2]	-	21.3
Forest/Tree Plantation	45	38.3
Stormwater Pond (wet sedimentation basin)	-	18.7
Open Space	-	10.7
TOTAL	**162.6**	**162.6**

[1] Source: Minnesota Department of Natural Resources. Minnesota Land Cover Classification System. Available at https://gisdata.mn.gov/dataset/biota-landcover-mlccs. See Figure 8 for map of existing cover types.

[2] 21.9 acres of wetlands were delineated and approved by NOD. Approximately 0.6 acres of wetland impacts are anticipated. Mitigations must follow all WCA rules and requirements.

Table 6. Tree Canopy, Before and After

Trees	Percent
Percent tree canopy removed or number of mature trees removed during development	15%

The City of Minnetrista's tree preservation ordinance mandates that subdivisions creating more than five (5) lots are required to preserve all significant trees, except those that must be removed to facilitate the reasonable development of the property. At least 70 percent of the total caliper inches of significant trees on the property must be preserved. If the total caliper inches of trees to be removed exceeds the permitted 30 percent, replacement trees must be provided at a ratio of one caliper inch for each inch removed beyo0nd the allowed 30 percent.

As part of the land use approval process, the Project Proposer must submit a tree inventory for the City to review. Given the Concept Plan, it is estimated that approximately 7 acres of trees will be removed, or 15 percent of the existing tree canopy on the Project Site. If the 30 percent maximum is exceeded, appropriate tree replacement may be required.

9. 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.*

Table 7. Permits and Approvals

Unit of Government	Type of Application	Status
Federal		
US Army Corps of Engineers (USACE)	Section 404 Clean Waters Act – Wetland Permit	To be applied for, if required
	MPCA 401 Certification, if required	
State		
Minnesota Pollution Control Agency (MPCA)	National Pollutant Discharge Elimination System (NPDES) Stormwater Construction Permit	To be applied for
	Stormwater Pollution Prevention Plan (SWPPP)	To be applied for
	Sanitary Sewer Extension Permit	To be applied for
	401 Water Quality Certification	To be applied for
Minnesota Department of Natural Resources (DNR)	MN Natural Heritage Database Review	Complete
	Dewatering permit	To be applied for, if needed
Minnesota Department of Health (MDH)	Water main plan review and water supply connection	To be applied for
	Well abandonment	To be applied for
Minnesota Department of Transportation	Access Permit	To be applied for
	Right-of-Way Permit	To be applied for
	Utility Crossing Permit	To be applied for
	Drainage permit	To be applied for
Metropolitan Council (MCES)	Sewer Extension Permit Review & Approval	To be applied for
	Sewer Facility Connection Permit	To be applied for
Local		
Minnehaha Creek Watershed District (MCWD)	Stormwater Management Permit	To be applied for
City of Minnetrista	Comprehensive Plan Amendment	To be applied for

	Rezoning (PUD)	To be applied for
	Preliminary and Final Plat	To be applied for
	Building Permits	To be applied for
	Road/access permits	To be applied for
	Sign permits	To be applied for
	Development Agreement	To be applied for
	WCA Review and Approval	To be applied for, if applicable
	WCA Replacement Plan	To be applied for, if applicable

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos.10-20, or the RGU can address all cumulative potential effects in response to EAW Item No.22. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 21.

10. Land Use

a. Describe:

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

The Project Site has predominantly been used for agricultural production and cultivation for the past several decades. It is classified as Agricultural and Undeveloped on the City's Existing Land Use Map.

The Project Site is bordered by TH 7 to the north and Carver Park Reserve in the City of Victoria to the south. Adjacent properties in the City of Minnetrista are developed with detached single-family residential and commercial uses. Several of the surrounding properties to the east and west are currently undeveloped or are used for agricultural production.

There are several City parks and nature preserves within one mile of the Project Site, including Merz Marsh Park, Alder Nature View Park, the Six Mile Marsh Prairie and Trail, and Carver Park Reserve. The German Baptist Cemetery is approximately 1/2 mile from the Project Site.

The Project Site is not within or adjacent to any Wildlife Management Areas (WMA), Waterfowl Production Areas (WPA), or National Wildlife Refuges (NWR).[2]

Per the Natural Resources Conservation Service (NRCS) Web Soil Survey (Figure 9), approximately 107 acres or 67% of the Project Site is classified as prime farmland, prime farmland if drained, or farmland of statewide importance. Prime Farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. Farmland of statewide importance is defined as land that has agricultural value but does not meet the criteria for prime or unique farmland.

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 Minnetrista is in western Hennepin County, approximately 25 miles southwest of Minneapolis and St. Paul and within the Metropolitan Council's regional planning jurisdiction. Due to its proximity to the Twin Cities and accessibility to the TH 7 corridor, development in this area of Minnetrista is anticipated by the community

Metropolitan Council 2040 Comprehensive Plans

The Project Site in the City of Minnetrista has a Diversified Rural community designation in the Metropolitan Council's Thrive MSP 2040[3] regional development guide. Diversified Rural communities are designated to ensure land availability to accommodate growth post-2040 for the future expansion of regional urban services. The City's land areas within the Diversified Rural provide interim rural residential land uses at densities at or below 4 dwelling units per 40 acres consistent with the Metropolitan Council's policy. This designation ensures

[2] *"Minnesota Natural Resource Atlas," Natural Resources Research Institute, accessed December 2025 https://mnatlas.org/gis-tool/?id=k_0047*
[3] *"Thrive MSP 2040," Metropolitan Council, accessed December 2025, https://metrocouncil.org/Planning/Imagine-2050/Thrive-2040.aspx*

that when regional wastewater is extended, that development can be achieved cost-effectively and efficiently. Thrive MSP 2040 is the current regional policy until such time local comprehensive plans are updated and adopted in accordance with the 2050 regional plan as described below.

The Metropolitan Council adopted its Imagine 2050[4] regional long-range plan on February 12, 2025, which sets the regional policy for the next comprehensive planning period which is defined as 2030-2050. In late September 2025, the Metropolitan Council distributed system statements to each city in the seven-county metropolitan region that cities will use along with the Imagine 2050 framework to update local comprehensive plans by December 31, 2028. In the Imagine 2050 Land Use Policy Plan, the Project Site remains designated within the Diversified Rural community designation.

City of Minnetrista Comprehensive Plan

The City of Minnetrista adopted its 2040 Comprehensive Plan in November 2019.[5] The City of Minnetrista is responsible for administering zoning and land use within the municipality.

Housing

Per the 2040 Comprehensive Plan, Minnetrista expects to add 4,000 new residents and 2,100 new households by 2040. The Project will add up to 422 detached single-family and attached townhome residential units to the City's housing stock.

Land Use

As shown on the City's Future Land Use Map, the Project Site is zoned for Staged Development and guided Urban Reserve (Figures 10 and 11). Urban Reserve areas are identified in City planning documents as future urban areas that are important to preserve at development densities similar to the Rural designation (1 dwelling unit/10 acres) prior to MUSA expansion. Development in the Urban Reserve should be planned to accommodate future subdivision in the event of MUSA expansion. The Project will require a Comprehensive Plan Amendment to amend the land uses to Residential Low-Medium, and rezone to Planned Unit Development (PUD).

Tables 8, 9 and 10 provide tabulations of the Project and the anticipated future land uses.

Table 8. Anticipated Project Lot Count

Lot Size	Lot Count	
	High End of Density Range	Low End of Density Range
40-foot wide	122	62
50-foot wide	131	115
65-foot wide	0	119
TOTAL	**253**	**296**

[4] *"Imagine 2050," Metropolitan Council, accessed December 2025, https://imagine2050.metrocouncil.org/*
[5] *"2040 Comprehensive Plan," City of Minnetrista, accessed December 2025*

Table 9. Anticipated Project Unit Count

Lot Size	Unit Count	
	Low End of Density Range	High End of Density Range
40-foot wide	62	122
50-foot wide	115	131
65-foot wide	119	0
Townhomes (w/o)	24	132
Townhomes (slab)	37	37
TOTAL	**357**	**422**

Table 10. Concept Plan Land Use Summary & 2040 Comprehensive Plan Comparison

2040 Comprehensive Plan			Project – Concept Plan			
Future Land Use	Required Density *(du/ac.)*	Comp Plan area *(ac.)*	Uses	# of Dwelling Units	Proposed Area *(ac.)*	Density *(du/ac.)*
Residential Low-Medium	3.0 – 5.0	114	40' lots	62-122	101.2 – 119.8	3.0 – 3.5
			50' lots	115-131		
			65' lots	0 - 51		
			65' lots	0 - 68		
			Townhome	24 – 132		
			Slab	37		
Subtotal Residential (Sewered)				**357 - 422**		**3.5**
Rural Residential	1 DU/10 Ac.		10 Ac.	2	20.03	0.1/Ac.
Subtotal Residential (Unsewered)				**2**		**1 DU/10 Ac.**
Open Space			Open Space		10.7	
Wetlands			Wetlands[2]		14.3	
Wetland Buffers			Wetland Buffers		8.3	
Pond Outlots			Pond Outlots		0 - 18.7	
ROW (TH 7)			Hwy 7 ROW Dedication		8.6	
TOTAL				**359 - 424**		**3.0-3.5[1]**

[1] Density range is for sewered residential development. Exception area with unsewered rural residential is excluded from calculation.

[2] Wetland area within Residential Low-Medium future land use designation is approximately 14.3 acres.

As shown in Table 10, the net residential density of the Project once fully built out is calculated to be 3.0 to 3.5 units/acre in the Residential Low-Medium land use area. Net acres for development were determined based on the Metropolitan Council's guidance which permits removal of wetland, wetland areas, public parks, storm water ponds/public storm water treatment outlots, trails and open space, and arterial road rights-of-way.

Transportation

The 2040 Comprehensive Plan identified that a portion of TH 7 (east of the project study area) may be experiencing some levels of congestion during peak travel periods. However, these areas are outside of the immediate project area. The comprehensive plan does state that "when redevelopment occurs, each of the agencies shall generally work to modify and/or relocate access points to meet current access spacing guidelines." Note that the plan did not contemplate development of the Project Site.

The City of Minnetrista is not within the regional transit authority service area. However, the City is served by Transit Link, a dial-a-ride service that provides connections throughout the seven-county metropolitan area. Minnetrista residents also have access to the Metro Vanpool program, which provides financial assistance for vanpools to-and-from work destinations. As the area continues to develop, there may be opportunities to expand bus routes, but none are planned for near the development at this time.

Wastewater

The Project Site is not within the 2040 MUSA, but the site is within the Long-Term Service Area (LTSA) which plans for sewer some time post-2040. Further description regarding the wastewater improvements is provided in Item 12.

Water

The City of Minnetrista operates seven (7) municipal water supply wells, which are divided into North and South systems. The proposed Project will be served by the South System.

The City's South System has a firm capacity of 1,900 gallons per minute (gpm). While there is an existing 12-inch watermain that runs parallel to TH 7 on the north side that is part of the South System and may serve the Project, or the Project Site may connect to a new trunk watermain on the south side of TH 7.

Parks & Trails

There are several City parks and nature preserves within one mile of the Project Site, including Merz Marsh Park, Alder Nature View Park, the Six Mile Marsh Prairie and Trail, and Carver Park Reserve. A multi-use path is planned along TH 7. It would be included in the Hennepin County Bikeway System.

MnDOT Hwy 7 Study – Hopkins to St. Bonifacius

MnDOT is currently conducting the *Hwy 7 Study - Hopkins to St. Bonifacius* which included new traffic data prior to any roadway closures within the study area. This study recommends the future corridor vision along Hwy 7, which includes a 3/4 intersection at Highland Road, a multilane roundabout at Kings Point Road / Victoria Drive (CR 11), a multi-use trail along the entire segment, and the potential for a median barrier between intersections. Reconstruction currently is planned for the year 2029.

Minnehaha Creek Watershed District (MCWD) Management Plan

The Project Site is in the Minnehaha Creek Watershed District (MCWD) and is located in the Six Mile Creek-Halsted Bay Subwatershed.

The post-construction condition will be required to manage and store stormwater on site, which is anticipated to be an improvement over the existing conditions since the existing site is used for agricultural production, and stormwater runoff is not currently managed in a storm event. Additionally, any impacts to the wetlands on the Project Site must comply with mitigation and replacement requirements.

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

The Project Site is zoned as Staged Development District. The Urban Reserve and future urban areas are traditionally zoned as Staged Development District which is similar to the Agricultural District in density (1 dwelling unit/10 acres) but is intended to preserve larger tracts of land for areas that are planned to be urbanized in the future. Subsequently to the Comprehensive Plan Amendment, the Project Site must be re-zoned to be consistent with an urbanized land use designation. Due to the mix of residential densities associated with the Project it is anticipated that the site will be rezoned to PUD. The City's PUDs allow flexibility from certain dimensional standards and allow for a mix of housing styles within a development plan.

There are no mapped Federal Emergency Management Area (FEMA) floodways, 100-year, or 500-year floodplains on the Project Site.

There are no special districts or overlays on the Site. There are no wild and scenic rivers or other critical areas in or near the Project Site. The Project Site is not enrolled in the Agricultural Preserve program.

iv. If any critical facilities (i.e. facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.

Not applicable. No critical facilities are proposed within or near a floodplain area.

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 City's 2040 Future Land Use Plan guides the Project Site Urban Reserve. Several parcels to the north and west are similarly guided and planned for future urbanization once the MUSA is extended. There are several similar developments in the City, including Woodland Cove, which is located east of the Project Site.

As previously described, the Project Site is outside the MUSA boundary. Development with extension of sanitary sewer will necessitate a MUSA Staging Map amendment.

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.

A Comprehensive Plan Amendment is required to re-guide the Project Site from Urban Reserve to Residential Low-Medium density. In addition to re-guiding the sewer staging plan, MUSA boundary and other correlated infrastructure components should be addressed to ensure staging of the development coincides with the availability of utilities to serve the development. Rezoning from Staged Development District to PUD will also be required once the Comprehensive Plan Amendment is approved.

11. Geology, Soils and Topography/Landforms

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.

Per Plate 2, Bedrock Geology of the Geologic Atlas[6], general bedrock on the Project Site includes St. Lawrence Formation, Jordan Sandstone, and Lone Rock Formation. The western half of the site is characterized by St. Lawrence Formation and Jordan Sandstone, while the east is mostly Lone Rock Formation.

Per Plate 3, Surficial Geology of the Geologic Atlas[7], geology on the Project Site is largely composed of loam to clay loam diamict. Wetland and depression areas on the Project Site are characterized by organic detritus and organic clayey silt to sand.

Plate 6, Bedrock Topography and Depth to Bedrock of the C-45 Geologic Atlas of Hennepin County[8] notes that the depth to bedrock is between 126 - 200 feet in the western half of the Project Site and 200 – 300 feet in the eastern half of the site.

The Minnesota Natural Resource Atlas does not identify any karst features near the project area.

Based on publicly available information, there are no known limitations of the geologic features on the Project Site. Given the information evaluated in the Geologic Atlas for the Project Site, no significant effects are anticipated resulting from the Project. Project design is expected to include subsurface/geotechnical exploration to properly site roadways, stormwater features, and other improvements. Full engineering plans will be developed as part of the land use and development permitting process that will confirm subsurface conditions are appropriate for siting roadways, stormwater management areas, and other improvements.

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 or 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 12.b.ii.

Existing Topography

Based on LiDAR contour information, the ground surface elevations across the Project Site range

[6] *"C-45 Geologic Atlas of Hennepin County – Plate 2," University of Minnesota, 2018, https://conservancy.umn.edu/bitstreams/9def04e8-4b81-43d7-8c16-68a1a93913e7/download*
[7] *"C-45 Geologic Atlas of Hennepin County – Plate 3," University of Minnesota, 2018, https://conservancy.umn.edu/bitstreams/60ab1e1a-f13e-4edb-91bd-f8bb5fdb3acd/download*
[8] *"C-45 Geologic Atlas of Hennepin County – Plate 6," University of Minnesota, 2018, https://conservancy.umn.edu/bitstreams/d6c53354-856f-4208-87e0-ca1ca4f8684b/download*

from approximately 936 to 1048 feet above mean sea level (msl). Surficial drainage generally drains toward onsite wetlands and tributaries, and ultimately west toward Mud Lake and the Six-Mile Creek.

Existing Soils

Table 11 identifies soils found at the Project Site per the NRCS web soil survey (Figure 9 NRCS soil classification mapping). Lester loam, found throughout most of the Project Site including on steep slopes, is a deep, well-drained soil. The Angus-Kilkenny and Lester-Kilkenny complexes are areas with a mix of Angus or Lester (well drained, loamy) and Kilkenny (wetter, clayier) soils often used for crops like corn and soybeans, and indicating fertile but erosion-prone land for development or farming. Approximately 10.7 acres of the site has very steep slopes.

Table 11. NRCS Soil Classifications

Map Unit Symbol	Map Unit Name	Acres in Area of Interest (AOI)	% of AOI	Slope %	Soil Erosion Factor (Kw)[1]	Wind Erodibility Group[2]	Hydrologic Soil Group[3]
L22D2	Lester loam, moderately eroded	12.0	7.4%	10 – 16%	.32	6	C
L22E	Lester loam	20.0	12.3%	10 – 22%	.24	6	C
L23A	Cordova loam	4.1	2.5%	0 – 2%	.28	6	C/D
L24A	Glencoe clay loam	12.0	7.4%	0 – 1%	.28	6	C/D
L36A	Hamel, overwash-Hamel complex	4.6	2.8%	0 – 3%	.24	6	C/D
L37B	Angus loam	7.8	4.8%	2 – 6%	.28	6	C
L40B	Angus-Kilkenny complex	33.9	20.8%	2 – 6%	.28	6	C/D
L41C2	Lester-Kilkenny complex, moderately eroded	43.8	26.9%	6 – 10%	.32	6	C
L41D2	Lester-Kilkenny complex, moderately eroded	15.3	9.4%	10 – 16%	.32	6	C
L45A	Dundas-Cordova complex	1.1	0.7%	0 – 3%	.43	5	C/D
L49A	Klossner soils, depressional	3.0	1.8%	0 – 1%		2	B/D
L50A	Muskego and Houghton soils	5.1	3.2%	0 – 1%		2	C/D
Total for Project Area		**162.8**	**100%**				

Source: United States Department of Agriculture: Natural Resources Conservation. Web Soil Survey. Available at https://websoilsurvey.nrcs.usda.gov/app/

[1] Erosion factor Kw indicates the susceptibility of a whole soil profile (including rocks) to sheet and rill erosion by water. The estimates in Table 11 are based primarily on percentage of silt, sand, and organic matter, and on soil structure and saturated hydraulic conductivity (Ksat). Values of Kw range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

[2] A wind erodibility group consists of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to erosion, while those assigned to group 8 are the least susceptible.

[3] Soils are classified by the NRCS into four hydrologic soil groups, A, B, C, and D with A having the lowest runoff potential (high infiltration rate) and D having the greatest runoff potential (low infiltration rate). If a soil is assigned to a dual hydrologic soil group (e.g., A/D), the first letter is for drained areas and the second letter is for undrained areas. Only the soils that in their natural condition are in group D are assigned dual classes.

Construction Activities

The site is planned to be graded in phases as each part of the development is constructed.

Earthwork is anticipated to be generally balanced across the site and approximately 750,000 cubic yards of grading is anticipated. Initial site work is anticipated to be performed to align with each phase and rough grading of all roadways, installation and construction of stormwater features and building pads will be completed prior to the buildout of each phase. Vegetation and topsoil will be removed, along with any softer clays near the surface. All work will be completed in compliance with grading and stormwater plans that will be reviewed and approved as part of the land use and development permit process.

A Stormwater Pollution Prevention Plan (SWPPP) will be developed in coordination with the National Pollutant Discharge Elimination System (NPDES) construction permit that will identify temporary best management practices (BMPs) (e.g., inlet protection, erosion control blanket, silt fence, etc.) to control erosion and stormwater runoff during construction.

Operational Activities

Permanent BMPs will be identified as part of the land use and development permit plans and will be installed as part of site construction. The SWPPP will specifically identify permanent BMPs (seed, mulch, stormwater ponds, filtration areas) to manage erosion and stormwater runoff after construction is complete. All land area disturbed during the Project construction and development activities will either be constructed on and appropriate stormwater management features installed or will be revegetated and restored according to an approved landscape plan. Post-construction, the Project Site will be fully developed and homeowners or homeowners associations will be responsible for maintaining the required landscaping and site improvements.

12. 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, shoreland classification and floodway/floodplain, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the 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.

Within one mile of the Project Site, there are two (2) public watercourses, eight (8) public water basins, and four (4) public water wetlands. The associated PWI number and name of the public watercourse is provided in Table 12. Public waters are shown in Appendix A – Figure 14.

Table 12. Public Waters within 1 Mile of Project Site

Public Water Name	Type	AUID	PWI Number(s)	303d Impaired Waters
Minnehaha/Sixmile Creek	Public Water Watercourse	07010206-551	10038a	Yes
Minnehaha/Sixmile Creek	Public Water Watercourse	07010206-549	10038a	No
Minnetonka-Halsteds Bay	Public Water Basin	27-0133-09	27-133	Yes
Mud Lake	Public Water Basin	27-0186-00	27-186	No
Parley Lake	Public Water Basin	10-0042-00	10-420	Yes
Stone Lake	Public Water Basin	10-0056-00	10-056	No
Unnamed Lake	Public Water Basin	10-0142-00	10-142	No
Unnamed Lake	Public Water Basin	10-0141-00	10-141	No
Unnamed Lake	Public Water Basin	10-0140-00	10-140	No
Unnamed Lake	Public Water Basin	10-0138-00	10-138	No
Six Mile Marsh	Public Water Wetland		27-960	No
Unnamed Wetland	Public Water Wetland		27-959	No
Unnamed Wetland	Public Water Wetland		27-961	No
Unnamed Wetland	Public Water Wetland		27-962	No

Source: DNR Public Waters Inventory (PWI) Maps. Available at: https://www.dnr.state.mn.us/waters/watermgmt_section/pwi/maps.html

Minnehaha/Sixmile Creek, Minnetonka-Halsteds Bay, and Parley Lake are classified as impaired waters because of excess nutrients (total phosphorus). Minnetonka-Halsteds Bay is also listed as an impaired water for the presence of mercury in fish tissue.

As reported in the Notice of Decision (Appendix D), there are approximately 21.9 acres of naturally occurring wetlands on the Project Site. Approximately 0.6 acres of wetland impacts are anticipated. Any potential impacts to the wetlands must comply with mitigation and replacement requirements. Delineated wetlands are shown in Appendix A – Figure 13.

There are no trout streams/lakes, wildlife lakes, migratory waterfowl feeding/resting lakes, or outstanding resource value waters within or adjacent to the Project Site.

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.

The Minnesota Natural Resources Atlas[9] identifies the depth to the water table as between 1 to 20 feet for most of the Project Site, and up to 50 feet or more along the northern boundary of the Site. Hennepin County is in Minnesota's East-Central groundwater province in which surficial and buried sand and gravel aquifers are common. These unconsolidated aquifers are underlain by thick and extensive Paleozoic (sandstone and carbonate) and Precambrian (sandstone) aquifers. The water table aquifer encountered in soil borings and in the Natural Resources Atlas is the unconfined aquifer that receives water directly from the ground surface. The primary potable water aquifers in the City of Minnetrista are the Prairie Du Chien-Jordan Aquifer, the Franconia-Ironton-Galesville Aquifer, and the Mt. Simon-Hinckley Aquifer.

The Minnesota Department of Health Well Index[10] identifies three (3) existing wells on the Project Site and ten (10) additional wells within a quarter mile of the Site, which are listed in Table 13 (Figure 12). If any other undocumented wells are found during site construction activities, they will be sealed and abandoned following all MDH guidelines. All well sealing activities will be properly documented and appropriate notification to the MDH will be provided for public record. The Project Site is not within a wellhead protection area.

Table 13. Wells within One Quarter Mile of Project Site

Well ID	Well Depth
559662	205
189590	159
174343	155
405959	214
692531	255
639123	275
655054	176
494848	282
618595	197
750825	110
655052	290
505912	218
453885	177

Source: Minnesota Department of Health (MDH). *Minnesota Well Index*. Available at: https://mnwellindex.web.health.state.mn.us/

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.

[9] *"Minnesota Natural Resources Atlas," Water Table – Depth, MN DNR, accessed December 16, 2025, https://mnatlas.org/gis-tool/*
[10] *"Minnesota Well Index", MN Department of Health, accessed July 15, 2025, https://mnwellindex.web.health.state.mn.us/*

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 City of Minnetrista's Comprehensive Sanitary Sewer Plan identifies assumed wastewater generation by land use. Table 14 estimates the total gallons per day (gpd) produced by the Project based on assumed daily flow rates for 62-acres of single-family detached and attached uses.

Table 14. Estimated Sanitary Sewer Flow Rate

Land Use	Acres	Daily Flow Rate (Gallons/Acre)	Peak Flow Factor	Total Gallons per Day (gpd)
Single-family detached residential	59	360	4.0	84,960
Single-family attached residential	3	360	4.0	4,320
TOTAL				**89,280**

Source: City of Minnetrista 2040 Comprehensive Plan, adopted Sanitary Sewer plan

All sanitary sewer will gravity to a proposed lift station in the northwest corner of the Project Site, where it will be pumped along the south side of TH 7 to an existing manhole. Upgrades to the City of Minnetrista's sanitary sewer system will be evaluated to confirm capacity.

Per the City of Minnetrista's 2040 Comprehensive Plan, all wastewater collected in the City is conveyed through the MCES system to the MCES Blue Lake Wastewater Treatment Plant (WWTP), located in the City of Shakopee. The WWTP provides primary and secondary treatment before discharging treated effluent into the Minnesota River. The Blue Lake WWTP has a capacity of 42 MGD and had an actual average daily flow of 26.46 MGD over the past 12 months, indicating that the plant has sufficient capacity to treat an additional 0.09 MGD wastewater produced by the Project.

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. If septic systems are part of the project, describe the availability of septage disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion.

If residential units are developed on the exception parcel, each lot will be required to demonstrate compliance with MN Rules 7080 for SSTS and any other applicable Hennepin County or Minnetrista permitting standards. Primary and secondary drainfields for each system must be properly sited to ensure they are out of all flood prone areas and that proper separation from wells or other structures is provided.

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

consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.

Wastewater will not be discharged to any surface water due to the Project. No effects are anticipated to surface or groundwater, as effluent will be conveyed through the MCES system to the MCES Blue Lake WWTP.

ii. **Stormwater** - Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post construction including how the project will affect runoff volume, discharge rate and change in pollutants.Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.

Existing Conditions

The Project Site has historically been used for agricultural production. Typically, agricultural fields are irrigated, and fertilizers containing nitrogen, phosphorous, and potassium are commonly applied. The existing site has a gently sloping topography and generally slopes down toward wetland depression areas. Since there are no stormwater management systems currently onsite, surface water that does not infiltrate during storm events and flows to the wetlands, natural depressions, and tributaries, and may not be contained on-site.

Construction and Post-Construction Conditions

The post-construction condition will be required to manage and store stormwater on site, which is anticipated to be an improvement over the existing conditions since the existing site is used for agricultural production, and stormwater runoff is not currently managed in a storm event.

The change in land use from agriculture to residential development will likely decrease the amount of suspended solids and increase other components typical of urban runoff, such as oil, grease, and chemicals. The change in land use will also increase the impervious coverage on the site to an estimated 36 acres of impervious area (approximately 22% of the Project Site). Impervious coverage will increase slightly if residential density increases to 4.7 units per acre. Development at either density will require stormwater management facilities that meet the requirements of the City and Minnehaha Creek Watershed District (MCWD). MCWD permit requirements include volume control of 1-inch times the site's impervious surface, rate control so as not to increase the peak runoff rate from the Project Site, and treatment for phosphorus and sediment removal prior to discharge. While NRCS soil information indicates

that on-site soils do not have high infiltration rates, in final design, soil borings or infiltration tests will be required to confirm that infiltration is not possible, with results provided to MCWD.

The creation of open space within the development will provide some mitigation of potential adverse effects from the increased impervious surfaces. However, it is expected that the volume of runoff will increase over existing conditions during significant storm events because of the increase in impervious surface area. Climate trends indicate future rainfall volumes will increase, potentially leading to increased stormwater volumes and discharge rates. Modeling for the storm sewer system design considers current and projected climate trends.

Stormwater will be managed onsite through a system of curb and gutter, pipes, and stormwater ponds and filtration basins. Stormwater will be managed in accordance with applicable City, Hennepin County, MPCA, Minnehaha Creek Watershed District (MCWD), and DNR requirements. All stormwater that leaves the site must meet rate control and quality standards and must account for the increased impervious surface associated with development.

Land disturbing activities, including material export, will comply with the policies identified in the City's Comprehensive Surface Water Management Plan (SWMP), MCWD regulations, and the MPCA through the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The Project will be required to utilize best management practices (BMPs) to prevent erosion and control sedimentation. All BMPs will be described in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project. The grading and erosion control plans for the Project will be reviewed as a part of the City of Minnetrista's land use, development, and building permit process, including review for consistency with the City's SWMP.

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. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.

Dewatering

Dewatering is not anticipated as part of site construction; however, any groundwater encountered during utility installation or other excavation will be discharged into temporary sediment basins within the Project Site. If water use exceeds 10,000 gallons per day (GPD) or one million gallons per year, a water appropriation permit must be obtained from the Minnesota DNR. The Proposer must evaluate the expected water usage as part of the land

use permit process and is required to obtain the necessary permit from the DNR.

Existing Wells

The Minnesota Department of Health Well Index identifies three (3) existing wells on the Project Site and ten (10) additional wells within one quarter mile of the Site, which are listed in Table 13 (Figure 12). If any other undocumented wells are found during site construction activities, they will be sealed and abandoned following all MDH guidelines. All well sealing activities will be properly documented and appropriate notification to the MDH will be provided for public record.

Post-Construction

The City of Minnetrista operates seven (7) municipal water supply wells, which are divided into North and South systems. The Project will be served by the South system, which has a firm capacity of 1,900 gallons per minute (gpm). Water in the South system is stored in a 400,000-gallon elevated storage tank located on Kings Point Road and a 500,000-gallon elevated storage tank located on Highway 7.

The Project will be served by the South System, which is mostly comprised of 6-inch, 8-inch, 10-inch, and 12-inch watermains. There is an existing 12-inch watermain that is part of the South system that runs parallel to TH 7 on the north side, which may serve the Project. Alternatively, the Project Site may connect to a new trunk watermain on the south side of TH 7.

Table 15. provides an estimate of the anticipated gallons per day for the Project and assumes that the development will accommodate household sizes that are roughly the average for the City of Minnetrista.

Table 15. Estimated Water Supply

Use	Proposed Development	Estimated Residents[1]	Residential per Capita Demand (Gallons per Capita per Day)[2]	Gallons per Day (gpd)
Single-family detached residential	217 – 296 Units	599 - 817	95	56,905 – 77,615
Single-family attached residential	61 – 205 Units	168 - 566	95	15,960 – 53,770

[1] Assumes 2.76 people/HH

[2] Source: City of Minnetrista 2040 Comprehensive Plan, adopted Water plan

There are also likely to be three new small wells drilled for irrigation reuse basins to supplement the basins' water levels in low rainfall times.

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, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate

environmental effects to wetlands. Discuss whether any required compensatory wetland mitigationfor unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.

Table 16 provides a summary of delineated wetlands on the Project Site.

Table 16. Delineated Wetlands on Project Site

Wetland ID	Type			Onsite Area (Acres)
Wetland 1	Shallow marsh with wet meadow portion and seasonally flooded fringe	Type 3/2/1	Depression	2.66
Wetland 2	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Type 5/4/3/2/1	Depression/ Slope	11.63
Wetland 2A	Wet meadow	Type 1	Depression	0.01
Wetland 4	Wet meadow	Type 1	Depression/ Slope	0.19
Wetland 5	Farmed wet meadow	Type 1	Depression	0.58
Wetland 6A/6B	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Type 5/4/3/2/1	Depression/ Slope	6.46
Wetland 7	Wet meadow	Type 2	Slope	0.03
Wetland 8	Wet meadow	Type 2	Slope	0.10
Wetland 9A/9B	Wet meadow	Type 2	Slope	0.03/0.10
Wetland 10	Wet meadow	Type 2	Depression	0.09

Source: Wetland Delineation – TEP Revised Existing Conditions, Kjolhaug Environmental Services Company, Inc.

Based on the Concept Plan, approximately 0.6 acres of wetland impact are anticipated. These impacts are anticipated due to road crossings and storm water treatment facilities. Any wetland or buffer impact must comply with all wetland replacement or mitigation rules and regulations established by the City, WCA, and MCWD. A Notice of Decision was issued on October 21, 2025. The TEP revised delineation figures are included in Appendix D.

b) **Other surface waters** - Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicialditches) 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, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. 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 thewater features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

Stormwater ponds will be constructed and designed to manage quantity and quality including rate and volume control. The post-construction conditions will be required to comply with all stormwater management rules established by the City of Minnetrista, Hennepin County, MPCA, MCWD, and DNR. The post-construction

conditions may be improved from the existing agricultural condition since wetland buffer areas will be reestablished, and stormwater management features will be implemented. Current Minnesota climate trends indicate that the area will experience greater rainfall and precipitation. The construction of wetland buffers, stormwater management areas, and open spaces will help to reduce the quantity and improve the quality of stormwater leaving the site post-construction.

13. Contamination/Hazardous Materials/Wastes

a. Pre-project site conditions

Describe existing contamination or potential environmental hazards on or proximate 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 review of the MPCA's What's in my Neighborhood (WIMN) database was conducted to identify potentially contaminated sites within or in the vicinity of the Project Area. One (1) MPCA site was identified within the Project boundary; however, the MPCA determined that cleanup adequately addressed the petroleum tank release, and the site file was closed in 2008. Within one mile of the Project Site, ten (10) other sites were identified. Table 17 summarizes potential sites within one mile of the Project Site, also shown in Appendix A – Figure 15.

Table 17. Potentially Contaminated Sites within One Mile of Project Site

Site ID	Location	MPCA Program	Status
194965	7635 Highway 7	Petroleum Remediation, Leak Site	Inactive
129734	4250 Creekview Cir	Aboveground Tanks; Underground Tanks	Active
49736	4275 Creekview Cir	Aboveground Tanks; Industrial Stormwater; Solid Waste, Permit by Rule	Active
231220	560 S Maple St Ste 110	Hazardous Waste, Small quantity generator	Active
254329	Highway 5 and County Road 10	Emergency Response	Active
105975	8201 Highway 7	Petroleum Remediation, Leak Site; Underground Tanks	Active
136962	8201 State Highway 7	Hazardous Waste	Inactive
192772	7170 Highway 7	Brownfields, Voluntary Investigation and Cleanup; Petroleum Remediation, Leak Site	Active
254185	4300 Highland Rd	Hazardous Waste, Minimal quantity generator	Active
105414	Saint Bonifacius Lift Station/I-24	Aboveground Tanks; Petroleum Remediation, Leak Site; Underground Tanks	Active
53601	8090 Highway 7	Feedlots	Active

Source: MPCA What's in My Neighborhood, available at https://mpca.maps.arcgis.com/apps/webappviewer/index.html?id=9d45793c75644e05bac197525f633f87

A review of the Department of Agriculture's (MDA) WIMN database was also conducted to identify potentially contaminated agricultural sites within or in the vicinity of the Project Site. The MDA is the lead agency for response to, and cleanup of agricultural chemical contamination in Minnesota. There are no MDA sites within the Project Site boundaries. Within one mile of the Project Site, two (2) sites are identified, detailed in Table 18. The Project will not directly impact these closed sites; thus, adverse effects because of the Project are not anticipated.

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Table 18. Potentially Contaminated Agricultural Sites within One Mile of Project Site

Location ID	Location	Contaminant	Status
Within One Mile of Project Site			
2631144061	Lotus Drive	Other	Closed
2631144059	Woodland Cove	Other	Closed

Source: "What's in My Neighborhood," Minnesota Department of Agriculture, https://mnag.maps.arcgis.com/apps/webappviewer/index.html?id=85bade4ea512411aa32a80079246255f

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 solidwaste including source reduction and recycling.

During construction, the Project will generate solid waste and construction waste material. All waste generated will be properly disposed of off-site. Post-construction, residents and tenants will generate municipal solid waste which will be hauled away by licensed garbage haulers. Residents will be encouraged to recycle. Waste generation estimates are provided in Table 19 and assume waste management levels will be comparable to other residential developments within the State of Minnesota.

Table 19. Estimated Waste

Use	Estimated Units	Estimated Residents	Rate (lbs/person/day)	Total (lbs/day)
Residential	422	1,165	2.4	2,796

Source: Environmental Protection Agency (EPA). Advancing Sustainable Materials Management: 2018 Fact Sheet. Available at: https://www.epa.gov/sites/default/files/2020-11/documents/2018_ff_fact_sheet.pdf

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 new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size and age of existing tanks on the property that the project will use. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverseeffects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.

Development of the Project and related site work will be required to comply with all City, County, NPDES, and other regulatory permits necessary to complete the work. Storage of hazardous materials on the Project Site during construction will be limited to construction vehicles and machinery. This equipment, in addition to temporary storage tanks for diesel fuel or hydraulic fluids, may be left onsite throughout the duration of construction depending on phasing and

scheduling. Construction vehicles, as well as associated storage of their fuels, will be required to follow a spill prevention plan, if applicable. No hazardous materials will be permitted or stored on the Project Site post-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.

During construction and site work, vehicles containing gasoline will be present onsite. The construction and development process will not involve significant amounts of hazardous waste. Any hazardous waste generated will be properly disposed of in accordance with state and federal laws.

14. 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.

As shown in Table 5. Cover Types Before and After, and Figure 8 sourced from the Minnesota Land Cover Classification System (MLCCS), the existing site's coverage is predominantly classified as agricultural land, which is consistent with the existing land use. The Project Site has been used for agricultural production for the past several decades. Suitable habitat within agricultural areas is unlikely due to cultivation activities and prior pesticide use typical with active farming practices; however, wildlife typically found in agricultural settings may include small mammals such as rabbits, squirrels, deer, and birds. The wetland areas may provide habitat for reptiles and amphibians, and pockets of suitable habitat for birds and pollinators particularly within the conservation easement area may be present.

Land north, west, and east of the Project Site has been developed or is currently used for agricultural production. Carver Park Reserve is located directly south of the Project Site and is characterized by tamarack bogs, cattail marshes, and hardwood forests. The Park is home to a variety of wildlife that is common to the region, including beaver, deer, fox, coyote, muskrats, bats, and turkeys.

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

Native Plant Communities and Sites of Biodiversity Significance

The Natural Communities and Rare Species of Carver, Hennepin, and Scott County, Minnesota map by the Minnesota County Biological Survey was reviewed, and no natural communities or

rare species are identified on or proximate to the Project Site[11].

State-Listed Species

The DNR's Natural Heritage Information System (NHIS) was queried to determine if known occurrences of rare, endangered, or special concern species or other sensitive ecological habitats exist within the Project Site. The Natural Heritage Review (NHR) letter is attached to this document (see Appendix B) (MCE# 2025-00895). A summary of rare features that may be impacted by the Project as outlined in the NHR letter is as follows:

- Henslow's sparrow (*Centronyx henslowii*), a state-listed endangered bird species, has been documented in the immediate vicinity of the proposed project. Suitable nesting habitat for this species includes uncultivated and un-mowed grasslands and old fields with standing, dead vegetation, and a substantial litter layer.
- The Project Site overlaps with a U.S. Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee (*Bombus affinis*) high potential zone.
- Minnesota's bats, including the federally endangered northern long-eared bat (*Myotis septentrionalis*) may be found throughout Minnesota.

Federally Listed Species

The USFWS Information of Planning and Consultation (IPaC) was similarly queried. Results are attached to this document (see Appendix B) (Project Code: 2026-0015604). Within the memo, IPaC identifies the Northern Long-Eared Bat (NLEB) as an endangered species within the Project area. The NLEB roosts underneath bark, in cavities or in crevices of both live and dead trees. The Project area is not located within a location containing any documented NLEB maternity roost trees or hibernacula entrances.[12]

The list of species was then submitted to the USFWS to solicit an effects determination of the potential development of the Project Site on the identified species. The following list of species, listing status, and determinations of effect is provided by the USFWS:

Table 20. Federally Listed Species in/near Project Site and Effects Determination

Species	Status	Effects Determination
Rusty Patched Bumble Bee (*Bombus affinis*)	Endangered	May effect – not likely to adversely affect
Salamander Mussel (*Simpsonaias ambigua*)	Proposed Endangered	May effect
Monarch Butterfly (*Danaus Plexippus*)	Proposed Threatened	No effect
Western Regal Fritillary (*Argynnis idalia occidentalis*)	Proposed Threatened	No effect determination
Whooping Crane (*Grus americana*)	Experimental Population, Non-Essential	No effect
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	Not likely to adversely affect
Critical Habitat	**Status**	**Effects Determination**
Rusty Patched Bumble Bee critical habitat	Proposed	Project site may overlap

[11] *"Natural Communities and Rare Species of Carver, Hennepin, and Scott Counties, Minnesota," Minnesota Biological Survey, 1997, https://files.dnr.state.mn.us/eco/mcbs/maps/olmsted.pdf*

[12] *Townships Containing Documented Northern Long-Eared Bat (NLEB) Maternity Roost Trees and/or Hibernacula Entrances in Minnesota. DNR and USFS. April 1, 2016.*

c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. 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.

The fish, wildlife, plant communities, rare features and ecosystems identified above that have potential of being impacted by the Project are as follows:

Impacts Analysis for State-Listed Species

Henslow's sparrow may be impacted where there is disturbance in areas that contain suitable nesting habitat during their breeding season, between May 15 and July 15. Suitable habitat proposed to be disturbed on the existing site is limited to un-mowed grasslands in the southeastern corner of the site, as shown in MLCCS mapping.

Analysis of potential impacts to the Rusty Patched Bumble Bee and Northern Long-eared Bat is provided below under impacts for federally listed species.

Impacts Analysis for Federally Listed Species

While the NHR letter indicates that the proposed project will result in a take of the rusty patched bumble bee, a determination of "may effect – not likely to adversely affect" was provided by the USFWS for this species as shown in Table 20.

Rusty Patched Bumble Bee

The Project Site is within the Rusty Patched Bumble Bee High Potential Zone. The Rusty Patched Bumble Bee (*Bombus affinis*) is federally listed as endangered and may be present in suitable habitat within High Potential Zones.

Habitat needs of the Rusty Patched Bumble Bee include overwintering habitat, nesting habitat, spring foraging habitat, and summer and fall foraging habitat. Overwintering habitat consists of woodland edges, as well as upland forest and woodland interiors. Woodland types generally consist of even-aged maple-basswood or oak-hickory, and the overwintering queens can be found in shady areas with loose soils, little vegetation, and leaf litter. Nesting habitat (colonies) includes grasslands and shrublands, upland forest, and woodland edges extending approximately 30 meters into the woodland. Loose soil and leaf litter in these areas can provide nest building sites.

Spring foraging habitat and fall foraging habitats are similar and can be found in areas with nectar and pollen sources, including plants such as goldenrods, coneflowers, and gentians. These areas can include woodland edges, upland forest, upland grassland, and shrubland, palustrine wetlands, flower gardens, and agricultural land if not heavily treated with pesticides. Spring ephemeral species and upland forest and woodland interiors that contain nectar and pollen sources are also used for spring foraging.

Areas of the Project Site proposed to be disturbed and developed are currently comprised primarily of cultivated agricultural land and suitable habitat for the Rusty Patched Bumble Bee is unlikely to be present in these areas given past pesticide use typical of farming activities. Pockets of wetland areas within the urbanized development area may provide suitable habitat

for the RPBB and minimal impact to wetland areas is planned as part of the site development process. Post-construction, there is likely to be an increase in suitable habitat for the Rusty Patched Bumble Bee with the introduction of native plantings in the wetland buffer areas.

The portion of the Project Site with the most likely suitable habitat for the RPBB is within the conservation easement that will remain in perpetuity, and no land disturbing activities are permitted within the easement.

Therefore, it is unlikely that the proposed Project will adversely affect the RPBB and no suitable habitat will be removed as part of the site development provided proper mitigation and permitting is followed.

A determination of "may effect" was provided by the USFWS for the Salamander Mussel:

Salamander Mussel

The Salamander Mussel (Simpsonaias ambigua) is a proposed endangered species that inhabits rivers, streams, and in some cases lakes with natural flow regimes. Seasonal low flow is expected in some systems and can be tolerated by the Salamander Mussel, though periodic drying or intermittent flow in lake and river habitats generally cannot support mussel assemblages. Salamander Mussels prefer shelter habitat with space under slab rock/bedrock crevice type structures where there is stability from swift current.

Because there are no rivers, streams or lakes in or near the Project Site, the Project will not have direct impacts on the Salamander Mussel provided proper mitigation and permitting is followed. However, the Project does have the potential to indirectly impactthe Salamander Mussel by pollution or siltation. Temporary and permanent BMPs to prevent erosion and sedimentation, and transmittance of pollutants to downstream waters are recommended mitigation.

A determination of effect was not provided by the USFWS for the Western Regal Fritillary; however, their habitat is similar to the Monarch Butterfly per USFWS species information. Both the Western Regal Fritillary and the Monarch Butterfly are pollinators found in tall-grass prairies with milkweed and other flowering plants. Given that the USFWS determined that the development of the Project Site will have no effect on the Monarch Butterfly, it is assumed that the conclusion is the same regarding the Western Regal Fritillary.

Determinations of no effect were provided for the Monarch Butterfly, and Whooping Crane. A determination of "not likely to adversely affect" was provided by USFWS for the Northern Long-eared Bat.

Invasive Species

Invasive species are a major cause of biodiversity loss and are considered biological pollutants by the DNR. Invasive species can be moved on construction equipment, landscaping equipment, and other debris. Invasive species pose a significant threat to native ecosystems and biodiversity, and their spread is a major concern during both the construction and operational phases of a project. These species can be unintentionally introduced through construction equipment, vehicles, and materials that carry seeds, plant fragments, or soil from invested areas. Once established, invasive species can outcompete native vegetation, alter soil chemistry, and degrade habitat quality for wildlife. Disturbed soils and exposed areas created during construction provide ideal conditions

for these species to take hold and spread rapidly. Without proper management, invasive species can lead to long-term ecological imbalances and increased maintenance costs.

The Project should not introduce any new invasive species to the Project area during construction. Post construction, the Project will include a landscape and planting plan to vegetate the filtration basins/pond buffers with native/non-invasive species that are desirable habitat for several of the species and features identified in 14b. The Project Proposer will use the BWSR or MnDOT native seed mixes where appropriate.

Construction contractors will be directed to properly manage onsite equipment to ensure development does not spread noxious weeds through construction vehicle traffic. If any invasive species are encountered during the grading/site grubbing process, they will be removed, and proper mitigation implemented to remove them from the Project Area.

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

The Minnesota DNR provides specific guidance regarding the avoidance, minimization, or mitigation of impacts to species identified above during construction and site development activities. The Project Proposer shall comply with the following mitigation plan:

- To minimize impacts to the Henslows' sparrow, disturbance in areas that may contain suitable nesting habitat should not occur during their breeding season, between May 15 and July 15.
- Products used for erosion control will be selected that have biodegradable netting.
- The Project Proposer will only use weed-free mulch, topsoil, and seed mixes for restoration of the site.
- To minimize impacts on the bat population, the Project Proposer will evaluate areas scheduled for tree clearing for signs of bat roosting prior to tree removal.
- To minimize impacts to the rusty patched bumble bee population, the DNR recommends reseeding disturbed soils with native species of grasses and forbs using BWSR seed mixes or MnDOT seed mixes which should be included in stormwater management plans and considered for other open space areas. The USFWS recommends avoiding pesticides and planting native flowering plants to provide food. If nests are found, they should be undisturbed, and the sighting reported to the Minnesota USFWS Ecological Services Field Office.

The Project's Concept Plan (Figure 3) protects the majority of the existing wetlands and surrounding buffer areas. Post construction, wetland buffers and stormwater basin slopes will be planted with native, non-invasive species. Approximately 12.7 acres of the site is protected by a conservation easement which will remain in place into perpetuity. The conservation easement may provide suitable habitat both during and after construction of the urbanized development.
This will provide long-term protection of any sensitive ecological resources that may exist proximate to the existing wetlands and within the conservation easement. In addition, stands of existing trees will remain, areas of open space and stormwater treatment will provide space for wildlife habitat, and slopes will be revegetated with native species.

15. Historic Properties

Describe any historic structures, archeological sites, and/or traditional cultural properties on or proximate 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 Minnesota Statewide Historic Inventory Portal[13] was queried, and there are no identified historic or architectural properties documented within the Project Site. The City of Minnetrista also does not identify any sites or structures of historical significance on the Project Site, and the Site is not listed in the National Register of Historic Places[14].

Within one mile of the Project Site, there are twelve historic properties, listed in Table 20. None of the properties listed in Table 20 will be directly impacted by the Project.

The Office of the State Archaeologist's (OSA) public viewer[15] was queried and six (6) sites are known to exist near the Project Site.

Table 21. Historic Properties within 1 Mile of Project Site

Historic Inventory #	Property Type	Address	National Register Listed or Eligible
HE-SBC-00006	Building	8670 Kennedy Memorial Dr.	No
HE-SBC-00001	Building	8624 Kennedy Memorial Dr.	Yes
XX-RRD-GNR040	Structure	St. Paul Minneapolis and Manitoba Railway Company/Great Northern Railway Company: Hutchinson Branch Line	No
HE-SBC-00002	Building	xxxx Highland Rd.	No
HE-MTC-00014	Building	xxxx Highland Dr.	No
XX-ROD-00151	Structure	TH 28 in Beardsley to TH 100 in St. Louis Park	No
HE-MTC-00061	Structure	Bridge over Six Mile Creek	No
HE-MTC-00009	Building	8100 Highway 7	No
HE-MTC-00011	Building	4705 Grimn Rd.	No
HE-MTC-00013	Building	7650-70 Highway 7	No
CR-LKT-00001	Building	7220 Grimm Rd.	Yes
HE-MTC-00015	Building	7701 Halstead Dr.	No

Source: Minnesota Statewide Historic Inventory, SHPO, https://mnship.gisdata.mn.gov/public-map

[13] *"Minnesota Statewide Historic Inventory," MN SHPO, accessed December 15, 2025, https://mnship.gisdata.mn.gov/public-map*
[14] *"National Register of Historic Places" – National Park Service, U.S Department of the Interior, accessed December 15, 2025, https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466*
[15] *"Office of the State Archaeologist Portal – Public Map," Minnesota Department of Administration, State Archaeologist, accessed July 15, 2025, https://osaportal.gisdata.mn.gov/public-map*

16. 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.

The transition of the Project Site from agricultural uses to a residential development will impact the visual appearance of the site. The Project is consistent with the City of Minnetrista's Comprehensive Plan that guides the Project Site as an Urban Reserve Area, planned for increased intensity and urbanization. While the development will change the views of the site, it is planned for and anticipated as part of the City's vision for the future. There are no known scenic views or vistas on or near the Project Site.

During the construction process, appropriate screening of truck entrances, garbage enclosures, and other development features that may adversely impact adjacent residential areas will be required. Post construction, any proposed exterior/site lighting associated with the Project must meet requirements established by City ordinance.

There are no known scenic views or vistas on or near the Project Site.

17. 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. 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.

   The Project will not generate stationary source emissions exceeding the mandatory EAW thresholds specified in Minnesota Rules Part 4410.4300, Subp. 15, nor will it require an air permit from the Minnesota Pollution Control Agency (MPCA). Per Item 18, greenhouse gas (GHG) emissions from this Project are not expected to have significant environmental effects. The Project's air emissions will be typical of those of residential developments, potentially including sources like natural gas and oil-powered appliances and equipment, fertilizer use, and heating and cooling systems. These emissions generally fall under Conditionally Insignificant Activities and Conditionally Exempt Stationary Sources according to Minnesota Rules Part 7007.1300.

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.

   The Proposed Project will develop the site for residential uses. Motor vehicle emissions will be generated from vehicles traveling to and from the development site, and from construction equipment to perform the construction activities. An estimated 1,700 additional average daily trips are expected to and from the site on TH 7 following full build-out of the site. Following full project site development, vehicle related emissions including carbon monoxide levels are

anticipated to rise slightly due to the increase in the number of trips to and from the site. During construction and post-construction, it will be recommended to contractors that trucks and equipment should not idle while not in use or if parked on site.

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 17a). 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.

The Project is not anticipated to produce significant dust or odors during construction, material export, or operation. Any minor odors generated during construction will be typical of those associated with residential development, such as exhaust from diesel or gasoline-powered equipment.

Grading, construction, and material export activities will temporarily generate dust. To mitigate this, BMPs such as dust control by using watering trucks or other methods as agreed to with the City to protect the adjacent neighborhoods will be implemented. The nearby existing residential neighborhoods will be the nearest receptors of dust and odors, which should be monitored throughout the construction process by the Proposer. Odors generated during construction will be mitigated by maintenance of the equipment according to the manufacturer's specifications.

18. Greenhouse Gas (GHG) Emissions/Carbon Footprint

a. **GHG Quantification:** For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.

The projected greenhouse gas (GHG) emissions are provided on an average annual basis using the CO_2 equivalent (CO_2e) and include a best estimate of average annual emissions over the life of the proposed Project. Emissions were estimated using the US Environmental Protection Agency's Simplified GHG Emissions Calculator (SGEC)[16], the EIE's Energy Consumption Survey Dashboard[17], the EPS's Advancing Sustainable Materials Fact Sheet[18], and the Minnesota Pollution Control Agency's (MPCA) annually published Select Committee on Recycling and the Environment (SCORE) report[19]. Estimates are summarized in Tables 22 and 23 by project phase and source type. Direct emissions refer to those under the ownership or control of the reporting company, classified as Scope 1. Indirect emissions stem from sources controlled by other entities but are influenced by the reporting company, like off-site electricity generation. These are classified as Scope 2 or Scope 3.

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[16] *"Simplified GHG Emissions Calculator," United States Environmental Protection Agency, https://www.epa.gov/climateleadership/simplified-ghg-emissions-calculator*

[17] *"Residential Energy Consumption Survey (RECS) Dashboard – Site electricity consumption per household," US Energy Information Administration, https://experience.arcgis.com/experience/cbf6875974554a74823232f84f563253?src=%E2%80%B9%20Consumption%20%20%20%20%20%20%20Residential%20Energy%20Consumption%20Survey%20(RECS)-b1*

[18] *"Advancing Sustainable Materials Management: 2018 Fact Sheet," Environmental Protection Agency (EPA), https://www.epa.gov/sites/default/files/2021-01/documents/2018_ff_fact_sheet_dec_2020_fnl_508.pdf*

[19] *"2022 SCORE Report," Minnesota Pollution Control Agency, https://public.tableau.com/app/profile/mpca.data.services/viz/2022SCOREReport/2022SCOREreport*

Table 22. Construction Emissions

Category	Scope	Type of Emission	Emission Sub-type	Emission	Project-related CO_2e Emissions (tons/year)
Direct	1	Combustion - Diesel	Mobile Construction Equipment	N_2O, CH_4	4,303
Direct	1	Combustion - Diesel	Passenger Cars	N_2O, CH_4	10,051
				TOTAL	**14,354**

Table 23. Operational Emissions

Category	Scope	Type of Emission	Emission Sub-type	Emission	Project-related CO_2e Emissions (tons/year)
Indirect	2	Off-Site Electricity Production	Grid-Based	CO_2, N_2O, CH_4	1,791
Indirect	3	Off-Site Waste Management	Area	CO_2, CH_4	318
				TOTAL	**2,109**

The emissions in Tables 22 and 23 are reported in CO_2 short tons (English units), per EQB guidance. Worksheets for each source using the SGEC are provided in Appendix C. Scope 1 emissions calculations reflect an estimate of emissions generated over one year of construction. Approximately 15 pieces of mobile diesel equipment will be on-site and operate at 144 gallons each per day. Scope 1 emissions also assume that there will be approximately 15 workers who commute an average of 10 miles to the site. Scope 2 and 3 emission calculations assume that the Project Site will feature approximately 422 residential units that utilize off-site electricity production and waste management at levels that are comparable to other residential developments within the State of Minnesota. The Project will utilize energy within the MROW (West) eGRID subregion, which generates energy with 35% coal, 38% wind, 8% nuclear, 13% gas, 4% hydro, and about 1% solar sources.

b. GHG Assessment

i. Describe any mitigation considered to reduce the project's GHG emissions.

The following are potential design strategies and sustainability measures that are under consideration for the proposed development to reduce emissions:

- Use energy efficient appliances, equipment, and lighting
- Energy efficient and electricity-reliant HVAC systems
- Energy efficient and low embodied carbon (LEC) building materials
- Implement waste best management practices (BPMs) and to recycle and compost appropriate material when applicable
- On-site landscaping will absorb water
- Additional native landscaping will be planted to improve local air quality, absorb greenhouse gas emissions, and reduce local urban heat island effect

- Buildings will be constructed with rooftop-ready infrastructure for solar power generation
- Provide electric vehicle ready charging infrastructure

Implementation of the above strategies will be evaluated on a case-by-case basis based on code requirements, feasibility, availability of materials, schedule, and tenant considerations.

ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.

The potential mitigation listed in Item 18.b.i. was selected to comply with best management practices for new construction and reduce GHG emissions where practicable during operations.

iii. Quantify the proposed projects predicted net lifetime GHG emissions (total tons/# of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.

The project does not have an estimated lifetime. It is estimated that the project will emit a total of 248,990 CO_2e metric tons over the next 50 years. The proposer will evaluate implementing the sustainability measures listed in Item 18.b.i. to reduce operational emissions to the extent practicable. The proposed project will be built in compliance with state regulations and city building codes.

Construction Emissions * Years of Construction + Operational Emissions * 50 Years = Estimated Cumulative 50 Year Emissions

14,354*10+ 2,109*50 = 248,990 CO2e

The Minnesota Next Generation Energy Act set goals to reduce greenhouse gas emissions by 80% between 2005 and 2050 while maintaining reliable and affordable energy. In 2023, the state Legislature updated these goals to reflect the state's Climate Action Framework which includes reducing greenhouse gas emissions 50% by 2030 from a 2005 baseline and achieve net-zero emissions by 2050. Development of the Project Site will perpetuate reliance on personal vehicles. The emissions generated from Development will increase GHG emissions if mitigation is not incorporated into a project. The Proposer should consider incorporating mitigation strategies into the Project such as those listed in 18.a.i. and others which may include green building technologies, low-maintenance landscaping with native plantings, options for electric vehicle charging, grey water reuse for irrigation to mitigate for increased emissions.

19. 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.

A temporary increase in noise level will occur during each construction phase and the noise level intensity will vary based on the type of construction equipment used. Typical noise levels associated with different types of equipment are provided in Table 24. Sensitive noise receptors near the Project Site include existing residences that are as close as 200 feet from the project site. To minimize the potential effects of noise pollution, construction volumes and work hours will be limited to those established by the City of Minnetrista's ordinances, which will be identified during the land use permitting process. Construction hours will be limited to daytime hours, with additional restrictions to comply with all local and state rules and ordinances. During construction of the Project, there will be additional noise generated beyond existing conditions.

The Minnesota Pollution Control Agency (MPCA) establishes noise standards that must be followed (Minnesota Rules Chapter 7030). Table 24 is a summary of the statutory noise limit standards for residential (NAC1) areas.

Table 24. Statutory Noise Limit Standards

Use	Daytime (7 am – 10 pm)		Nighttime (10 pm – 7 am)	
	L_{10}*	L_{50}**	L_{10}	L_{50}
Residential (NAC1)	65 dBA	60 dBA	55 dBA	50 dBA

Source: Minnesota Pollution Control Agency (2015). A Guide to Noise Control in Minnesota. https://www.pca.state.mn.us/sites/default/files/p-gen6-01.pdf

*L_{10} calculation is the noise level that is exceeded for 10% of an hour.

**L_{50} calculation is the noise level exceeded for 50% of an hour.

The Project is required to operate in compliance with Minnesota Noise Standards. If noise impacts are determined to be above the state standards, potential contributions will be assessed to pinpoint primary sources and determine optimal methods for noise reduction.

Post-construction, the site will likely generate an increase in noise over existing conditions but will be similar to the levels generated by the residential developments to the east and west of the Project Site.

20. 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.

The Project Site is located south of TH 7, generally west of Oak Road, east of Grimm Rd, and north of the Laketown Township/Carver County border. The existing land uses are agricultural and undeveloped.

The proposed development consists of approximately 357 to 422 residential units, each with off-

street parking. Roadways connecting the development will include space for on-street parking.

A Traffic Study was completed for the Proposed Project by Transportation Collaborative & Consultants in March 2026, and the full report is provided in Appendix E. Table 25 provides the estimated a.m. / p.m. peak hour and average daily traffic generated by the Project. The estimate was completed using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition* and accounts for 357 total residential units, as well as a sensitivity test up to 422 units to determine the impact of a higher density development on traffic. Upon completion of the proposed development, the Project is estimated to generate 236 to 256 trips during the a.m. peak hour, 306 to 321 trips during the p.m. peak hour, and 3,094 to 3,410 daily trips. Note that the a.m. and p.m. peak hours represent 7:30 to 8:30 a.m. and 4:30 to 5:30 p.m.

Table 25. Trip Generation Summary

ITE Code	Land Use	Dwelling Units	Daily Trips	AM Peak Hour		PM Peak Hour	
				In	Out	In	Out
Proposed Development							
210	Single-Family Homes	296	2,692	56	151	171	104
215	Townhomes	61	402	7	22	18	13
TOTAL		**357**	**3,094**	**63**	**173**	**189**	**117**
				236		**306**	
Sensitivity Test							
210	Single-Family Homes	253	2,300	48	129	146	89
215	Townhomes	169	1,110	20	59	49	37
TOTAL		**422**	**3,410**	**68**	**188**	**195**	**126**
				256		**321**	
Sensitivity Test Change in Trips (+/-)			+316	+5	+15	+6	+9

The City of Minnetrista is not within the regional transit authority service area. However, there are several bus stops located northeast of the City along CSAH 19. There is also a Metro Transit Park-and-Ride located in the neighboring City of Mound that provides service to downtown Minneapolis. The City is also served by Transit Link, a dial-a-ride service that provides connections throughout the seven-county metropolitan area. Minnetrista residents also have access to the Metro Vanpool program, which provides financial assistance for vanpools to-and-from work destinations. As the area continues to develop, there may be opportunities to expand bus routes, but none are planned for near the development at this time.

As noted, a multi-use path is planned along TH 7 as part of the Hennepin County Bikeway System that provides connections to Carver Park Reserve to the south and Lake Minnetonka Regional Park to the east. If possible, a trail within the required TH 7 right-of-way could provide connectivity to adjacent facilities.

b. 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

To understand potential impacts associated with the proposed Project, year 2030 No Build and

Build conditions were reviewed from an intersection capacity perspective. The analysis included evaluation of five (5) existing intersections with proximity to the Project, and two intersection design scenarios for access to the Project.

The analysis shows that existing capacity of the study intersections operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours for both the 2030 No Build and Build scenarios. The study notes that the westbound approach of TH 7 at Kings Point Road / Victoria Drive (CR 11) is approaching the LOS D / E threshold during the p.m. peak hour for both the No Build and Build scenarios. With or without the Project, the study notes that reconfiguration of this intersection will eventually be needed. As part of the MnDOT *Hwy 7 Study - Hopkins to St. Bonifacius*, a multilane roundabout at Kings Point Road/Victoria Drive (CR 11) was originally planned, and reconfiguration to the roundabout design provides operational benefits to the corridor.

Given the original reconfiguration plans, the multilane Kings Point Road roundabout design was assumed to be constructed as part of the 2030 Build analysis. As shown on the Concept Plan, two intersections are proposed as part of the Project and two design scenarios for each proposed intersection were evaluated within the traffic study. As described in the study, the proposed intersections planned to serve the Project were evaluated under two design scenarios, 1) full access, and 2) right-in-right-out (RI/RO). The study showed that if the roundabout at TH 7 and Kings/Point Road/Victoria Drive is constructed that, regardless of the Project's intersection designs, all intersections evaluated will operate at LOS C or better.

The Traffic Study recommends some minor mitigative infrastructure improvements, which are identified in Item 20.c.

Note that at the time of the Traffic Study, the segment of Victoria Drive (CR 11) between TH 7 and Hwy 5 was closed for reconstruction; this closure had a significant impact on traffic volumes/travel patterns along TH 7. As a result, no new traffic counts were completed as part of the Traffic Study.

However, MnDOT is currently conducting the *Hwy 7 Study - Hopkins to St. Bonifacius,* which includes new traffic data prior to any roadway closures. The MnDOT study recommends improvements along TH 7 that may affect the Project Site, including:

- 3/4 Intersection at Highland Road
- Multilane roundabout at Kings Point Road / Victoria Drive (CR 11)
- Possible multi-use trail along the entire segment if it can be accommodated within the existing right-of-way
- Potential for a median barrier between intersections

Construction of TH 7 improvements are currently planned for 2029.

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

Given that the existing transportation network is expected to operate acceptably with the new development trips, minimal mitigation is needed to address Project-related transportation effects. The following recommendations were provided:

- Locate signage and landscaping to avoid creating any sight distance issues; intersection sight-distance should be confirmed at the proposed site access locations.

- Install internal intersection traffic controls (i.e., stop signs) in collaboration with the City engineer.
- Provide multimodal connections throughout the Project Site to ensure connectivity with existing and proposed facilities adjacent to the site; a multimodal facility should be provided along at least one (1) side of each roadway within the proposed development, where feasible. At a minimum, preserve right-of-way along the south side of TH 7 within the project limits to accommodate a future multi-use trail consistent with the TH 7 Study.
- Review truck maneuverability to limit potential internal circulation conflicts.
- Align the east access across from the existing private access on the north side of TH 7 or consider relocating the private access to align with the proposed east access; this consideration is only needed if full- or three-quarter access is planned for the east access.
- Further discussion with MnDOT should occur to review the Project's access design scenarios to determine the appropriate configuration and implementation timeline. The Project's central access is recommended to be full-access side-street stop controlled with an eastbound right-turn lane, and dedicated left- and right-turn lanes on the side-street approach. The Project's east access is recommended to be right-in/right-out side-street stop controlled with an eastbound right-turn lane.

The sensitivity test found the resultant impact of the additional units to be minimal, and thus the conclusions and recommendations are the same for the low and high end of the unit range evaluated.

21. Cumulative Potential Effects

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.

Any environmental impacts must comply with all Federal, State, and local rules and regulations and appropriate permits must be obtained. Required mitigation measures and permit conditions must be followed. Potential impacts outside the permitting process have been properly evaluated as part of this EAW. Therefore, there are no cumulative impacts from the Proposed Project anticipated provided proper mitigation is followed.

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.

The Project Site is surrounded primarily by agricultural uses, many areas of which are guided urban reserve or for commercial development in the future. There are no other known immediate development plans, but development in the area is likely in the twenty-year timeframe. Any project in the surrounding area which meets mandatory environmental review thresholds will be required to conduct its own environmental review process.

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.

The Project Site is within the designated growth area for the City of Minnetrista with future development on surrounding parcels anticipated over the next several decades. The City has

planned for this growth and expansion through its adopted 2040 Comprehensive Plan and will continue to review and address its land use and infrastructure systems when new development is proposed within the expansion areas. Since the proposed Project is consistent with the 2040 Comprehensive Plan, the potential impacts to land use and infrastructure were evaluated as part of the planning process. There are no known immediate development plans for adjacent parcels. Given that the surrounding area is within the City's identified growth area, future projects may exceed mandatory thresholds to conduct environmental review and will be required to complete the process prior to land use approvals are granted. Given the extensive study completed by the City's comprehensive planning process and the information contained within this EAW analysis, there are no known impacts that are not addressed through recommended mitigation within this review.

22. 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 environmentwill 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 myknowledge.
- 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 _____

APPENDICES

Appendix A: Figures

Appendix B: Agency Requests

Appendix C: Greenhouse Gas (GHG) Calculator Analysis

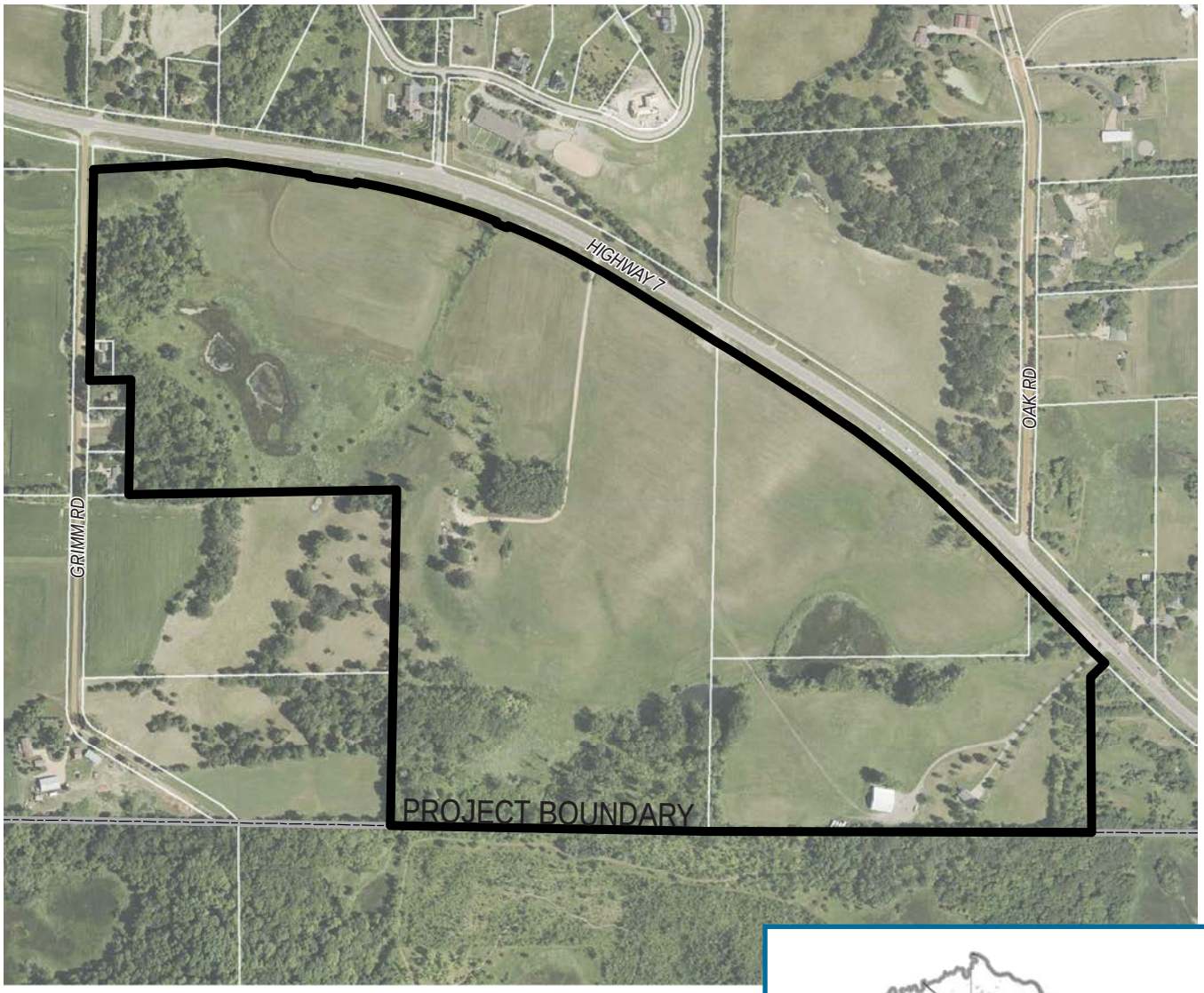
Appendix D: Wetland Notice of Decision

Appendix E: Traffic Study

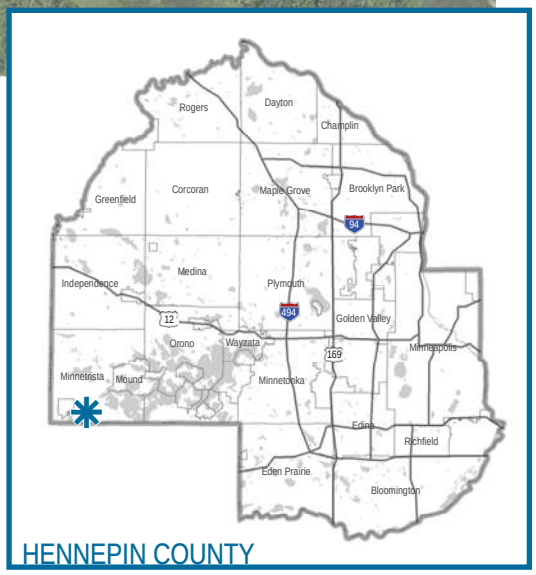
APPENDIX A

Appendix A - Figures

FIGURE 1. PROJECT LOCATION



0 250 500 1,000 Feet



COUNTY: **HENNEPIN**

CITY: MINNETRISTA

PIDs:

- 3311724320002
- 3311724320001
- 3311724430003
- 3311724420003 (PARTIAL)

Sources: Metropolitan Council, MNGEO, MNDOT

FIGURE 2. USGS QUAD MAP

Source: USGS Topo Builder

FIGURE 3. CONCEPT PLAN

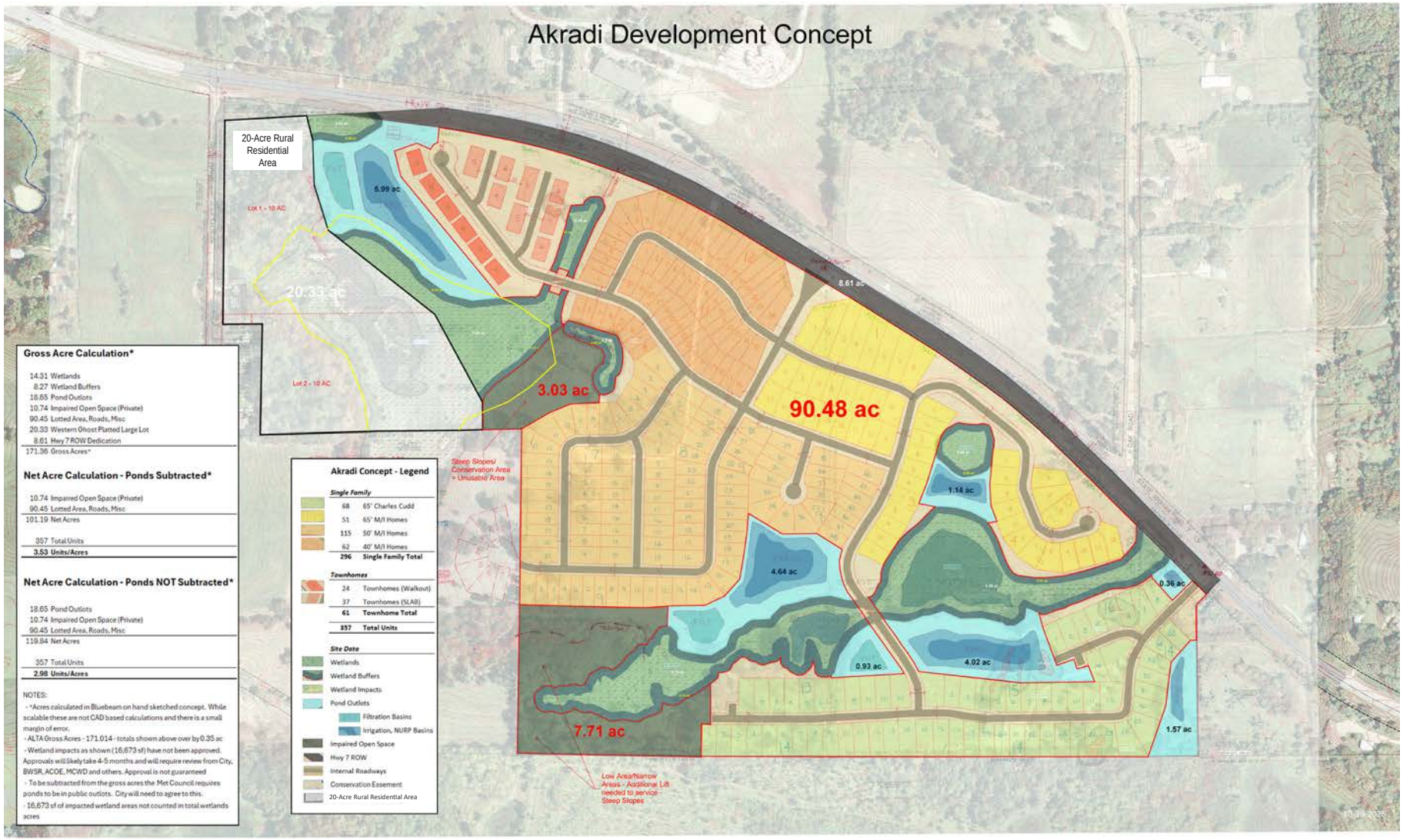


FIGURE 4. AVERAGE ANNUAL TEMPERATURE

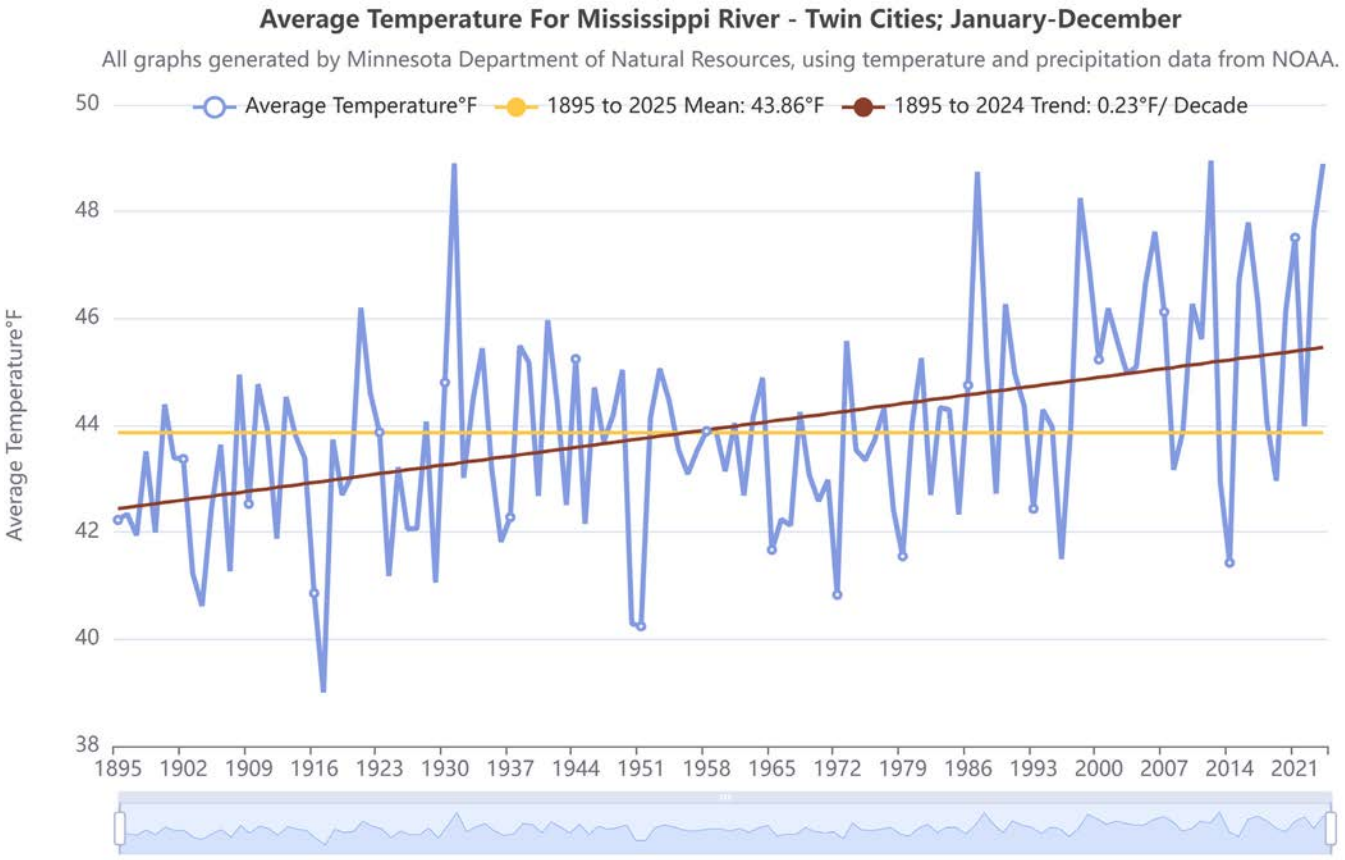
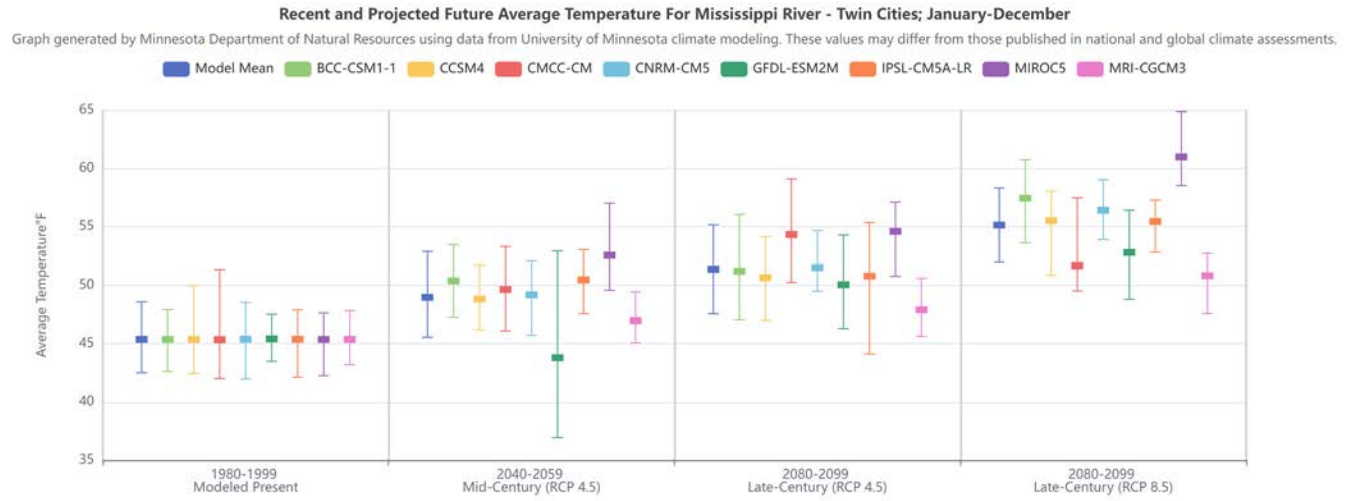


FIGURE 5. PROJECTED AVERAGE ANNUAL TEMPERATURE



Source: *MNDNR Minnesota Climate Explorer Tool, available at https://arcgis.dnr.state.mn.us/climateexplorer/*

FIGURE 6. AVERAGE ANNUAL PRECIPITATION

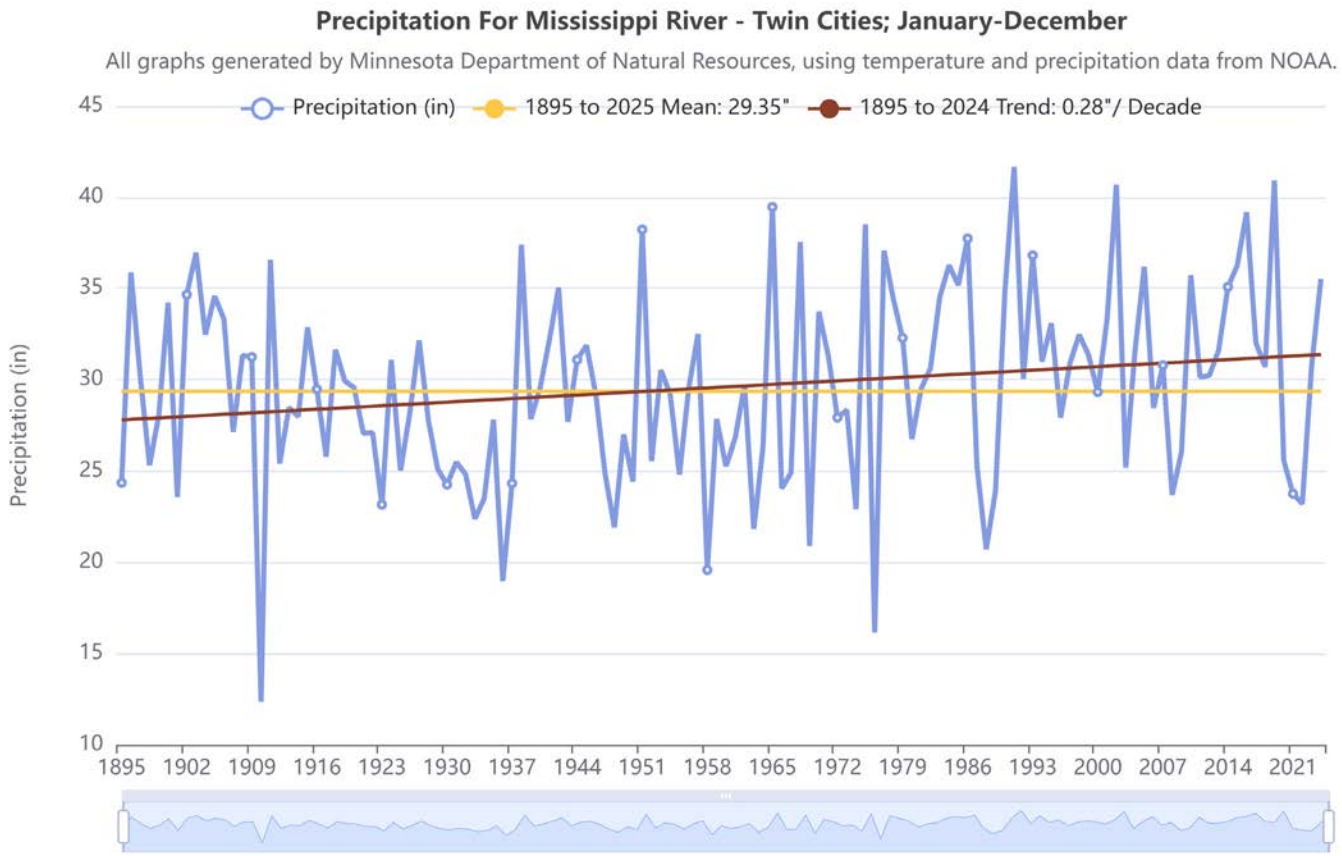
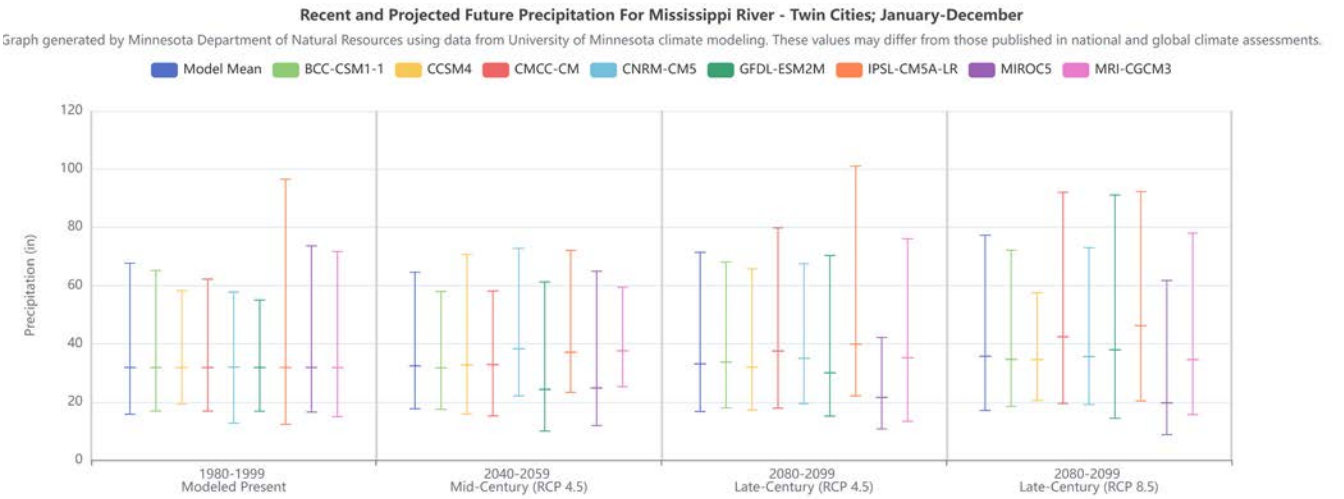
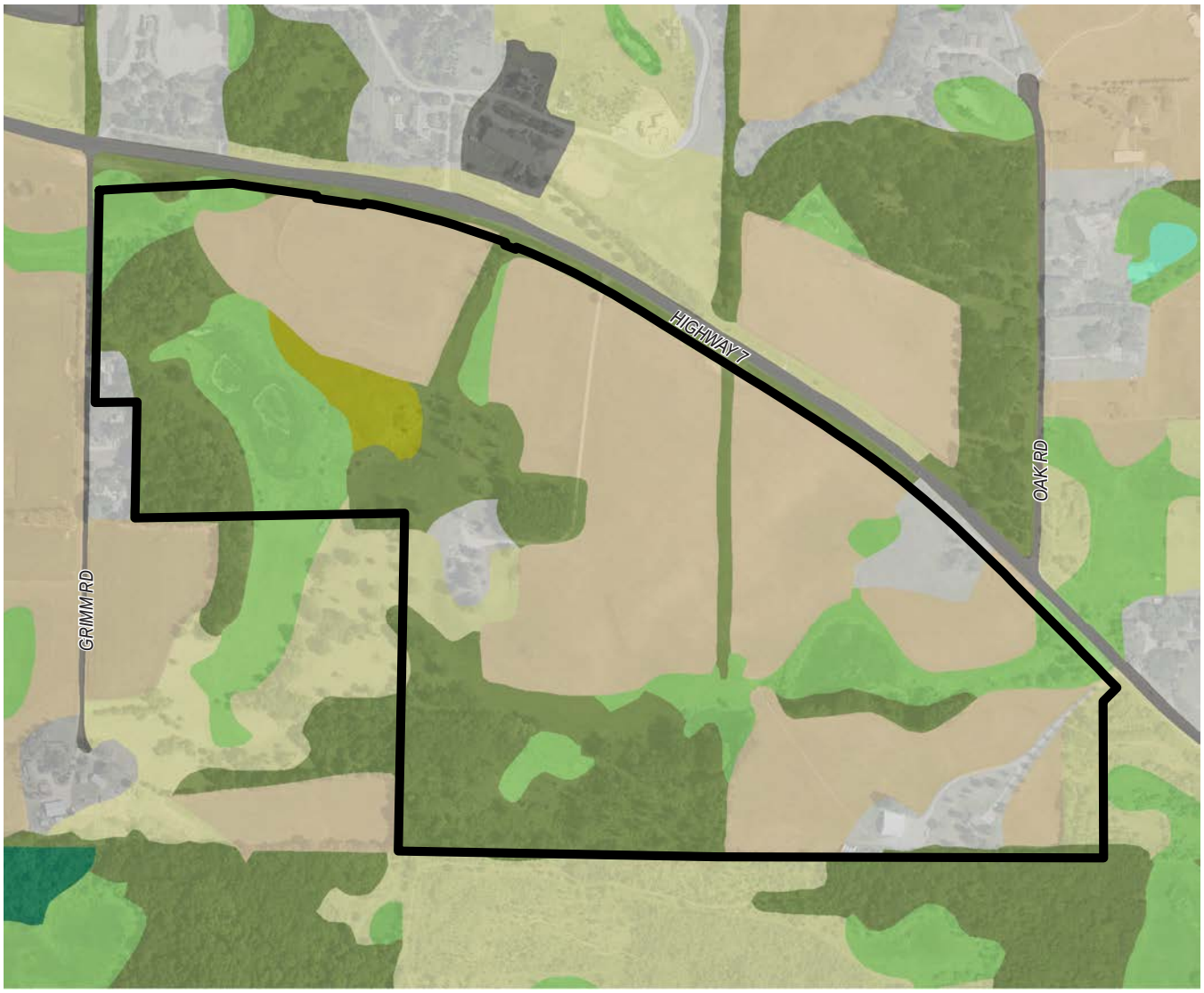


FIGURE 7. PROJECTED AVERAGE ANNUAL PRECIPITATION



Source: *MNDNR Minnesota Climate Explorer Tool, available at https://arcgis.dnr.state.mn.us/climateexplorer/*

FIGURE 8. COVER TYPES



0 250 500 1,000 Feet

LEGEND

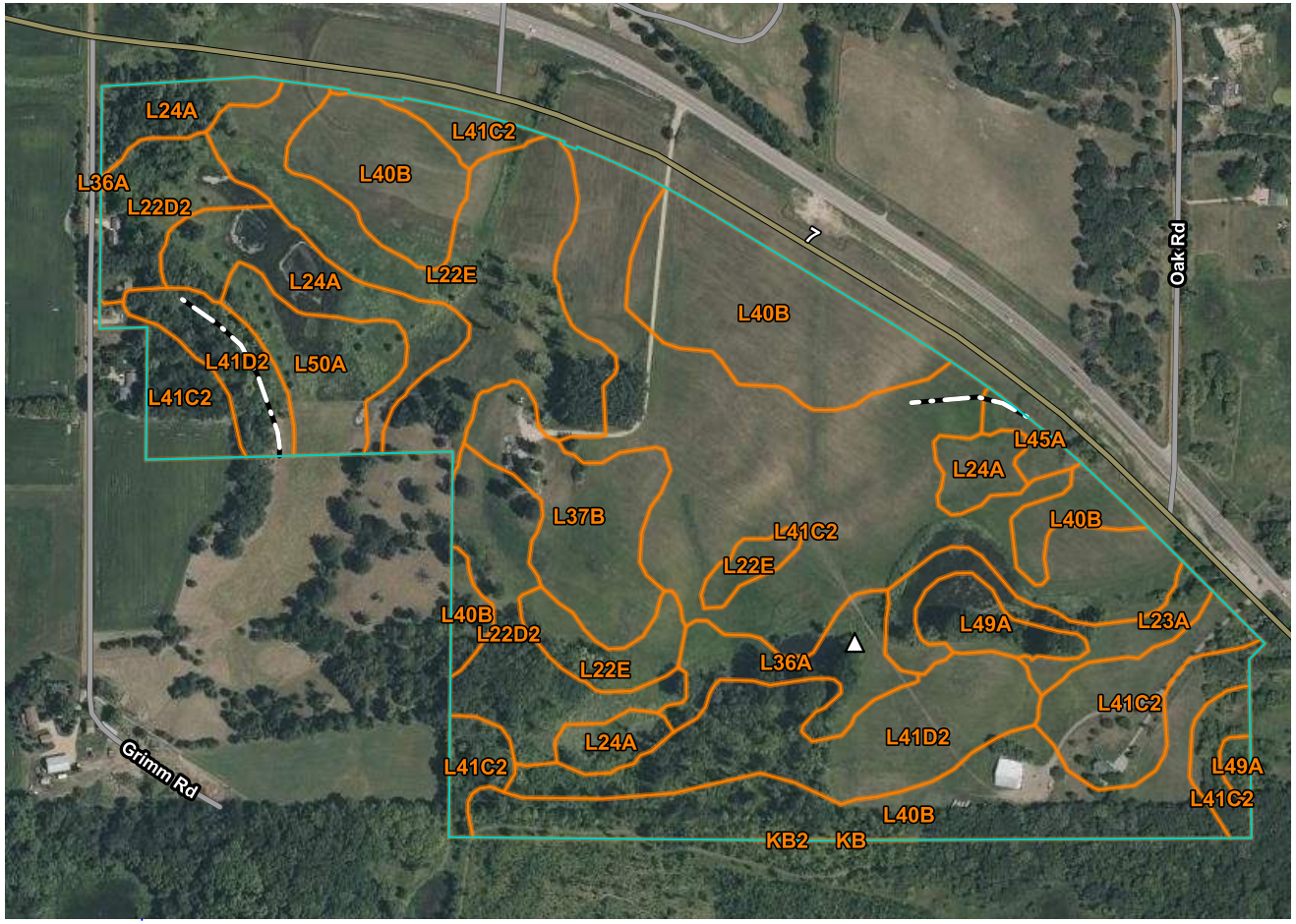
PROJECT BOUNDARY

MLCCS CLASSIFICATION

- < 50% IMPERVIOUS
- > 50% IMPERVIOUS
- GRASSES
- AGRICULTURAL LAND
- FOREST/TREE PLANTATION
- WETLAND FOREST
- SHRUBLAND
- WETLAND SHRUBS
- WETLAND EMERGENT VEGETATION
- WETLAND OPEN WATER

Source: MNDNR, MNGEO

FIGURE 9. NRCS SOIL SURVEY



LEGEND

PROJECT BOUNDARY

NRCS SOIL SURVEY

SOIL MAP UNIT POLYGONS

SPECIAL POINT FEATURE

SPECIAL LINE FEATURE

Map Scale: 1:7,120 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0, 100, 200, 400, 600

Feet: 0, 300, 600, 1200, 1800

Map projection: Web Mercator Corner coordinates: WGS84

Source: NRCS Web Soil Survey

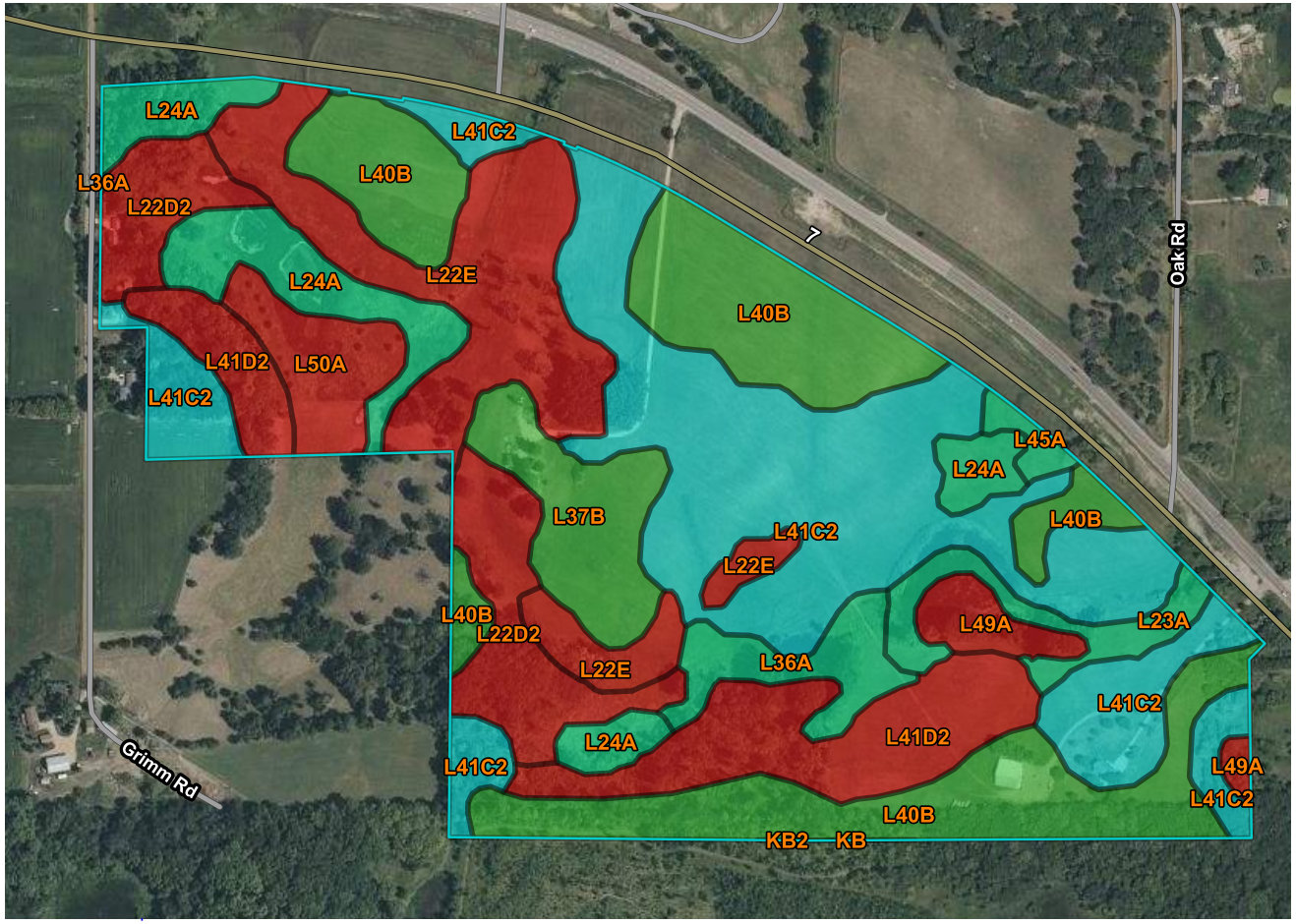
FIGURE 9. NRCS SOIL SURVEY (CONT.)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KB	Kilkenny-Lester loams, 2 to 6 percent slopes	0.0	0.0%
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	0.0	0.0%
Subtotals for Soil Survey Area		**0.0**	**0.0%**
Totals for Area of Interest		**162.8**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L22D2	Lester loam, 10 to 16 percent slopes, moderately eroded	12.0	7.4%
L22E	Lester loam, 10 to 22 percent slopes	20.0	12.3%
L23A	Cordova loam, 0 to 2 percent slopes	4.1	2.5%
L24A	Glencoe clay loam, 0 to 1 percent slopes	12.0	7.4%
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	4.6	2.8%
L37B	Angus loam, 2 to 6 percent slopes	7.8	4.8%
L40B	Angus-Kilkenny complex, 2 to 6 percent slopes	33.9	20.8%
L41C2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	43.8	26.9%
L41D2	Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded	15.3	9.4%
L45A	Dundas-Cordova complex, 0 to 3 percent slopes	1.1	0.7%
L49A	Klossner soils, depressional, 0 to 1 percent slopes	3.0	1.8%
L50A	Muskego and Houghton soils, 0 to 1 percent slopes	5.1	3.2%
Subtotals for Soil Survey Area		**162.8**	**100.0%**
Totals for Area of Interest		**162.8**	**100.0%**

Source: NRCS Web Soil Survey

FIGURE 9. NRCS SOIL SURVEY (CONT.)



LEGEND

PROJECT BOUNDARY

NRCS FARMLAND CLASSIFICATION

- NOT PRIME FARMLAND
- PRIME FARMLAND IF DRAINED
- ALL AREAS ARE PRIME FARMLAND
- FARMLAND OF STATEWIDE IMPORTANCE

Map Scale: 1:7,120 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84

Source: NRCS Web Soil Survey

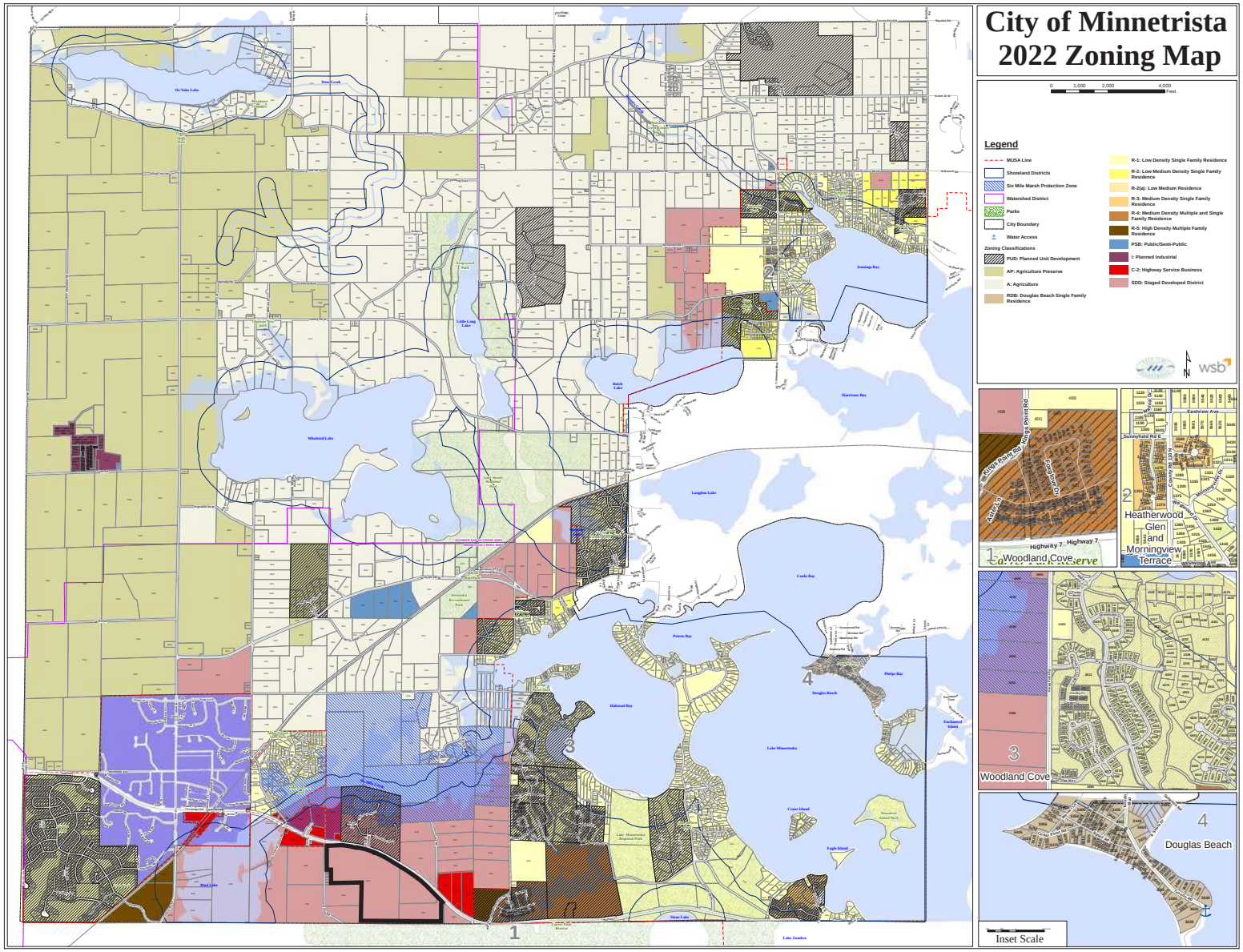
FIGURE 9. NRCS SOIL SURVEY (CONT.)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KB	Kilkenny-Lester loams, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	All areas are prime farmland	0.0	0.0%
Subtotals for Soil Survey Area			**0.0**	**0.0%**
Totals for Area of Interest			**162.8**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L22D2	Lester loam, 10 to 16 percent slopes, moderately eroded	Not prime farmland	12.0	7.4%
L22E	Lester loam, 10 to 22 percent slopes	Not prime farmland	20.0	12.3%
L23A	Cordova loam, 0 to 2 percent slopes	Prime farmland if drained	4.1	2.5%
L24A	Glencoe clay loam, 0 to 1 percent slopes	Prime farmland if drained	12.0	7.4%
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	Prime farmland if drained	4.6	2.8%
L37B	Angus loam, 2 to 6 percent slopes	All areas are prime farmland	7.8	4.8%
L40B	Angus-Kilkenny complex, 2 to 6 percent slopes	All areas are prime farmland	33.9	20.8%
L41C2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	43.8	26.9%
L41D2	Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded	Not prime farmland	15.3	9.4%
L45A	Dundas-Cordova complex, 0 to 3 percent slopes	Prime farmland if drained	1.1	0.7%
L49A	Klossner soils, depressional, 0 to 1 percent slopes	Not prime farmland	3.0	1.8%
L50A	Muskego and Houghton soils, 0 to 1 percent slopes	Not prime farmland	5.1	3.2%
Subtotals for Soil Survey Area			**162.8**	**100.0%**
Totals for Area of Interest			**162.8**	**100.0%**

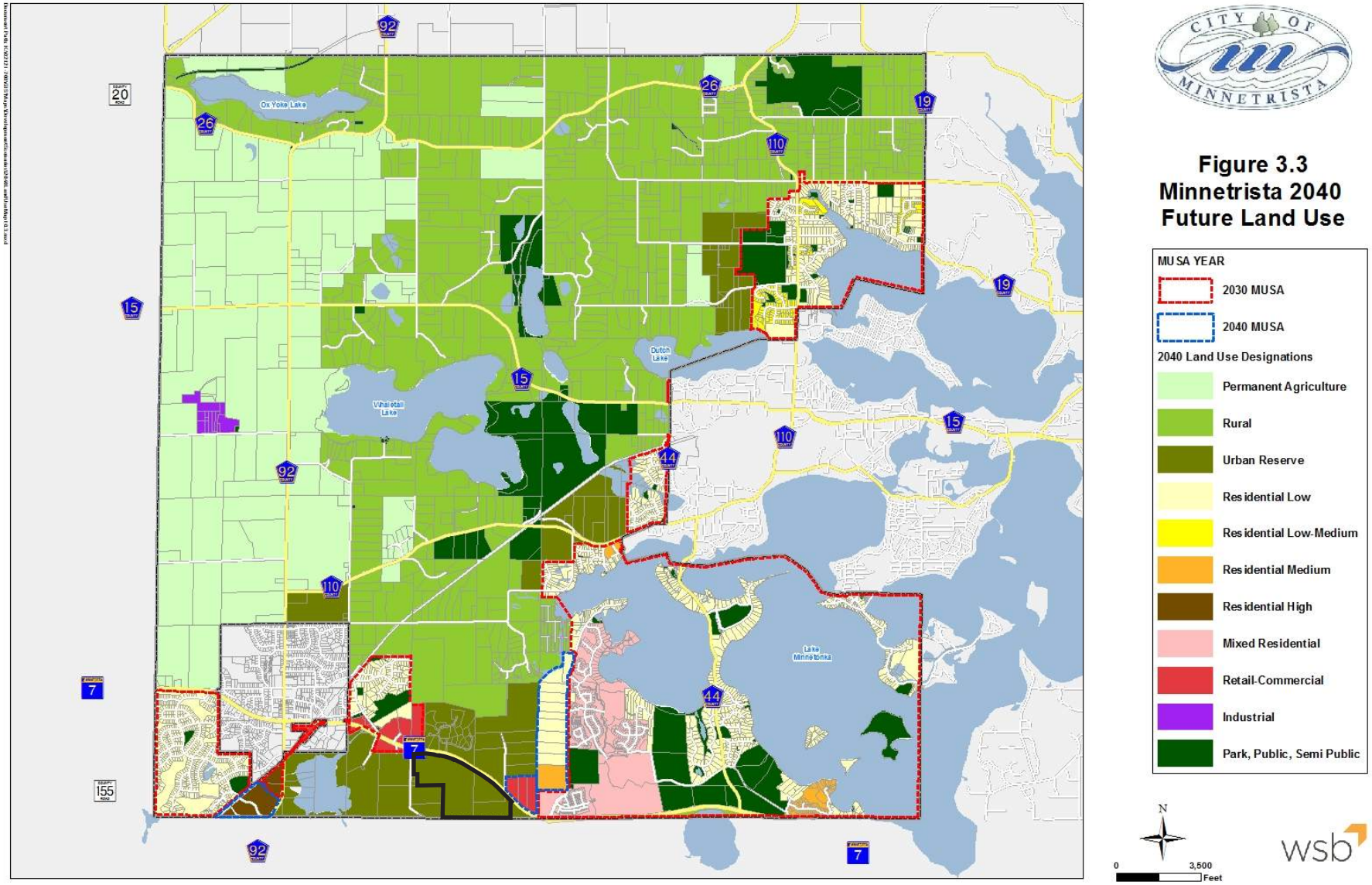
Source: NRCS Web Soil Survey

FIGURE 10. ZONING MAP



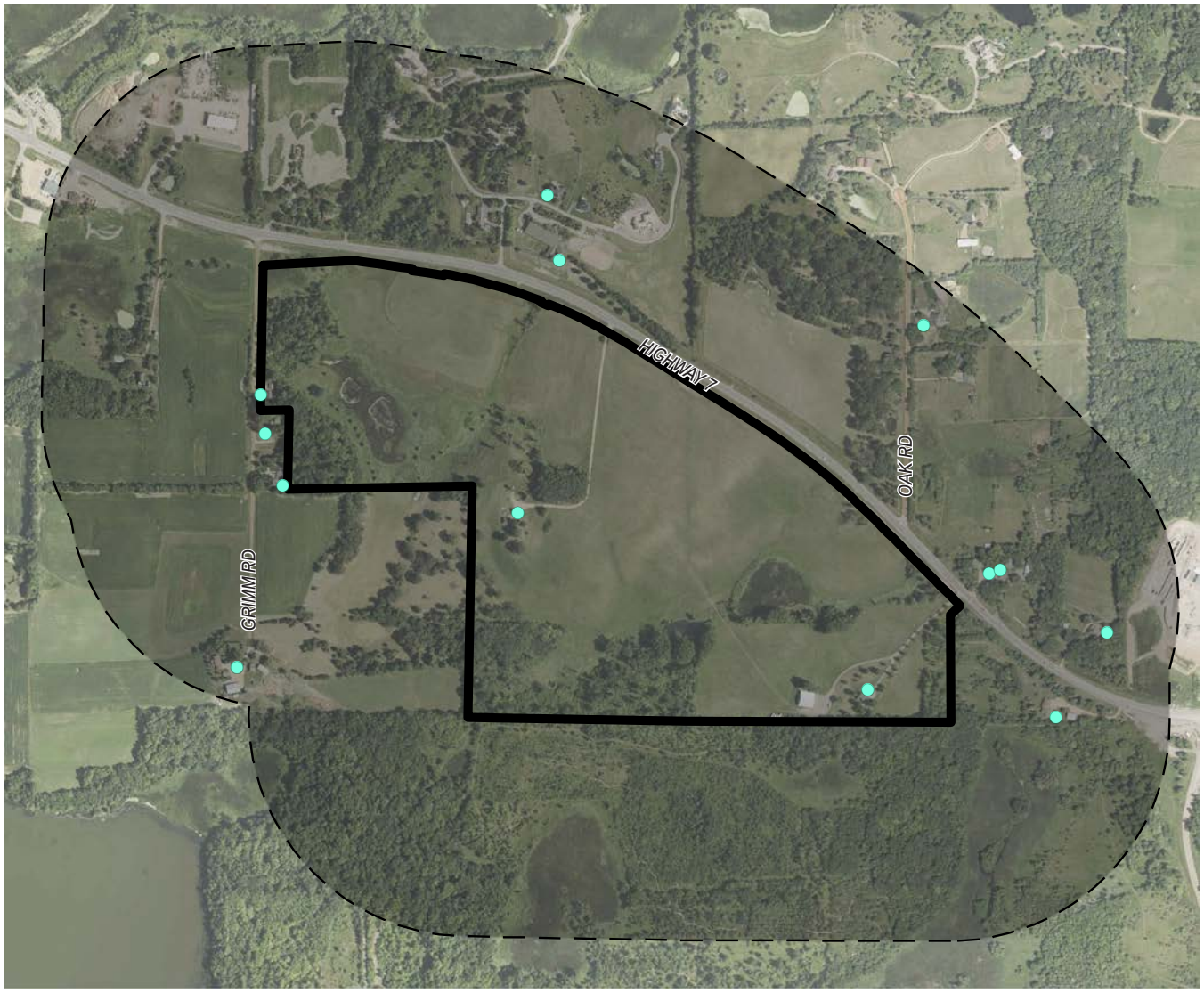
Source: *City of Minnetrista*

FIGURE 11. 2040 FUTURE LAND USE PLAN



Source: City of Minnetrista 2040 Comprehensive Plan

FIGURE 12. WELLS WITHIN ONE QUARTER MILE



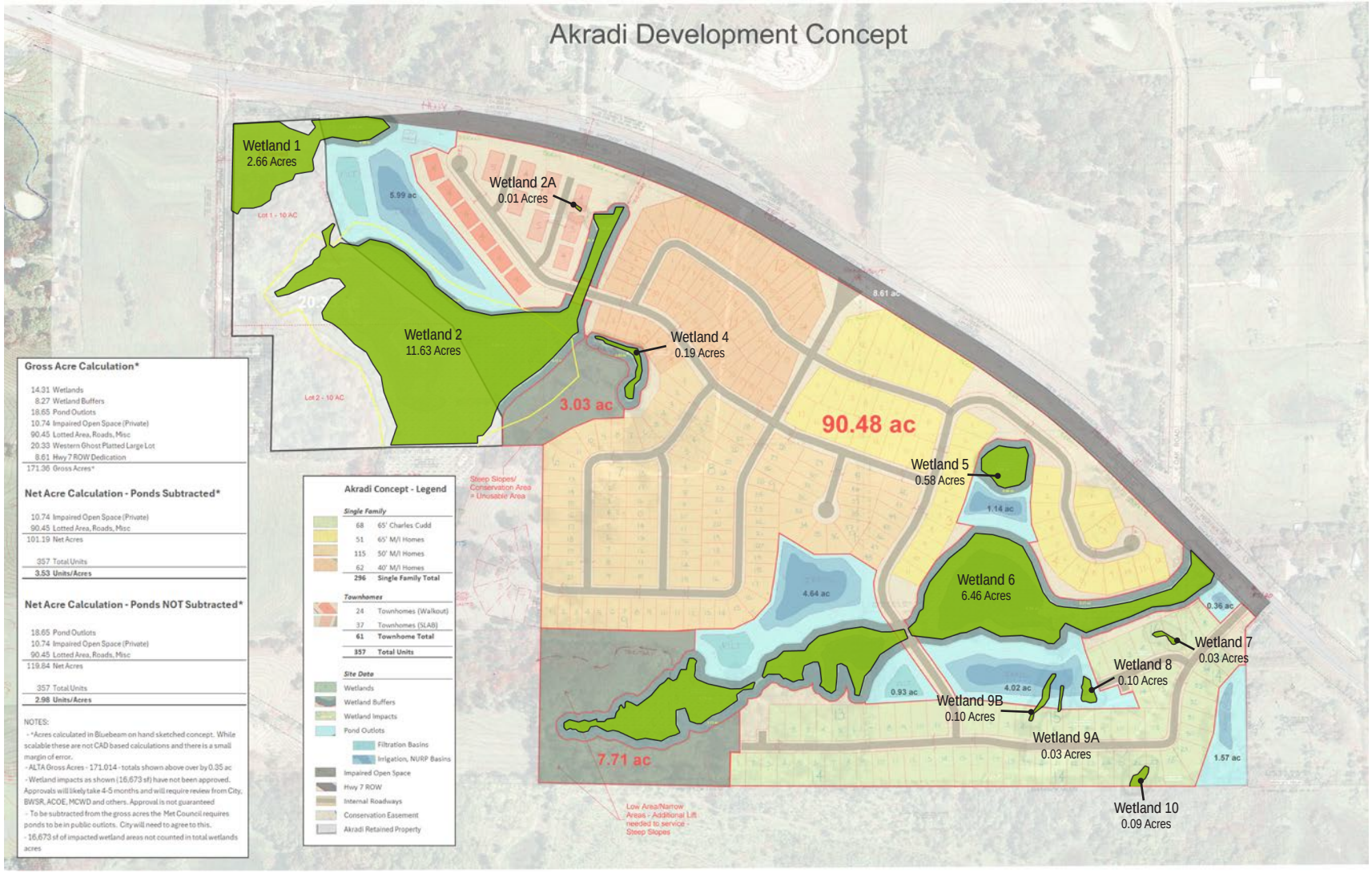
0 0.125 0.25 0.5 Miles

LEGEND

- PROJECT BOUNDARY
- QUARTER-MILE BUFFER
- WELLS WITHIN A QUARTER MILE OF PROJECT BOUNDAY

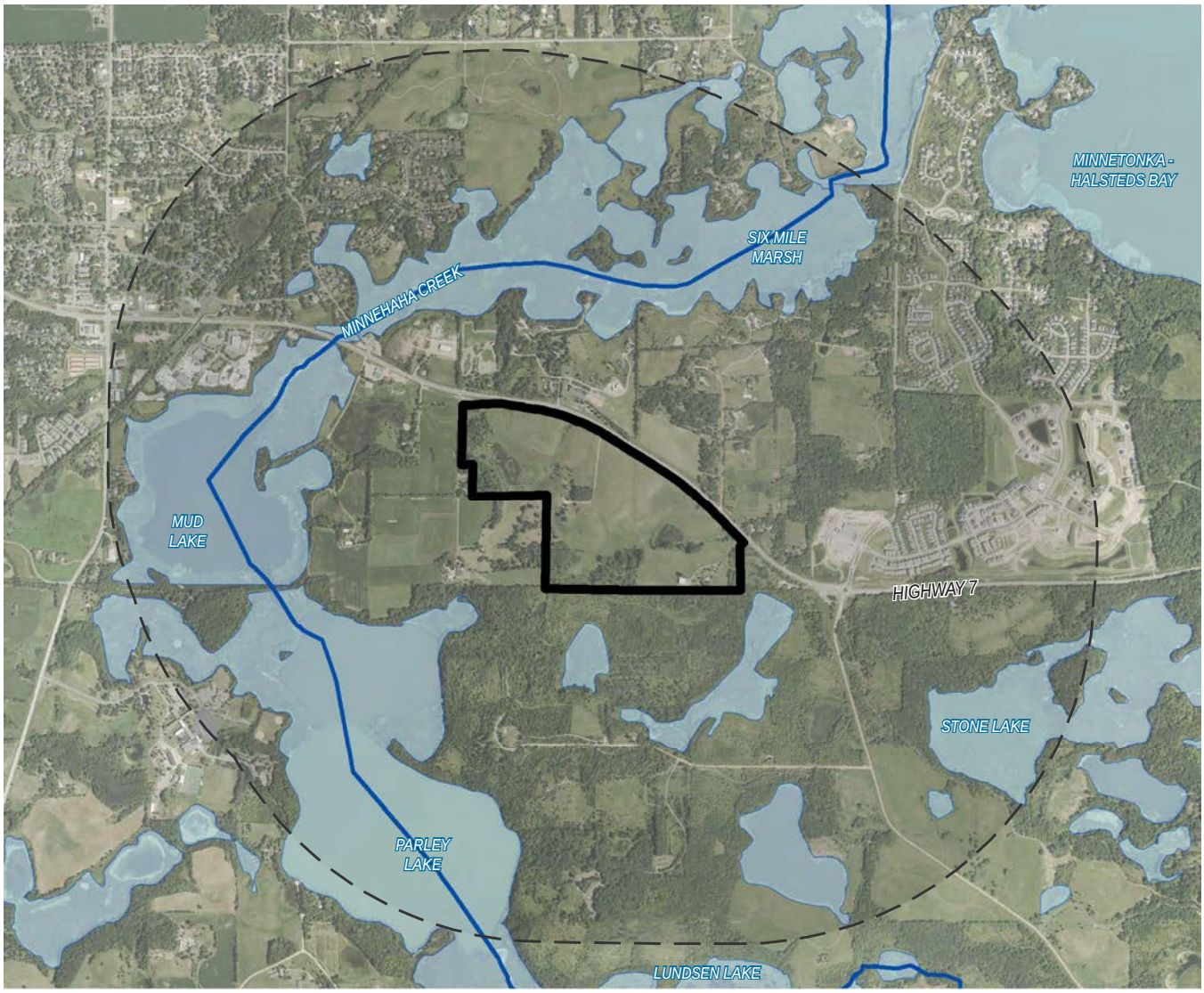
Source: Minnesota Department of Health, MNGEO

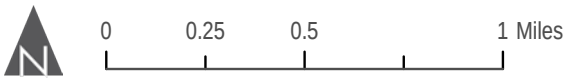
FIGURE 13. DELINEATED WETLANDS



Source: *Kjolhaug Environmental Group, Notice of Decision, dated October 21, 2025, see Appeendix D for full report*

FIGURE 14. PUBLIC WATERS WITHIN 1-MILE



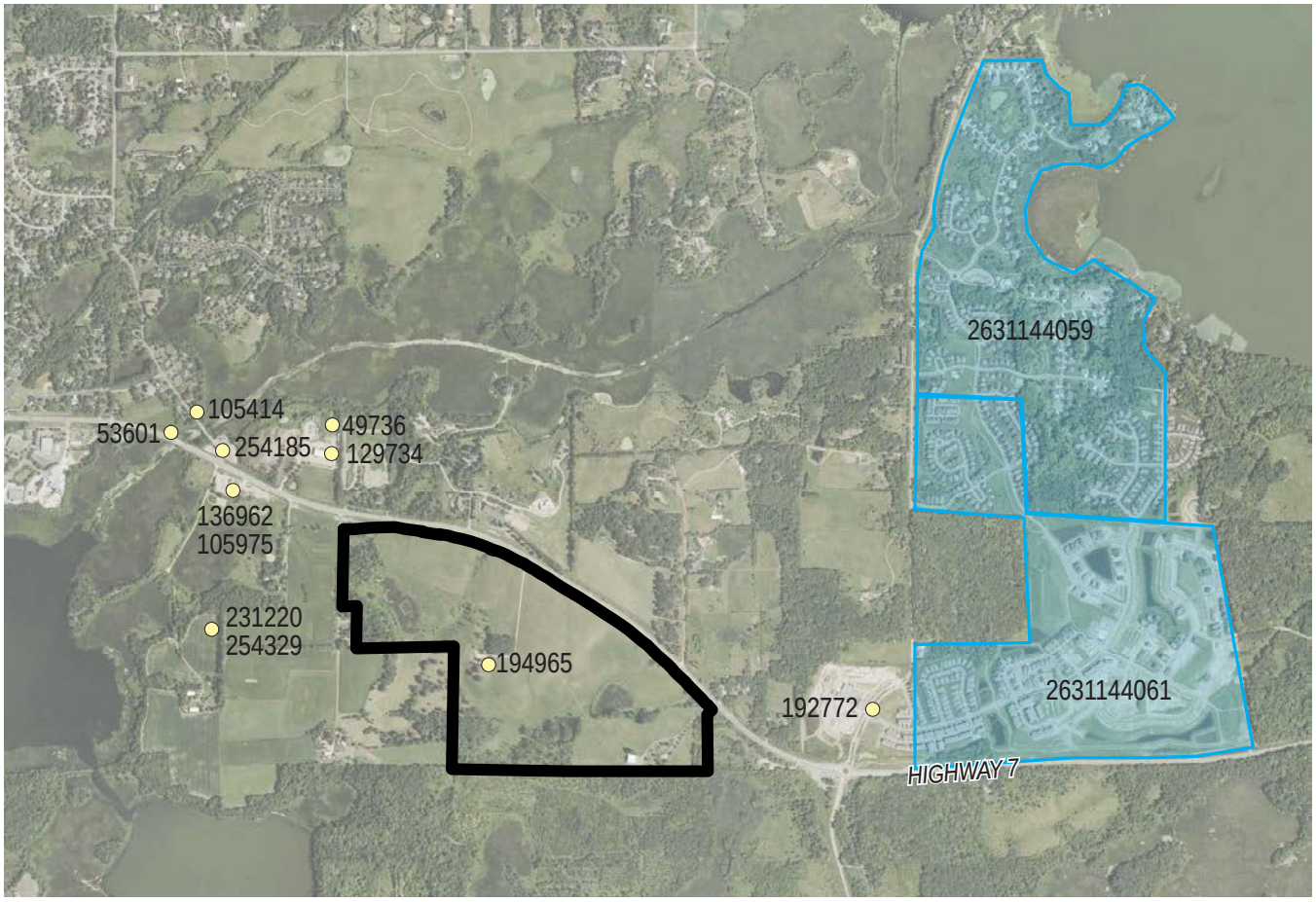


LEGEND

- PROJECT BOUNDARY
- 1-MILE BUFFER
- PUBLIC WATER BODIES
- PUBLIC WATERCOURSES

Source: MNDNR, MNGEO

FIGURE 15. POTENTIALLY CONTAMINATED SITES



Source: MPCA, MDA, MNGEO

APPENDIX B

Appendix B – Agency Requests

DEPARTMENT OF NATURAL RESOURCES

Formal Natural Heritage Review - Cover Page

See next page for results of review. A draft watermark means the project details have not been finalized and the results are not official.

Project Name: Minnetrista M/I Homes

Project Proposer: M/I Homes

Project Type: Development, Residential

Project Type Activities: Wetland impacts (e.g., dewatering, tiling, drainage, discharge, excavation, fill, runoff, sedimentation, changes in hydrology);Groundwater Impacts (e.g., contamination, dewatering, change in hydrology, potential for aquifer breach);Tree Removal;Structure Removal or Bridge Removal;Grading

TRS: T116 R24 S4, T117 R24 S33

County(s): Carver, Hennepin

DNR Admin Region(s): Central

Reason Requested: State EAW

Project Description: Development of up to 357 single-family residential homes on land previously undeveloped or used for agricultural purposes. Constructed expected to begin in 2027 and be phased based on market demand.

Existing Land Uses: The existing land uses are undeveloped and agricultural.

Landcover / Habitat Impacted: Existing agricultural land, forest/tree areas, wetland emergent vegetation, and grasses will be impacted.

Waterbodies Affected: There is potential for impact to wetlands on the site, although the site will be designed to avoid delineated wetlands. Dewatering may be required during ...

Groundwater Resources Affected: Affects to groundwater resources are unknown at this time, however, depth to groundwater is 0-10 feet on some parts of the site. Dewatering during construction may be required.

Previous Natural Heritage Review: No

Previous Habitat Assessments / Surveys: No

SUMMARY OF AUTOMATED RESULTS

Category	Results	Response By Category
Project Details	Comments	Tree Removal - Recommendations
Ecologically Significant Area	No Comments	No Further Review Required
State-Listed Endangered or Threatened Species	Needs Further Review	State-protected Species - Needs Further Review
State-Listed Species of Special Concern	No Comments	No Further Review Required

Category	Results	Response By Category
Federally Listed Species	Comments	Visit IPaC for Federal Review RPBB High Potential Zone

DEPARTMENT OF NATURAL RESOURCES

November 5, 2025

Project Name: Minnetrista M/I Homes
Project Proposer: M/I Homes
Project Type: Development, Residential
Project ID: MCE #2025-00895

AUTOMATED RESULTS: FURTHER REVIEW IS NEEDED
As requested, the above project has undergone an automated review for potential impacts to rare features. Based on this review, one or more rare features may be impacted by the proposed project and further review by the Natural Heritage Review Team is needed. You will receive a separate notification email when the review process is complete and the Natural Heritage Review letter has been posted.

Please refer to the table on the cover page of this report for a summary of potential impacts to rare features. For additional information or planning purposes, use the Explore Page in Minnesota Conservation Explorer to view the potentially impacted rare features or to create a Conservation Planning Report for the proposed project.

If you have additional information to help resolve the potential impacts listed in the summary results, please attach related project documentation in the Edit Details tab of the Project page. Relevant information includes, but is not limited to, additional project details, completed habitat assessments, or survey results. This additional information will be considered during the project review.

Minnetrista M/I Homes

Aerial Imagery With Locator Map

N
W E
S

0 0.15 0.3 0.6 0.9 1.2 Miles

Project Boundary

Project Type: Development, Residential

Project Size (acres): 162.69

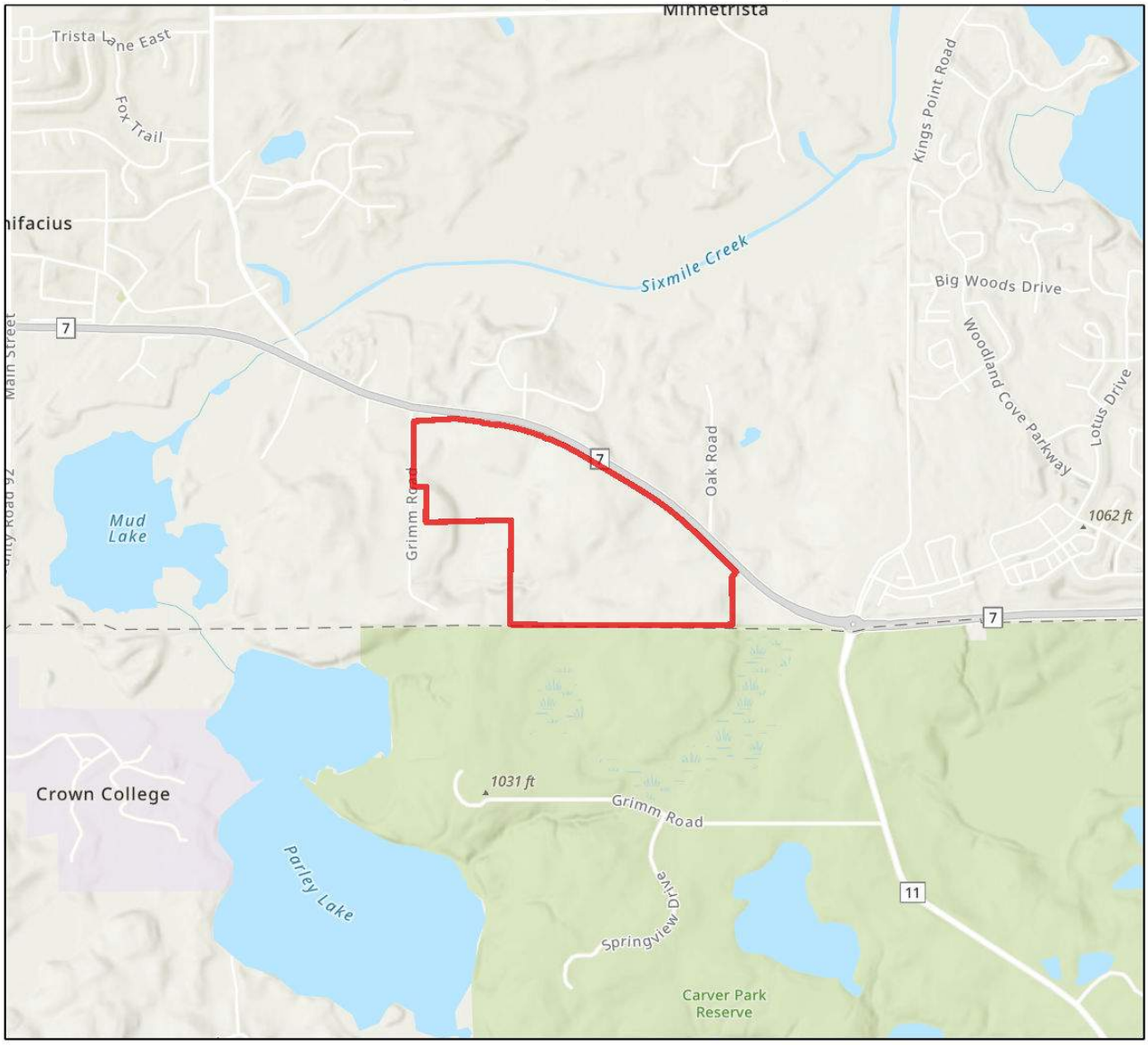
County(s): Carver, Hennepin

TRS: T116 R24 S4, T117 R24 S33

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Vantor
Metropolitan Council, MetroGIS, Three Rivers Park District, MN Dept Natural

Minnetrista M/I Homes

USA Topo Basemap With Locator Map



N
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0 0.15 0.3 0.6 0.9 1.2 Miles

Project Boundary

Project Type: Development, Residential

Project Size (acres): 162.69

County(s): Carver, Hennepin

TRS: T116 R24 S4, T117 R24 S33

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Esri, NASA, NGA, USGS, FEMA
Metropolitan Council, MetroGIS, Three Rivers Park District, MN Dept Natural

Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

January 16, 2026

Jennifer Haskamp
Swanson Haskamp Consulting, LLC

RE: Natural Heritage Review of the proposed **Minnetrista M/I Homes**,
T117N R24W Section 33; Hennepin County

Dear Jennifer Haskamp,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2025-00895** in the email subject line.

As requested, the Minnesota Natural Heritage Information System has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

State-listed Species

- Henslow's sparrow (*Centronyx henslowii*), a state-listed endangered bird species, has been documented in the immediate vicinity of the proposed project. Suitable nesting habitat for this species includes uncultivated and unmowed grasslands, and old fields with standing, dead vegetation, and a substantial litter layer. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. As such, **disturbance in areas that contain suitable nesting habitat should not occur during their breeding season, between May 15 and July 15.**

  Please contact Review.NHIS@state.mn.us to confirm that the above avoidance measure will be implemented or to inform us that avoidance is not feasible. **If avoidance during the breeding season is not feasible, areas that will be disturbed that contain suitable nesting habitat will need to be surveyed for active nests prior to any disturbance.** Requirements for surveys and lists of DNR certified surveyors can be found at the Natural Heritage Review website.

- The area of interest overlaps with a U.S Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee High Potential Zone. The rusty patched bumble bee (*Bombus affinis*) is anticipated to be listed as an endangered species in Minnesota in February 2026. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. **It appears that the proposed project will result in take of rusty patched bumble bee, contact EndangeredSpeciesPermits.dnr@state.mn.us to discuss avoidance measures and permit application.**

- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat (*Myotis septentrionalis*), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**

- Please visit the DNR Rare Species Guide for more information on the habitat use of state-listed species and recommended measures to avoid or minimize impacts.

- Please report incidental sightings of state-listed species via the DNR Plant and Animal Observation Form.

Federally Protected Species

- **To ensure compliance with federal law, please conduct a federal regulatory review using the U.S. Fish and Wildlife Service's online Information for Planning and Consultation (IPaC) tool.** Please note that all projects, regardless of whether there is a federal nexus, are subject to federal take prohibitions. The IPaC review will determine if prohibited take is likely to occur and, if not, will generate an automated letter.

- The area of interest overlaps with a U.S Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee High Potential Zone. The rusty patched bumble bee *(Bombus affinis)* is federally listed as endangered and is likely to be present in suitable habitat within High Potential Zones. From April through October this species uses underground nests in upland grasslands, shrublands, and forest edges, and forages where nectar and pollen are available. From October through April the species overwinters under tree litter in upland forests and woodlands. The rusty patched bumble bee may be impacted by a variety of land management activities including, but not limited to, prescribed fire, tree-removal, haying, grazing, herbicide use, pesticide use, land-clearing, soil disturbance or compaction, or use of non-native bees. If applicable, the DNR recommends reseeding disturbed soils with native species of grasses and forbs using BWSR Seed Mixes or MnDOT Seed Mixes. The USFWS RPBB guidance provides guidance on avoiding impacts to rusty patched bumble bee and a key for determining if actions are likely to affect the species; the determination key can be found in the appendix.

Environmental Review and Permitting

- The Environmental Assessment Worksheet (EAW) should address whether the proposed project has the potential to affect mussels by impacting the riverbed or by altering the water quality or hydrology of the Snake River. If so, the EAW should describe any measures that will be implemented to avoid or minimize disturbance.

- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available and is the most complete source of data on Minnesota's native plant communities, rare species, and other rare features. However, the NHIS is not an exhaustive inventory and does not contain the locations of all rare features in the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.** Resubmit by selecting *Clone Project as Draft* on the project page in MCE.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit Natural Heritage Review for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, please contact your DNR Regional Environmental Assessment Ecologist.

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

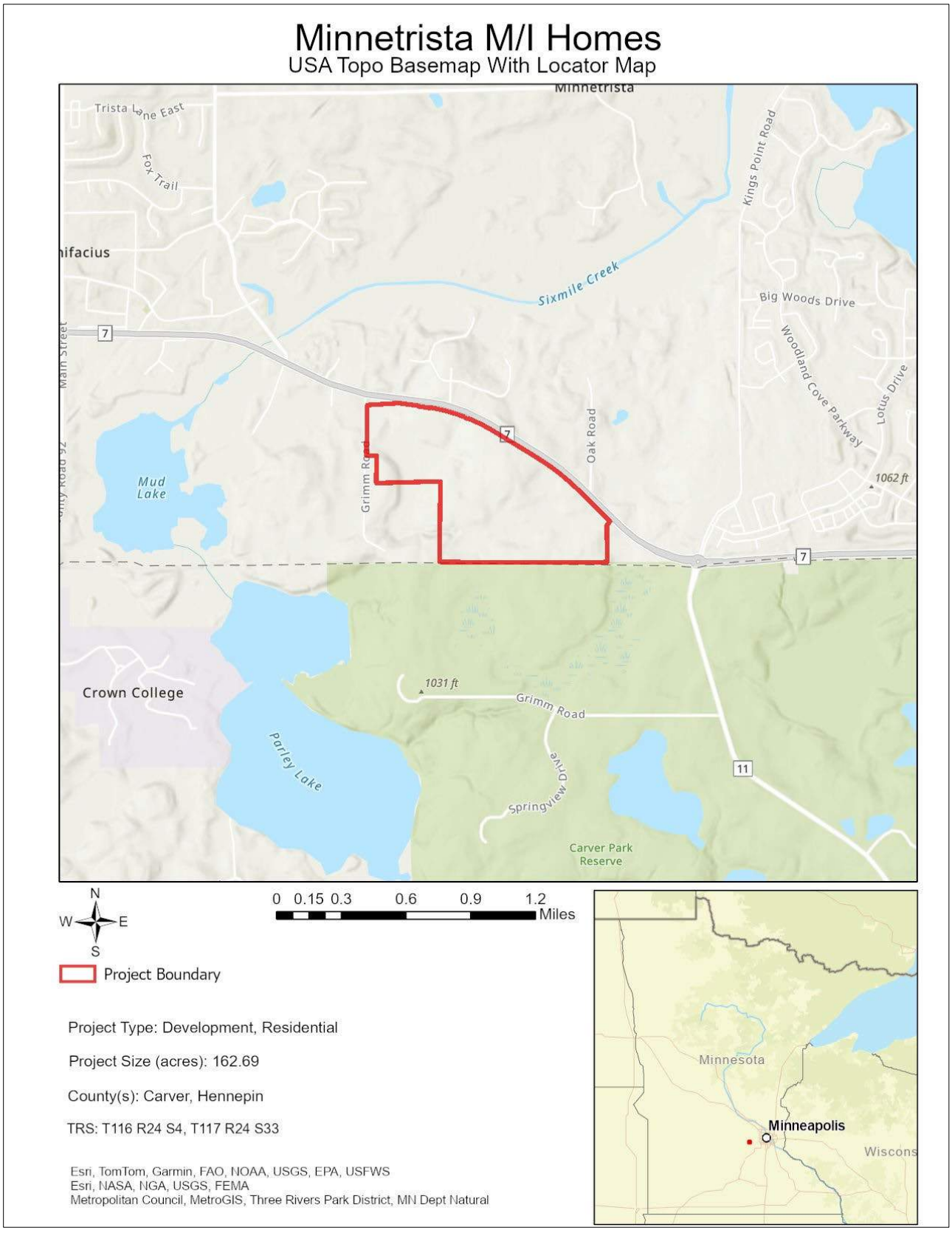
Sincerely,

Molly Barrett

Natural Heritage Review Specialist
molly.barrett@state.mn.us

Cc: Melissa Collins, Regional Environmental Assessment Ecologist, Central (Region 3)

For more project details, see the MCE-generated Final Project Report, available on the MCE project page.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793

In Reply Refer To: 02/12/2026 16:08:12 UTC
Project Code: 2026-0015604
Project Name: M/I Homes - Minnetrista

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*).

Threatened and Endangered Species
The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

Consultation Technical Assistance
Please refer to refer to our Section 7 website for guidance and technical assistance, including step-by-step instructions for making effects determinations for each species that might be present and for specific guidance on the following types of projects: projects in developed areas, HUD, CDBG, EDA, USDA Rural Development projects, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

We recommend running the project (if it qualifies) through our **Minnesota-Wisconsin Federal Endangered Species Determination Key (Minnesota-Wisconsin ("D-key"))**. A demonstration video showing how-to access and use the determination key is available. Please note that the Minnesota-Wisconsin D-key is the third option of 3 available d-keys. D-keys are tools to help Federal agencies and other project proponents determine if their proposed action has the potential to adversely affect federally listed species and designated critical habitat. The Minnesota-Wisconsin D-key includes a structured set of questions that assists a project proponent in determining whether a proposed project qualifies for a certain predetermined consultation outcome for all federally listed species found in Minnesota and Wisconsin (except for the northern long-eared bat- see below), which includes determinations of “no effect” or “may affect, not likely to adversely affect." In each case, the Service has compiled and analyzed the best available information on the species’ biology and the impacts of certain activities to support these determinations.

If your completed d-key output letter shows a "No Effect" (NE) determination for all listed species, print your IPaC output letter for your files to document your compliance with the Endangered Species Act.

For Federal projects with a “Not Likely to Adversely Affect” (NLAA) determination, our concurrence becomes valid if you do not hear otherwise from us after a 30-day review period, as indicated in your letter.

If your d-key output letter indicates additional coordination with the Minnesota-Wisconsin Ecological Services Field Office is necessary (i.e., you get a “May Affect” determination), you will be provided additional guidance on contacting the Service to continue ESA coordination outside of the key; ESA compliance cannot be concluded using the key for “May Affect” determinations unless otherwise indicated in your output letter.

Note: Once you obtain your official species list, you are not required to continue in IPaC with d-keys, although in most cases these tools should expedite your review. If you choose to make an effects determination on your own, you may do so. If the project is a Federal Action, you may want to review our section 7 step-by-step instructions before making your determinations.

Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species

1. If IPaC returns a result of “There are no listed species found within the vicinity of the project,” then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **no effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see below) – then project proponents must determine if proposed activities will have **no effect** on or **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain Life History Information for Listed and Candidate Species on our office website. If no impacts will occur to a species on the IPaC species list (e.g., there is no habitat present in the project area), the appropriate determination is **no effect**. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

3. Should you determine that project activities **may affect** any federally listed, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

Northern Long-Eared Bats
Northern long-eared bats occur throughout Minnesota and Wisconsin and the information below may help in determining if your project may affect these species.

Suitable summer habitat for northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥3 inches dbh for northern long-eared bat that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, northern long-eared bats could be affected. For bat activity dates, please review Appendix L in the Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines.

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas,
- Trees found in highly developed urban areas (e.g., street trees, downtown areas),
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees, and
- A monoculture stand of shrubby vegetation with no potential roost trees.

If IPaC returns a result that northern long-eared bats are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** this species **IF** one or more of the following activities are proposed:

- Clearing or disturbing suitable roosting habitat, as defined above, at any time of year,
- Any activity in or near the entrance to a cave or mine,
- Mining, deep excavation, or underground work within 0.25 miles of a cave or mine,
- Construction of one or more wind turbines, or
- Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

If none of the above activities are proposed, project proponents can conclude the proposed activities will have **no effect** on the northern long-eared bat. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC

species list report for your records.

If any of the above activities are proposed, and the northern long-eared bat appears on the user's species list, the federal project user will be directed to either the northern long-eared bat and tricolored bat range-wide D-key or the Federal Highways Administration, Federal Railways Administration, and Federal Transit Administration Indiana bat/Northern long-eared bat D-key, depending on the type of project and federal agency involvement. Similar to the Minnesota-Wisconsin D-key, these d-keys helps to determine if prohibited take might occur and, if not, will generate an automated verification letter. Additional information about available tools can be found on the Service's northern long-eared bat website.

Whooping Crane
Whooping crane is designated as a non-essential experimental population in Wisconsin and consultation under Section 7(a)(2) of the Endangered Species Act is only required if project activities will occur within a National Wildlife Refuge or National Park. If project activities are proposed on lands outside of a National Wildlife Refuge or National Park, then you are not required to consult. For additional information on this designation and consultation requirements, please review "Establishment of a Nonessential Experimental Population of Whooping Cranes in the Eastern United States."

Other Trust Resources and Activities
Bald and Golden Eagles - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. It is the responsibility of the project proponent to survey the area for any migratory bird nests. If there is an eagle nest on-site while work is on-going, eagles may be disturbed. We recommend avoiding and minimizing disturbance to eagles whenever practicable. If you cannot avoid eagle disturbance, you may seek a permit. A nest take permit is always required for removal, relocation, or obstruction of an eagle nest. For communication and wind energy projects, please refer to additional guidelines below.

Migratory Birds - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of recommendations that minimize potential impacts to migratory birds. Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

Communication Towers - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed voluntary guidelines for minimizing impacts.

Transmission Lines - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to guidelines developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

Wind Energy - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's Wind Energy Guidelines. In addition, please refer to the Service's Eagle Conservation Plan Guidance, which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

State Department of Natural Resources Coordination
While it is not required for your Federal section 7 consultation, please note that additional state endangered or threatened species may also have the potential to be impacted. **Please contact the Minnesota or Wisconsin Department of Natural Resources for information on state listed species that may be present in your proposed project area.**

Minnesota
Minnesota Department of Natural Resources - Endangered Resources Review Homepage
Email: Review.NHIS@state.mn.us

Wisconsin
Wisconsin Department of Natural Resources - Endangered Resources Review Homepage
Email: DNRERReview@wi.gov

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
(952) 858-0793

PROJECT SUMMARY

Project Code: 2026-0015604
Project Name: M/I Homes - Minnetrista
Project Type: Residential Construction
Project Description: The project will construct 494 single-family residential homes with associated roadways and infrastructure, wetlands, and open space. The project will be constructed on 163 acres of land previously used for agricultural production. Construction is anticipated to begin in late 2026 to 2027 and be phased based on market demand.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@44.89467885,-93.71762049055158,14z

Counties: Hennepin County, Minnesota

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

CLAMS

NAME	STATUS
Salamander Mussel *Simpsonaias ambigua* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6208	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Rusty Patched Bumble Bee *Bombus affinis* There is **proposed** critical habitat for this species. Your location overlaps the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9383 General project design guidelines: https://ipac.ecosphere.fws.gov/project/MUFUKQXOOBCJXCR36RIFZKYSSE/documents/generated/9225.pdf	Endangered
Western Regal Fritillary *Argynnis idalia occidentalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

CRITICAL HABITATS

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Rusty Patched Bumble Bee *Bombus affinis* https://ecos.fws.gov/ecp/species/9383#crithab	Proposed

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

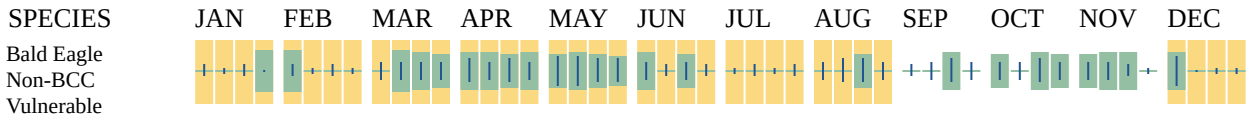
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort – no data



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover *Pluvialis dominica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10561	Breeds elsewhere
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

NAME	BREEDING SEASON
Black Tern *Chlidonias niger surinamenisis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler *Cardellina canadensis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Cerulean Warbler *Setophaga cerulea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 22 to Jul 20
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Golden-winged Warbler *Vermivora chrysoptera* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8745	Breeds May 1 to Jul 20
Grasshopper Sparrow *Ammodramus savannarum perpallidus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Henslow's Sparrow *Centronyx henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds May 1 to Aug 31
Le Conte's Sparrow *Ammospiza leconteii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9469	Breeds Jun 1 to Aug 15

NAME	BREEDING SEASON
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-eared Owl *asio otus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

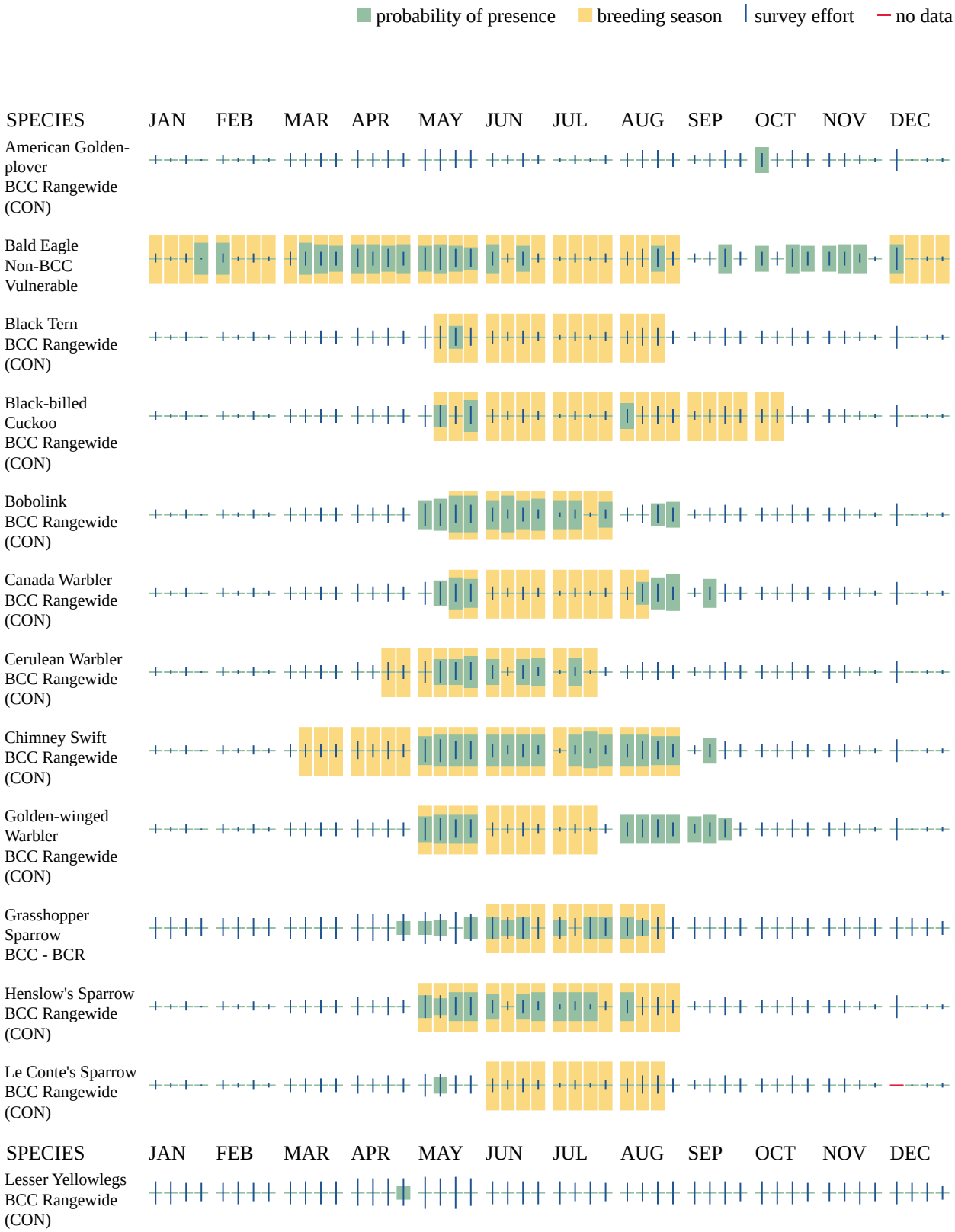
Probability of Presence (■)

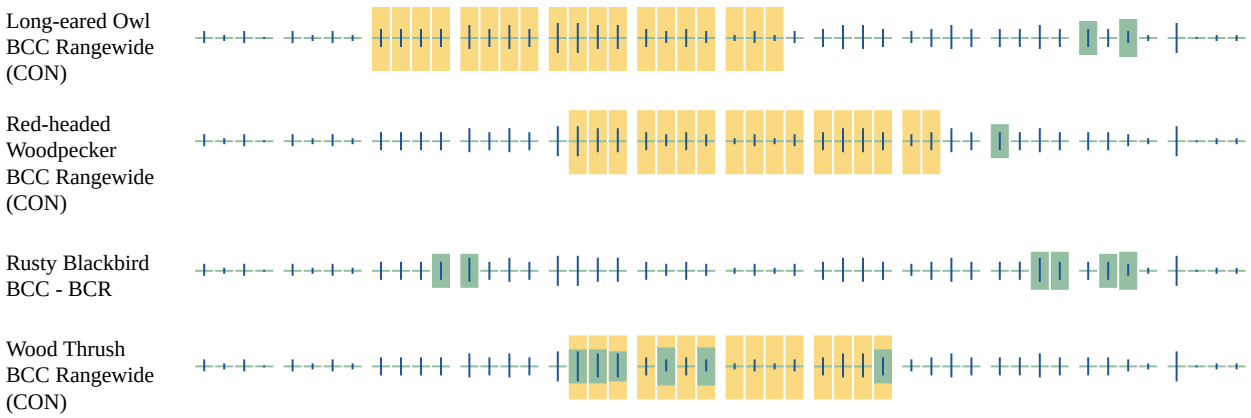
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.


probability of presence
breeding season
survey effort
no data
SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
American Golden-plover BCC Rangewide (CON)
Bald Eagle Non-BCC Vulnerable
Black Tern BCC Rangewide (CON)
Black-billed Cuckoo BCC Rangewide (CON)
Bobolink BCC Rangewide (CON)
Canada Warbler BCC Rangewide (CON)
Cerulean Warbler BCC Rangewide (CON)
Chimney Swift BCC Rangewide (CON)
Golden-winged Warbler BCC Rangewide (CON)
Grasshopper Sparrow BCC - BCR
Henslow's Sparrow BCC Rangewide (CON)
Le Conte's Sparrow BCC Rangewide (CON)
SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
Lesser Yellowlegs BCC Rangewide (CON)



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER EMERGENT WETLAND

- PEM1A
- PEM1C

FRESHWATER POND

- PUBHx

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1A

IPAC USER CONTACT INFORMATION

Agency:	Private Entity
Name:	Kimberly Zlimen
Address:	550 Vandalia Street
Address Line 2:	Suite 205
City:	St. Paul
State:	MN
Zip:	55114
Email	kzlimen@swansonhaskamp.com
Phone:	6123967618

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793

In Reply Refer To: 02/12/2026 16:09:15 UTC
Project code: 2026-0015604
Project Name: M/I Homes - Minnetrista

Subject: Technical Assistance letter for 'M/I Homes - Minnetrista' for specified threatened and endangered species that may occur in your proposed project location consistent with the Minnesota-Wisconsin Endangered Species Determination Key (Minnesota-Wisconsin DKey).

Dear Kimberly Zlimen:

The U.S. Fish and Wildlife Service (Service) received on **February 12, 2026** your effect determination(s) for the 'M/I Homes - Minnetrista' (Action) using the Minnesota-Wisconsin DKey within the Service's Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C 1531 et seq.).

Based on your responses to the Service's Minnesota-Wisconsin DKey, you made the following effect determination(s) for the proposed Action:

Species	Listing Status	Determination
Monarch Butterfly (*Danaus plexippus*)	Proposed Threatened	No effect
Salamander Mussel (*Simpsonaias ambigua*)	Proposed Endangered	May affect
Whooping Crane (*Grus americana*)	Experimental Population, Non-Essential	No effect

Determination Information

Coordination with the Service is not complete. Further coordination with the Minnesota-Wisconsin Ecological Services Field Office is recommended for those species with a determination of "May Affect," listed above. Please email our office at TwinCities@fws.gov and attach a copy of this letter, so we can discuss methods to avoid or minimize potential adverse effects to those species.

Additional Information

Sufficient project details: Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

Future project changes: The Service recommends that you contact the Minnesota-Wisconsin Ecological Services Field Office or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect federally listed species or federally designated critical habitat in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project changes are final or resources committed.

Species-specific information

Bald and Golden Eagles: Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the "taking" of bald and golden eagles and defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The Eagle Act's implementing regulations define disturb as "… to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

If you observe a bald eagle nest in the vicinity of your proposed project, you should follow the National Bald Eagle Management Guidelines (May 2007). For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit our regional eagle website or contact Margaret at Margaret_Martin@fws.gov. If the Action may affect bald or golden eagles, additional coordination with the Service under the Eagle Act may be required.

Additional Species Requiring Review

In addition to the species described above, the following species or critical habitats may also occur in your project area and are not covered by this conclusion:

- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Rusty Patched Bumble Bee *Bombus affinis* Endangered
- Western Regal Fritillary *Argynnis idalia occidentalis* Proposed Threatened

Coordination with the Service is not complete if additional coordination is advised above for any species.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

M/I Homes - Minnetrista

2. Description

The following description was provided for the project 'M/I Homes - Minnetrista':

> The project will construct 494 single-family residential homes with associated roadways and infrastructure, wetlands, and open space. The project will be constructed on 163 acres of land previously used for agricultural production. Construction is anticipated to begin in late 2026 to 2027 and be phased based on market demand.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@44.89467885,-93.71762049055158,14z

QUALIFICATION INTERVIEW

1. This determination key is intended to assist the user in evaluating the effects of their actions on Federally listed species in Minnesota and Wisconsin. It does not cover other prohibited activities under the Endangered Species Act (e.g., for wildlife: import/export, Interstate or foreign commerce, possession of illegally taken wildlife, etc.; for plants: import/export, reduce to possession, malicious destruction on Federal lands, commercial sale, etc.) or other statutes. Additionally, this key DOES NOT cover wind development, purposeful take (e.g., for research or surveys), communication towers that have guy wires or are over 450 feet in height, aerial or other large-scale application of any chemical (such as insecticide or herbicide), and approval of long-term permits or plans (e.g., FERC licenses, HCP's).

   Click **YES** to acknowledge that you must consider other prohibitions of the ESA or other statutes outside of this determination key.

   Yes
2. Is the action being funded, authorized, or carried out by a Federal agency?

   No
3. Is the action being conducted by or on behalf of a Federally recognized Tribe?

   No
4. Does the action involve the installation or operation of wind turbines?

   No
5. Does the action involve purposeful take of a listed animal?

   No
6. Does the action involve a new communications tower?

   No
7. Does the activity involve aerial or other large-scale application of ANY chemical, including pesticides (insecticide, herbicide, fungicide, rodenticide, etc)?

   No
8. Will your action permanently affect local hydrology?

   Yes

9. Does your project have the potential to impact the riparian zone or indirectly impact a stream/river (e.g., cut and fill; horizontal directional drilling; construction; vegetation removal; pesticide or fertilizer application; discharge; runoff of sediment or pollutants; increase in erosion, etc.)?

   Note: Consider all potential effects of the action, including those that may happen later in time and outside and downstream of the immediate area involved in the action.

   Endangered Species Act regulation defines "effects of the action" to include all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (50 CFR 402.02).

   No

10. Will your action disturb the ground or existing vegetation?

    Note: This includes any off-road vehicle access, soil compaction (enough to collapse a rodent burrow), digging, seismic survey, directional drilling, heavy equipment, grading, trenching, placement of fill, pesticide application (herbicide, fungicide), vegetation management (including removal or maintenance using equipment or prescribed fire), cultivation, development, etc.

    Yes

11. Will your action include spraying insecticides?

    No

12. Does your action area occur entirely within an already developed area?

    Note: Already developed areas are already paved, covered by existing structures, manicured lawns, industrial sites, or cultivated cropland, AND do not contain trees that could be roosting habitat. Be aware that listed species may occur in areas with natural, or semi-natural, vegetation immediately adjacent to existing utilities (e.g. roadways, railways) or within utility rights-of-way such as overhead transmission line corridors, and can utilize suitable trees, bridges, or culverts for roosting even in urban dominated landscapes (so these are not considered "already developed areas" for the purposes of this question). If unsure, select NO..

    No

13. [Semantic] Does the project intersect the Salamander mussel AOI?

    Automatically answered

    Yes

14. [Hidden Semantic] Does the action area intersect the monarch butterfly species list area?

    Automatically answered

    Yes

15. Under the ESA, monarchs remain warranted but precluded by listing actions of higher priority. The monarch is a candidate for listing at this time. The Endangered Species Act does not establish protections or consultation requirements for candidate species. Some Federal and State agencies may have policy requirements to consider candidate species in planning. We encourage implementing measures that will remove or reduce threats to these species and possibly make listing unnecessary.

    If your project will have no effect on monarch butterflies (for example, if your project won't affect their habitat or individuals), then you can make a "no effect" determination for this project.

    Are you making a "no effect" determination for monarch?

    No

IPAC USER CONTACT INFORMATION

Agency:	Private Entity
Name:	Kimberly Zlimen
Address:	550 Vandalia Street
Address Line 2:	Suite 205
City:	St. Paul
State:	MN
Zip:	55114
Email	kzlimen@swansonhaskamp.com
Phone:	6123967618

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793

In Reply Refer To: 11/13/2025 20:38:07 UTC
Project code: 2026-0015604
Project Name: M/I Homes - Minnetrista

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'M/I Homes - Minnetrista'

Dear Kimberly Zlimen:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on November 13, 2025, for 'M/I Homes - Minnetrista' (here forward, Project). This project has been assigned Project Code 2026-0015604 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not bbe complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	NLAA

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Rusty Patched Bumble Bee *Bombus affinis* Endangered
- Salamander Mussel *Simpsonaias ambigua* Proposed Endangered
- Western Regal Fritillary *Argynnis idalia occidentalis* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

Critical Habitats:

- Rusty Patched Bumble Bee Bombus affinis Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Minnesota-Wisconsin Ecological Services Field Office and reference Project Code 2026-0015604 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

M/I Homes - Minnetrista

2. Description

The following description was provided for the project 'M/I Homes - Minnetrista':

> The project will construct 494 single-family residential homes with associated roadways and infrastructure, wetlands, and open space. The project will be constructed on 163 acres of land previously used for agricultural production. Construction is anticipated to begin in late 2026 to 2027 and be phased based on market demand.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@44.894647199999994,-93.7175956149286,14z

DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

   Automatically answered
   No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

   No

8. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

   No

9. Will the action cause effects to a bridge?

   Note: Covered bridges should be considered as bridges in this question.

   No

10. Will the action result in effects to a culvert or tunnel at any time of year?

    No

11. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

12. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

13. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

14. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    Yes

15. Will any new road go through any area of contiguous forest that is greater than or equal to 10 acres in total extent?

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forest if the forested patches, added together, comprise at least 10 acres.

    No

16. Will any new road pass between two patches of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

    No

17. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    Yes

18. Will the increased vehicle traffic occur on any road that lies between any two areas of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

    No

19. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

20. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

21. Will the action include drilling or blasting?

    No

22. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

    No

23. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

    No

24. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

25. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

26. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

    No

27. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

28. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

    No

29. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

    No

30. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

    No

31. Does the project intersect with the 0- 9.9% forest density category?

    Automatically answered
    No

32. Does the project intersect with the 10.0- 19.9% forest density category map?

    Automatically answered
    Yes

33. Does the project intersect with the 20.0- 29.9% forest density category map?

    Automatically answered
    Yes

34. Does the project intersect with the 30.0- 100% forest density category map?

    Automatically answered
    No

35. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 5 acres in total extent?

    No

36. Will the proposed action result in the use of prescribed fire?

    Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    No

37. Does the action area intersect the northern long-eared bat species list area?

    Automatically answered
    Yes

38. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

39. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

40. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

    Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

    Automatically answered
    No

41. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
    If unsure, answer "Yes."

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

42. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

43. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

44. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Summer Occupancy season** for northern long-eared bats in the action area? **Note:** Bat activity periods for your state can be found in Appendix 2 of the Service's Northern long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Development Projects.

    No

45. Do you have any documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

17.9

IPAC USER CONTACT INFORMATION

Agency:	Private Entity
Name:	Kimberly Zlimen
Address:	550 Vandalia Street
Address Line 2:	Suite 205
City:	St. Paul
State:	MN
Zip:	55114
Email	kzlimen@swansonhaskamp.com
Phone:	6123967618

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793

In Reply Refer To: 02/12/2026 16:38:25 UTC
Project code: 2026-0015604
Project Name: M/I Homes - Minnetrista

Federal Nexus: no

Federal Action Agency (if applicable):

Subject: Technical Assistance letter for 'M/I Homes - Minnetrista' for rusty patched bumble bee that may occur in your proposed project location consistent with the Rusty Patched Bumble Bee Range Wide Determination Key (RPBB DKey).

Dear Kimberly Zlimen:

This letter records your determination using the RPBB DKey within the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (USFWS) on **February 12, 2026**, for 'M/I Homes - Minnetrista' (here forward, Project). This project has been assigned Project Code '2026-0015604' and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC Determination Keys

The USFWS developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.). All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the RPBB DKey, invalidates this letter.**

Determination for the Rusty Patched Bumble Bee

Based on your answers and the assistance of the USFWS' RPBB DKey, you made the following effect determination for the proposed Action:

Species	Listing Status	Determination
Rusty Patched Bumble Bee (*Bombus affinis*)	Endangered	NLAA

Coordination with the USFWS regarding the Rusty Patched Bumble Bee is complete.
Thank you for considering federally listed species during your project planning.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the rusty patched bumble bee **does not** apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Salamander Mussel *Simpsonaias ambigua* Proposed Endangered
- Western Regal Fritillary *Argynnis idalia occidentalis* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

Critical Habitats:

- Rusty Patched Bumble Bee Bombus affinis Endangered

Coordination with the USFWS is advised for any species and/or critical habitat listed above.

You should coordinate with our Office to determine whether the Action may affect the species and/or critical habitat listed above and if further consultation is required. Note that reinitiation of consultation would be necessary if a new species is listed or critical habitat designated that may be affected by the identified action before it is complete.

If you have any questions regarding this letter or need further assistance, please contact the local Ecological Services Field Office and reference Project Code ‘2026-0015604’ associated with this Project. See the top of this letter for the Project Code.

Additional Information

Sufficient project details: Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

Future project changes: The Service recommends that you contact the local Ecological Services Field Office or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect rusty patched bumble bee in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to rusty patched bumble bee; or 4) or critical habitat is designated. If any of the

above conditions occur, additional consultation with the Service should take place before project changes are final or resources are committed.

Species-specific information

Bald and Golden Eagles: Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the "taking" of bald and golden eagles and defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The Eagle Act's implementing regulations define disturb as "… to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

If you observe a bald eagle nest in the vicinity of your proposed project, you should follow the National Bald Eagle Management Guidelines (May 2007). For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit our regional eagle website or contact the local Ecological Services Field Office. If the Action may affect bald or golden eagles, additional coordination with the Service under the Eagle Act may be required.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

M/I Homes - Minnetrista

2. Description

The following description was provided for the project 'M/I Homes - Minnetrista':

> The project will construct 494 single-family residential homes with associated roadways and infrastructure, wetlands, and open space. The project will be constructed on 163 acres of land previously used for agricultural production. Construction is anticipated to begin in late 2026 to 2027 and be phased based on market demand.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@44.89467885,-93.71762049055158,14z

QUALIFICATION INTERVIEW

1. Is the action authorized, funded, or being carried out by a Federal agency?

   No

2. Does the action area overlap with a rusty patched bumble bee high potential zone?

   Automatically answered
   Yes

3. Does the action include - or is it reasonably certain to cause - intentional take of rusty patched bumble bee (rusty patched bumble bee) that is not covered under a scientific recovery permit under section 10(A)1(a) of the Endangered Species Act or under a cooperative agreement with a state agency?

   Note: This could include, for example, surveys or studies that include handling or capture of the species. Whether "Project Review" surveys using USFWS protocols were conducted as part of the action is addressed later in this key.

   No

4. Does the action include – or is it reasonably certain to result in – construction of one or more new roads or rail lines that will result in vehicle traffic speeds at 45mph or higher in a rusty patched bumble bee HPZ? For example, answer NO if the project will construct a low speed (< 30 mph) road (Such as Forest Service Road Maintenance Levels 1 -3 (refer to https://www.fs.usda.gov/eng/pubs/pdf/05771205.pdf).

   No

5. Does the action include – or is it reasonably certain to result in – the addition of one or more travel lanes that are likely to increase vehicle speeds to at least 45mphon one or more existing roads in a rusty patched bumble bee HPZ? For example, answer NO if considering a travel lane addition that maintains road with low speeds (< 30 mph).

   No

6. Is an increase in vehicular traffic speeds to over 45mph to an existing road in one or more HPZs a likely outcome of the federal action? For example, answer NO if the federal action will increase if traffic speeds would stay relatively low (e.g., 30 mph).

   No

7. Does the action include – or is it reasonably certain to cause – the use of commercial/ managed bees (e.g., the use of honeybees or managed bumble bees to pollinate crops).

   No

8. Is there habitat for nesting, foraging, and/or overwintering for the rusty patched bumble bee in the action area?

   Note: Please refer to the ESA Section 7(a)(2) Voluntary Implementation technical assistance for Rusty Patched Bumble Bee .

   Yes

9. Have “Project Review” surveys for rusty patched bumble bees already been conducted in the action area according to Service-approved protocols? If you don't know, answer 'no'.

   No

10. Does the action include collection of seed from native species?

    No

11. Does the action include, or will it cause the application of insecticides or fungicides?

    No

12. Does the action include, or will it cause activities to control native rodent species?

    No

13. Does the action include, or will it cause planting or seeding of non-native plant species?

    Yes

14. Will the non-native plant species degrade the quality of existing RPBB foraging habitat in the action area?

    Note: Decreasing the abundance or diversity of native RPBB forage plant species can affect the RPBB.

    No

15. Will the action include or cause herbicide use?

    No

16. Will the action cause an increase in the extent or duration of surface flooding or soil saturation in rusty patched bumble bee overwintering or nesting habitat in a High Potential Zone?

    Note: This may occur, for example, as a result of activities or structures that impound water, otherwise alter or interrupt existing drainage patterns, or that affect surface runoff.

    No

17. Will the action cause ground disturbance in rusty patched bumble bee habitat within a High Potential Zone?

    No

18. Will the action include or cause effects to native vegetation in rusty patched bumble bee habitat?

    No

IPAC USER CONTACT INFORMATION

Agency:	Private Entity
Name:	Kimberly Zlimen
Address:	550 Vandalia Street
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APPENDIX C

Appendix C – Greenhouse Gas (GHG) Calculator Analysis

Back to Intro | Back to Summary | Help

EPA CENTER FOR CORPORATE CLIMATE LEADERSHIP
U.S. Environmental Protection Agency

Scope 1 Emissions from Mobile Sources

Guidance

(A) Enter annual data for each vehicle or group of vehicles (grouped by vehicle type, vehicle year, and fuel type) in ORANGE cells in **Table 1**. Example entry is shown in first row (*GREEN Italics*). Only enter vehicles owned or leased by your organization on this sheet. All other vehicle use such as employee commuting or business travel is considered a scope 3 emissions source and should be reported in the corresponding scope 3 sheets.
- *Note: As of the v9 Simplified GHG Calculation tool update, the latest mobile combustion factors reflect year 2020 data. Therefore, for all vehicle model years 2021 onward, the 2020 year factor is used.*
- Select "On-Road" or "Non-Road" from drop down box to determine the Vehicle Types available. **Must make this selection before picking vehicle type.**
- Select "Vehicle Type" from drop down box (closest type available).
- Enter "Fuel Usage" in appropriate units (units appear when vehicle type is selected).
  - If mileage or fuel usage is unknown, estimate using approximate fuel economy values (see **Reference Table** below).
  - Vehicle year and Miles traveled are not necessary for non-road equipment.

(B) When using biofuels, typically the biofuel (biodiesel or ethanol) is mixed with a petroleum fuel (diesel or gasoline) for use in vehicles. Enter the biodiesel and ethanol percentages of the fuel if known, or leave default values.

Biodiesel Percent:	20	%
Ethanol Percent:	80	%

(C) Biomass CO_2 emissions from biodiesel and ethanol are not reported in the total emissions, but are reported separately at the bottom of the sheet.

Table 1. Mobile Source Fuel Combustion and Miles Traveled

Source ID	Source Description	On-Road or Non-Road?	Vehicle Type	Vehicle Year	Fuel Usage	Units	Miles Traveled	CO_2 (kg)	CO_2 (tons)
Fleet-012	*HQ Fleet*	*OnRoad*	*Passenger Cars - Gasoline*	*2019*	*500*	*gal*	*11,450*		
Construction Equipment	Phase I - Construction Equipment	NonRoad	Industrial/Commercial Equipment - Diesel	2007	444,600	gallons		3,903,588	4,303
Passenger Cars	Phase I - Passenger Cars	OnRoad	Passenger Cars - Gasoline	2007	893,100	gallons	39,000	9,118,551	10,051

Reference Table: Average Fuel Economy by Vehicle Type

Vehicle Type	Average Fuel Economy (mpg)
Passenger Cars	22.9
Motorcycles	44.0
Diesel Buses (Diesel Heavy-Duty Vehicles)	7.3
Other 2-axle, 4-Tire Vehicles	18.0
Single unit 2-Axle 6-Tire or More Trucks	7.6
Combination Trucks	6.2

Average mpg values from the U.S. Department of Transportation, Federal Highway Administration, Highway Statistics 2020 (November 2022), Table VM-1.

GHG Emissions

Total Organization-Wide On-Road Gasoline Mobile Source Mileage and CH_4,N_2O Emissions

Vehicle Type	Vehicle Year	Mileage (miles)	CH_4 (g)	N_2O (g)
Passenger Cars - Gasoline	1984-93	0	0.0	0.0
	1994	0	0.0	0.0
	1995	0	0.0	0.0
	1996	0	0.0	0.0
	1997	0	0.0	0.0
	1998	0	0.0	0.0
	1999	0	0.0	0.0
	2000	0	0.0	0.0
	2001	0	0.0	0.0
	2002	0	0.0	0.0
	2003	0	0.0	0.0
	2004	0	0.0	0.0
	2005	0	0.0	0.0
	2006	0	0.0	0.0
	2007	39,000	280.8	202.8
	2008	0	0.0	0.0
	2009	0	0.0	0.0
	2010	0	0.0	0.0
	2011	0	0.0	0.0
	2012	0	0.0	0.0
	2013	0	0.0	0.0
	2014	0	0.0	0.0
	2015	0	0.0	0.0
	2016	0	0.0	0.0
	2017	0	0.0	0.0
	2018	0	0.0	0.0
	2019	0	0.0	0.0
	2020	0	0.0	0.0
	2021	0	0.0	0.0
	2022	0	0.0	0.0
	2023	0	0.0	0.0

Total Organization-Wide Non-Road Mobile Source Fuel Usage and CH_4,N_2O Emissions

Vehicle Type	Fuel Type	Fuel Usage (gallons)	CH_4 (g)	N_2O (g)
Construction/Mining Equipment	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Gasoline Off-Road Trucks	-	-	-
	Diesel Equipment	444,600	449,046	417,924
	Diesel Off-Road Trucks	-	-	-
	LPG	-	-	-

Total CO_2 Equivalent Emissions (metric tons) - Mobile Sources	**14,354.2**
Total Biomass CO_2 Equivalent Emissions (metric tons) - Mobile Sources	**0.0**

Back to Intro | Back to Summary | Help | Help - Market-Based Method

AEPA CENTER FOR CORPORATE CLIMATE LEADERSHIP
U.S. Environmental Protection Agency

Scope 2 Emissions from Purchase of Electricity

Guidance

The Indirect Emissions from Purchased Electricity Guidance document provides guidance for quantifying two scope 2 emissions totals, using a **location-based method** and a **market-based method**. The organization should quantify and report both totals in its GHG inventory. The location-based method considers average emission factors for the electricity grids that provide electricity. The market-based method considers contractual arrangements under which the organization procures electricity from specific sources, such as renewable energy.

(A) Enter total annual electricity purchased in kWh and each eGRID subregion for each facility or site in ORANGE cells of **Table 1**.
(B) If electricity consumption data are not available for a facility, an estimate should be made for completeness. See the "Items to Note" section of the Help sheet for suggested estimation approaches.
(C) Select "eGRID subregion" from drop box and enter "Electricity Purchased."
- Use map (Figure 1) at bottom of sheet to determine appropriate eGRID subregion. If subregion cannot be determined from the map, find the correct subregion by entering the location's zip code into EPA's Power Profiler:
https://www.epa.gov/egrid/power-profiler#/
(D) See the market-based emission factor hierarchy on the market-based method Help sheet. If any of the first four types of emission factors are applicable, enter the factors in the yellow cells marked as "<enter factor>". If not, leave the yellow cells as is, and eGRID subregion factors will be used for market-based emissions.
Example entry is shown in first row (GREEN Italics) for a facility that purchases RECs for 100% of its consumption, and therefore has a market-based emission factor of 0.

Help - Market-Based Method

Tips: Enter electricity usage by location and then look up the eGRID subregion for each location.
If you purchase renewable energy that is less than 100% of your site's electricity, see the example in the market-based method Help sheet.

Table 1. Total Amount of Electricity Purchased by eGRID Subregion

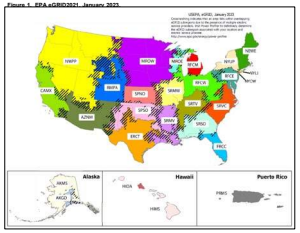
					Market-Based						Location-Based		
					Use these cells to enter applicable market-based emission factors								
					Emission Factors			Emissions			Emissions		
Source ID	Source Description	Source Area (Acres)	eGRID Subregion *where electricity is consumed*	Electricity Purchased (kWh)	CO_2 Emissions (lb/MWh)	CH_4 Emissions (lb/MWh)	N_2O Emissions (lb/MWh)	CO_2 Emissions (lb)	CH_4 Emissions (lb)	N_2O Emissions (lb)	CO_2 Emissions (lb)	CH_4 Emissions (lb)	N_2O Emissions (lb)
Bldg-012	*Fast Power Plant*	*12,517*	*RMS (RCC Miscellaneous)*	*222,000*	*0*	*0*	*0*	*0.0*	*0.0*	*0.0*	*226,660.0*	*777.0*	*4.2*
Residential	Single-Family Residential ZIP Code	62.0	MROW (MRO West)	3,937,682	<enter factor>	<enter factor>	<enter factor>	3,921,143.7	421.3	59.1	3,921,143.7	421.3	59.1
Total Emissions for All Sources				3,937,682				3,921,143.7	421.3	59.1	3,921,143.7	421.3	59.1

GHG Emissions

CO_2 Equivalent Emissions (metric tons)	
Location-Based Electricity Emissions	1,791.4
Market-Based Electricity Emissions	1,791.4

Notes:
1. CO_2, CH_4 and N_2O emissions are estimated using methodology provided in EPA's Center for Corporate Climate Leadership Greenhouse Gas Inventory Guidance - Indirect Emissions from Purchased Electricity (January 2016).

Figure 1. EPA eGRID2021, January 2023



Back to Intro | Back to Summary | Help

EPA CENTER FOR CORPORATE CLIMATE LEADERSHIP
U.S. Environmental Protection Agency

Scope 3 Emissions from Waste

Guidance

(A) Enter annual waste data in ORANGE cells. Example entry is shown in first row (*GREEN Italics*).
(B) First, choose the appropriate material then the disposal method from the drop down options. For the average-data method, use one of the mixed material types, such as mixed MSW. If the exact waste material is not available, consider an appropriate proxy. For example, dimensional lumber can be used as a proxy for wood furniture.
(C) Choose an appropriate disposal method. Note that not all disposal methods are available for all materials. If there is a #NA or # Value error in the emissions column, you must pick a new material type or appropriate disposal method.

Table 1. Waste Disposal Weight by Waste Material and Disposal Method (CO_2, CH_4 and N_2O)

Source ID	Source Description	Waste Material	Disposal Method	Weight	Unit	CO_2e Emissions (kg)	CO_2e Emissions (tons)
Bldg-012	*East Power Plant Finished Goods*	*Copper Wire*	*Landfilled*	*1.000*	*metric ton*	*22.957*	
Residential	422 Residential Units	Mixed MSW municipal solid waste	Landfilled	1,020,295	pounds (lb)	265,277	292
Residential	422 Residential Units	Mixed Recyclables	Recycled	510,147	pounds (lb)	22,957	25

GHG Emissions

Total Emissions by Disposal Method - Residential

Waste Material	CO_2e (kg)	Estimated Residents	Rate Generated (lbs/day/person)	Total Rate Generated (lbs/day)	Total Rate Generated (lbs/year)
Recycled	22,957	1,165	1.2	1,397.7	510,147.4
Landfilled	265,277	1,165	2.4	2,795.3	1,020,294.7
Combusted	-				
Composted	-				
Anaerobically Digested (Dry Dicestate with Curing)	-				
Anaerobically Digested (Wet Digestate with Curing)	-				

Total CO_2 Equivalent Emissions (metric tons) - Waste **317.7**

APPENDIX D

Appendix D – Wetland Notice of Decision

Minnesota Wetland Conservation Act
NOTICE OF DECISION

Date this Notice was sent:	**October 21, 2025**
Local Government Unit:	**City of Minnetrista**
County:	**Hennepin**
Applicant and (if applicable) Applicant's Representative:	**Bahram Akradi, LLC (Bahram and Meghan Akradi)**
Project Name/Number:	**7635 Highway 7 - ML 25019**
Type of Decision (check all that apply): **Note:** Boundary/type, sequencing, replacement plan, and bank plan decisions require an associated notice of application prior to the decision being made.	☒ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☐ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: ☐ No-Loss Identify which provision by Rule or Statute Citation:
Decision: **Note:** All replacement plan approvals are conditional upon confirmation from BWSR of withdrawal of specified credits and/or financial assurance received for project-specific replacement.	☐ Denied ☐ Approved. Valid for ☐ 5 yrs (default); ☐ Other. Specify: ☒ Approved with Conditions List Conditions: **The revised Existing Conditions - Figure 2 and summary table received October 15, 2025 reflect the final approved aquatic resources boundaries (attached).** Valid for ☒ 5 yrs (default); ☐ Other. Specify:
LGU Representative Name & Signature:	 **Shawn Williams, CMWP No. 1178** **WSB**

Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

Date Complete Application Received:	**September 16, 2025**
Date of Decision:	**October 21, 2025**
If applicable, date of *written extension* to 60-day decision timeline & number of days extended: **Reason for Extension (check one):**	**N/A** ☐ Other process or decision required to occur before WCA decision. Describe: **N/A**

	☐ Additional information and/or revision to application submitted. ☐ Applicant request. ☐ Other. Describe: **N/A**
Date & number of days extended for any *additional written extensions* agreed to by the applicant:	**N/A**

Decision Summary

Technical Evaluation Panel Recommendation (check one):	☐ No recommendation ☒ Approval or approval with conditions (attach recommendation) **The city and BWSR recommend approval of the revised Existing Conditions – Figure 2 and summary table received October 15, 2025. Hennepin County was not in attendance.** ☐ Denial (attach recommendation)
LGU Findings (check all that apply):	☐ Findings attached ☒ Findings: **The City reviewed the wetland delineation onsite on October 10, 2025. Representatives from BWSR, Kjolhaug Environmental Services, and Minnehaha Creek Watershed District were in attendance. The city of Minnetrista approves the wetland delineation as reflected in the revised Existing Conditions – Figure 2 and summary table received October 15, 2025.** **The site meeting resulted in wetland delineation revisions including:** • **T3 was extended as wetland** • **G1 was included as wetland** • **WL 3 was extended northwest** • **WL 2 was extended west** • **An additional wetland, WL 10 was added** ☒ Other attachments. Specify: **Revised Existing Conditions – Figure 2 and summary table received October 15, 2025, wetland report.**
For Replacement Plan Decisions *Only*:	Total wetland impacts requiring replacement (acres): **N/A** Type of wetland replacement (check all that apply): ☐ Project-Specific. Number of Credits: **N/A** ☐ Banking. Number of Credits by Bank Account #: **N/A**

Notice Distribution

Notice Recipients (check all that apply):	☒ SWCD TEP Member (if different from LGU): **Stacey Lijewski, Lily Kingsley** ☒ BWSR TEP Member: **Jed Chesnut** ☒ DNR Representative: **Ryan Toot** ☒ Watershed District or WMO (if applicable): **MCWD – Veronica Sannes** ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) ☒ Applicant: **Bahram and Meghan Akradi** ☒ Applicant's Representative (if applicable): **Faith Holaday** ☐ Members of the Public Requesting Notices (if applicable): **N/A**

	☒ Others: **David Abel and Nick Olson – City of Minnetrista** **Alyson Fauske and Rachel Scheu - WSB**

Appeal Process

Appeal Process (check one):	☐ Local Appeal Process (if established). Specify How to Appeal: **N/A** ☒ Board of Water & Soil Resources (see instructions below)
If there is no established Local Appeal Process indicated above, an appeal of this decision may be made to BWSR per the instructions to the right. **Note:** Decisions are not final until the 30-day appeal window ends.	Mail or email written request to appeal sent to BWSR within 30 days of date this notice was sent. Include copy of this notice, name and contact information of appellant(s) and their representative(s) (if applicable), a statement clarifying intent to appeal, and supporting information as to why the decision is in error. Mail check payable to MN Board of Water & Soil Resources for $500. Send to: Appeals & Regulatory Compliance Coordinator Minnesota Board of Water & Soil Resources 520 Lafayette Road North St. Paul, MN 55155 travis.germundson@state.mn.us.

Approved 10/21/2025

Legend

- Structure/Culvert
- Sample Point
- Initial Line
- Site Boundary
- Erosional Drainageway

Tributary

- Ephemeral
- Semipermanent

Wetland

- Level 2
- Offsite Level 1
- Offsite Level 2
- Hennepin County Lidar

Formerly WL 3 - Now included in WL 2

Feature	Type	Length
D1	Erosional drainageway (sparsely vegetated)	233 LF
T1	Semipermanently flooded drainageway (unvegetated)	488 LF
T2	Ephemeral drainageway (unvegetated)	264 LF
T3	Ephemeral drainageway (sparsely vegetated)	200 LF
T4	Semipermanently flooded drainageway (unvegetated)	1,494 LF

WL #	Type			Onsite Area
WL 1	Shallow marsh with wet meadow portion and seasonally flooded fringe	Type 3/2/1	Depression	2.66 ac.
WL 2	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Type 5/4/3/2/1	Depression/ Slope	11.63 ac.
WL 2A	Wet meadow	Type 1	Depression	0.01 ac.
WL 4	Wet meadow	Type 1	Depression/ Slope	0.19 ac.
WL 5	Farmed wet meadow	Type 1	Depression	0.58 ac.
WL 6A/B	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Type 5/4/3/2/1	Depression/ Slope	6.46 ac.
WL 7	Wet meadow	Type 2	Slope	0.03 ac.
WL 8	Wet meadow	Type 2	Slope	0.10 ac.
WL 9A/9B	Wet meadow	Type 2	Slope	0.03/0.10 ac.
WL 10	Wet meadow	Type 2	Depression	0.09 ac.

Source: MnGeo Spatial Commons

KJOLHAUG ENVIRONMENTAL

0 1,000 Feet

Figure 2 - Existing Conditions TEP REVISED (2021 Hennepin County)

7635 State Highway 7 (KES 2025-078)
Minnetrista, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Approved 10/21/2025

Table 3. Summary of Delineated Wetlands - 7635 Minnesota Highway 7

WL ID	1	2	2A	4	5	6A/6B	7	8	9A	9B	10
Onsite Area	2.66 ac.	11.63 ac.	0.01 ac.	0.19 ac.	0.58 ac.	6.46 ac.	0.03 ac.	0.10 ac.	0.03 ac.	0.10 ac.	0.09 ac.
Circular 39	Type 3/2/1	Type 5/4/3/2/1	Type 1	Type 1	Type 1	Type 5/4/3/2/1	Type 2	Type 2	Type 2		Type 1
Cowardin	PEM1C/B/A	PABG/F/PEM1C/B/Af	PEM1A	PEM1A	PEM1Af	PABG/F/PEM1C/B/Af	PEM1B	PEM1B	PEM1B		PEM1A
Eggers and Reed	Shallow marsh with wet meadow portion and seasonally flooded fringe	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Wet meadow	Wet meadow	Farmed wet meadow	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Wet meadow	Wet meadow	Wet meadow		Wet meadow
Hydrogeomorphic	Depression	Depression/Slope	Depression	Depression/Slope	Depression	Depression/Slope	Slope	Slope	Slope		Depression
Wetland Vegetation	Reed canary grass, scattered stinging nettle and jewelweed	Reed canary grass, scattered stinging nettle, common reed, river bulsrush, and open water	Reed canary grass, dark green bulrush, yellow nutsedge	Reed canary grass, stinging nettle, giant goldenrod, black willow trees	Reed canary grass, unidentified *Carex sp* ., common spikerush, northern water plantain	Reed canary grass, narrow-leaved cattail, sandbar willow	Dark green bulrush, reed canary grass, barnyard grass, and yellow nutsedge	Yellow nutsedge, dark green bulrush, reed canary grass, barnyard grass, scattered swamp milkweed	Dark green bulrush, path rush, common spikerush, yellow nutsedge, and barnyard grass		Reed canary grass, dark green bulrush, Pennsylvania smartweed, jewelweed
Adjacent Upland Vegetation	Prickly gooseberry, black ash seedlings, red cedar and red maple trees	Canada goldenrod, Kentucky bluegrass Virginia waterleaf, dandelion, green ash seedlings, reed canary grass	Kentucky bluegrass, timothy, red clover, bird's-foot trefoil, Canada goldenrod, dandelions	Green ash and red pine trees, common buckthorn shrubs, prickly gooseberry, Virginia waterleaf, yellow rocket, Canada goldenrod, burdock, Canada thistle	Kentucky bluegrass, quack grass, dandelion, Canada thistle, crown vetch, other unidentified hayfield grasses	Kentucky bluegrass, quack grass, other unidentified hayfield grasses	Yellow foxtail, Kentucky bluegrass, timothy, red clover, alfalfa, bird's-foot trefoil, and scattered dandelion and common milkweed				Yellow foxtail, Kentucky bluegrass, woodbine, boxelder trees
Observed Drainage Features	T1 hydrologically connects WL 1 and 2. D1 drains into WL 1 from the northeast. A culvert under Highway 7 feeds into WL 1 from the north. A culvert on the western wetland boundary acts as an outlet.	G1 flows from WL 3 to WL 2. T3 hydrologically connects WL 4 to WL 2. T1 flows from WL 2 to WL 1. T2 flows into WL 2 (formerly WL 3) from a culvert under Highway 7. .	No inlet or outlet observed.	T3 flows from the north edge of WL 4 east to WL 2.	No inlet or outlet observed.	T4 flows through Wetland 6B and north/west outside of the wetland, eventually continuing offsite.	No inlet or outlet observed.	No inlet or outlet observed.	No inlet or outlet observed.		No inlet or outlet observed.
Observed Hydrology Indicator/s	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and FAC-Neutral Test (D5)	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and FAC-Neutral Test (D5)	Geomorphic Position (D2), and FAC-Neutral Test (D5)	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and FAC-Neutral Test (D5)	High Water Table (A2), Saturation (A3), and Geomorphic Position (D2)	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and FAC-Neutral Test (D5)	Geomorphic Position (D2) and FAC-Neutral Test (D5)	Geomorphic Position (D2) and FAC-Neutral Test (D5)	Geomorphic Position (D2) and FAC-Neutral Test (D5)		Geomorphic Position (D2) and FAC-Neutral Test (D5)
Mapped NWI Wetland	PEM1C and PEM1A	PEM1A	None	None	PEM1A	PUBGX, PFO1A, and PEM1C/A	None	None	None		None
Mapped Soil Series	Glencoe clay loam and Lester loam	Glencoe clay loam, Lester-Kilkenny complex, and Lester loam	Lester loam	Lester loam	Glencoe clay loam	Cordova loam, Klossner soils, Hamel, overwash-Hamel complex, Lester-Kilkenny complex, and Lester loam	Lester-Kilkenny complex	Lester-Kilkenny complex	Lester-Kilkenny complex and Angus-Kilkenny complex		Angus-Kilkenny complex
Observed Hydric Indicator	Redox Dark Surface (F6)	Thick Dark Surface (A12)	Hydric soils observed during TEP meeting - no datasheets available	Thick Dark Surface (A12) and Redox Dark Surface (F6)	Redox Dark Surface (F6)	Depleted Below Dark Surface (A11) and Redox Dark Surface (F6)	Depleted Matrix (F3)	Depleted Below Dark Surface (A11) and Redox Dark Surface (F6)	Thick Dark Surface (A12) and Redox Dark Surface (F6)		Hydric soils observed during TEP meeting - no datasheets available
Additional Notes	Wetland boundary corresponded to a change in topography and a change from hydrophytic vegetation to upland vegetation. WL 1 extends offsite to the north and east.	Wetland boundary corresponded to a change in topography and a change from hydrophytic vegetation to upland vegetation. WL 2 extends offsite to the south.	Wetland boundary corresponded to a change from hydrophytic vegetation to upland vegetation	Wetland boundary corresponded to a change from hydrophytic vegetation to upland vegetation	Wetland boundary corresponded to a slight change in topography and a change from hydrophytic vegetation to upland vegetation	Wetland boundary corresponded to a slight change in topography and a change from hydrophytic vegetation to upland vegetation. WL 6A and 6B connected offsite to the east and south.	Wetland boundary corresponded to a slight change from concave slope to convex slope and a change from hydrophytic vegetation to upland vegetation.	Wetland boundary corresponded to a slight change from concave slope to convex slope and a change from hydrophytic vegetation to upland vegetation.	Wetland boundary corresponded to a slight change from concave slope to convex slope and a change from hydrophytic vegetation to upland vegetation.		Wetland boundary corresponded to a slight change in topography and a change from hydrophytic vegetation to upland vegetation

APPENDIX E

Appendix E – Traffic Study

REPORT

To: Emily Bekcer, Land Development& Entitlements Manager
M/I Homes of Minneapolis, LLC

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

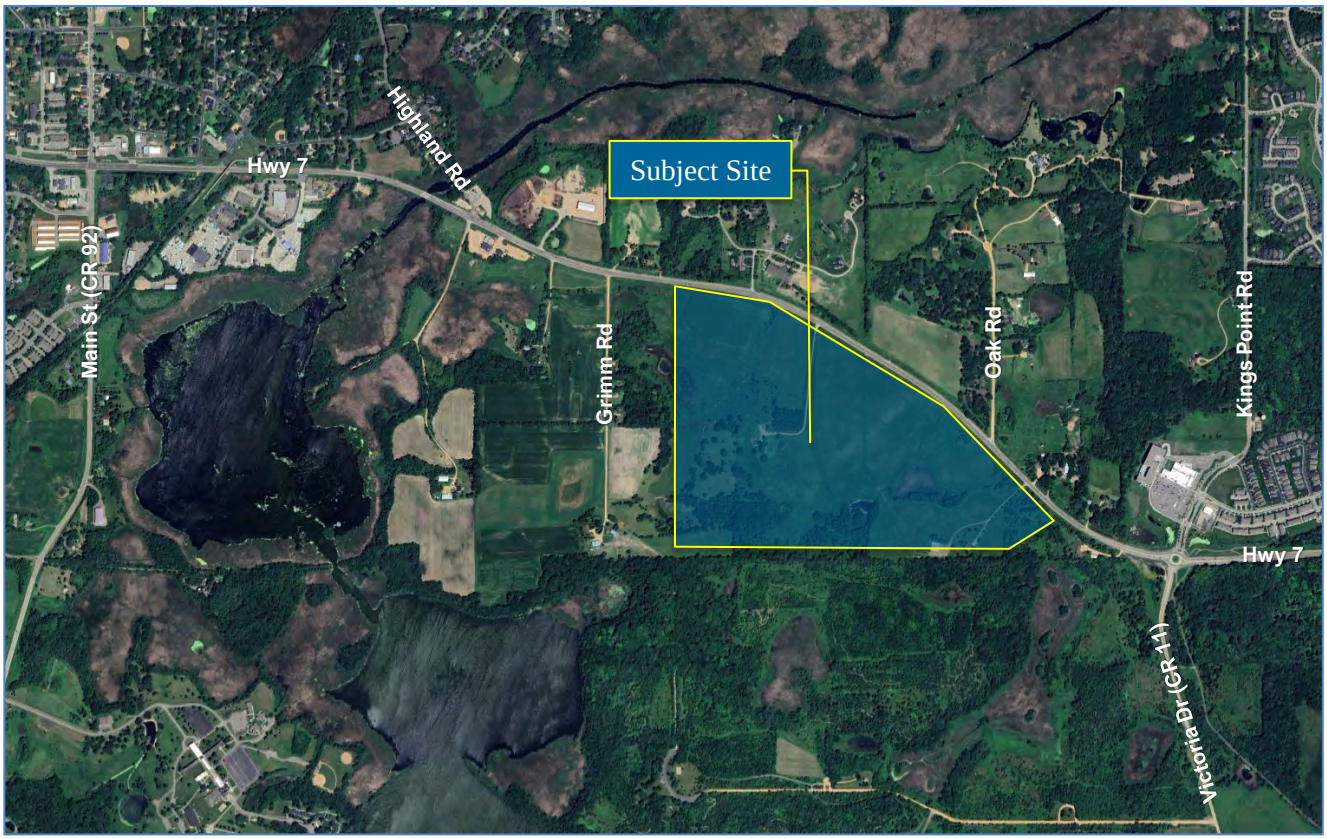
Date: March 30, 2026

Subject: M/I Homes Development Traffic Study; Minnetrista, MN

INTRODUCTION

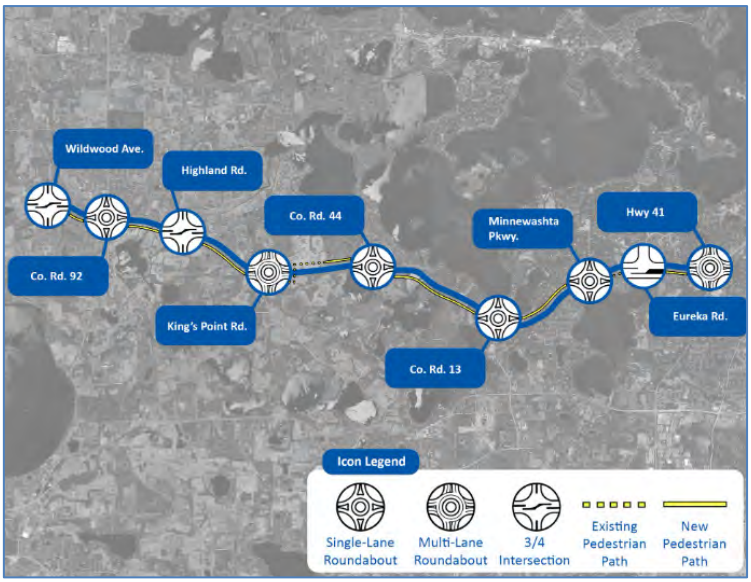
TC2 completed a traffic study for the proposed M/I Homes Development in the City of Minnetrista. The site under consideration is along the south side of Hwy 7 generally between Grimm Road and Oak Road. The main objectives of the study are to quantify current area operations, identify transportation impacts associated with proposed development, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. This study supports the transportation section of the corresponding environmental assessment worksheet (EAW). The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



BACKGROUND

At the time of this study, several planning efforts and infrastructure projects within the study area were in process. From an infrastructure perspective, the segment of Victoria Drive (CR 11) between Hwy 7 and Hwy 5 was closed for reconstruction; this closure had a significant impact on traffic volumes / travel patterns along Hwy 7 and thus no new traffic counts were completed as part of this study. In addition, MnDOT is currently conducting the *Hwy 7 Study - Hopkins to St. Bonifacius* which included new traffic data prior to any roadway closures within the study area. This study recommends the future corridor vision along Hwy 7, which includes:



- 3/4 Intersection at Highland Road
- Multilane roundabout at Kings Point Road / Victoria Drive (CR 11)
- Multi-use trail along the entire segment
- Potential for a median barrier between intersections

Reconstruction currently is planned for the year 2029. However, the proposed development was not included as part of the *Hwy 7 Study;* this traffic study builds upon the previous planning efforts.

EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed development. The evaluation of existing conditions included identifying traffic volumes, observing transportation characteristics, and analyzing crash history and intersection capacity, which are described in the following sections.

Traffic Volumes

As noted earlier, no new traffic counts were collected as part of this study since Victoria Drive (CR 11) was closed. However, as part of the *Hwy 7 Study*, 13-hour turning movement counts (TMCs) were collected at the following study intersections as noted on Tuesday, March 6, 2024 and Wednesday, March 7, 2024. In addition, Streetlight data was used as part of the study to identify turning movement counts at the other study intersections listed.

- Hwy 7 and Highland Road / Six Mile Creek Road*
- Hwy 7 and Creek View Circle
- Hwy 7 and Viking Road
- Hwy 7 and Grimm Road
- Hwy 7 and Upland Farm Road
- Hwy 7 and Oak Road
- Hwy 7 and Kings Point Road / Victoria Drive (CR 11)*

** Denotes a 13-hour count location*

Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

- ***Hwy 7*** – a 2-lane principal arterial roadway with turn lanes at most study intersections. There is a multi-use trail along both sides of the roadway from Kings Point Road / Victoria Drive (CR 11) to about 500 feet to the west, as well as the north side of the roadway to the east; including a tunnel just east of the roundabout. The speed limit is 55-mph.
- ***Highland Road*** – a 2-lane minor collector roadway with limited turn lanes and no multi-modal facilities; the speed limit is 30-mph.
- ***Victoria Drive (CR 11)*** – a 2-lane major collector roadway with periodic turn lanes. There is a multi-use trail that parallels the roadway through Carver Park Reserve; the speed limit is 55-mph.

All other study roadways are 2-lane local facilities with limited turn lanes and / or multimodal facilities. The Hwy 7 and Kings Point Road / Victoria Road (CR 11) intersection is a roundabout, while all other study intersections have two-way stop control. Existing conditions are illustrated in Figure 2.

Crash History

Five years of crash history within the study area (January 2020 through December 2024) was reviewed using data from *MnDOT's Crash Mapping Analysis Tool* (MnCMAT). There was a total of 46 crashes reported along Hwy 7 between Highland Road and Kings Point Road / Victoria Drive (CR 11) during the review period. Most of the reported crashes (i.e., 33 of the 46) occurred at the Kings Point Road / Victoria Drive (CR 11) intersection, while five (5) crashes occurred at the Highland Road intersection; no other intersection had more than two (2) crashes during the review period. There were three (3) serious injury crashes; one (1) crash occurred at the Kings Point Road / Victoria Drive (CR 11) intersection, while the other two occurred between intersections. No bicyclist or pedestrian crashes were reported.

When considering crash and severity rates, all study intersections operate within the normal range when compared to locations with similar characteristics. In addition, the Hwy 7 segment between Highland Road and Kings Point Road / Victoria Drive (CR 11) also operates within the normal range when excluding the Kings Point Road / Victoria Drive (CR 11) intersection. It is important to note that MnDOT has been monitoring the Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection for several years and has made modifications to improve safety. Detailed crash statistics are provided below.

2020-2024		Total Crash Rate				Fatal & Serious Injury Crash Rate			
Intersection	Total Crashes	Observed	Statewide Average	Critical Rate	Critical Index	Observed	Statewide Average	Critical Rate	Critical Index
MN Hwy 7 & Highland Rd / Buddy Boy BBQ	**5**	0.158	0.141	0.330	**0.48**	0.000	0.926	4.700	**0.00**
MN Hwy 7 & Grimm Rd	**0**	0.000	0.141	0.330	**0.00**	0.000	0.926	4.780	**0.00**
MN Hwy 7 & Upland Farm Rd	**2**	0.064	0.141	0.330	**0.19**	3.221	0.926	4.750	**0.68**
MN Hwy 7 & Oak Rd	**0**	0.000	0.141	0.330	**0.00**	0.000	0.926	4.750	**0.00**
MN Hwy 7 & Victoria Dr (CR 11) / Kings Point Rd	**33**	0.895	0.973	1.400	**0.64**	2.711	0.460	3.250	**0.83**

TC A2

Existing Conditions

M/I Homes Development Traffic Study

Figure 2

Intersection Capacity

Level of Service	Average Delay / Vehicle	
	Unsignalized	Signalized
A	< 10	< 10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Intersection capacity was evaluated using Synchro/SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition,* and Highway Capacity Software (HCS). The software is used to develop calibrated models that simulate observed traffic operations and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, peaking characteristics, and driver behavior factors. Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. An overall intersection LOS A though LOS D is generally considered acceptable in the study area. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity.

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which takes into account the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

The existing capacity analysis results, summarized in Table 1, indicate that all study intersections and approaches generally operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours. The westbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11) is approaching the LOS D / E threshold during the p.m. peak hour; westbound 95th percentile queues can range from 350 to 450 feet. During the a.m. peak hour, the eastbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11) operates at LOS C; eastbound 95th percentile queues can range from 200 to 300 feet. This illustrates that although there are no capacity issues today, the existing Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection is approaching its capacity during the peak hours and reconfiguration back to its original design will eventually be needed.

Table 1 Existing Intersection Capacity

Hwy 7 Intersection	Traffic Control	Level of Service (delay in seconds)	
		AM Peak Hour	PM Peak Hour
Highland Rd / Six Mile Creek Rd (1)	SSS	A / C (17)	A / C (16)
Grimm Rd	SSS	A / B (10)	A / B (10)
Upland Farm Rd	SSS	A / A (9)	A / B (12)
Oak Rd	SSS	A / A (9)	A / A (8)
Kings Point Rd / Victoria Drive (CR 11)	RAB	B (14)	B (20)

SSS – Side-Street-Stop RAB – Roundabout

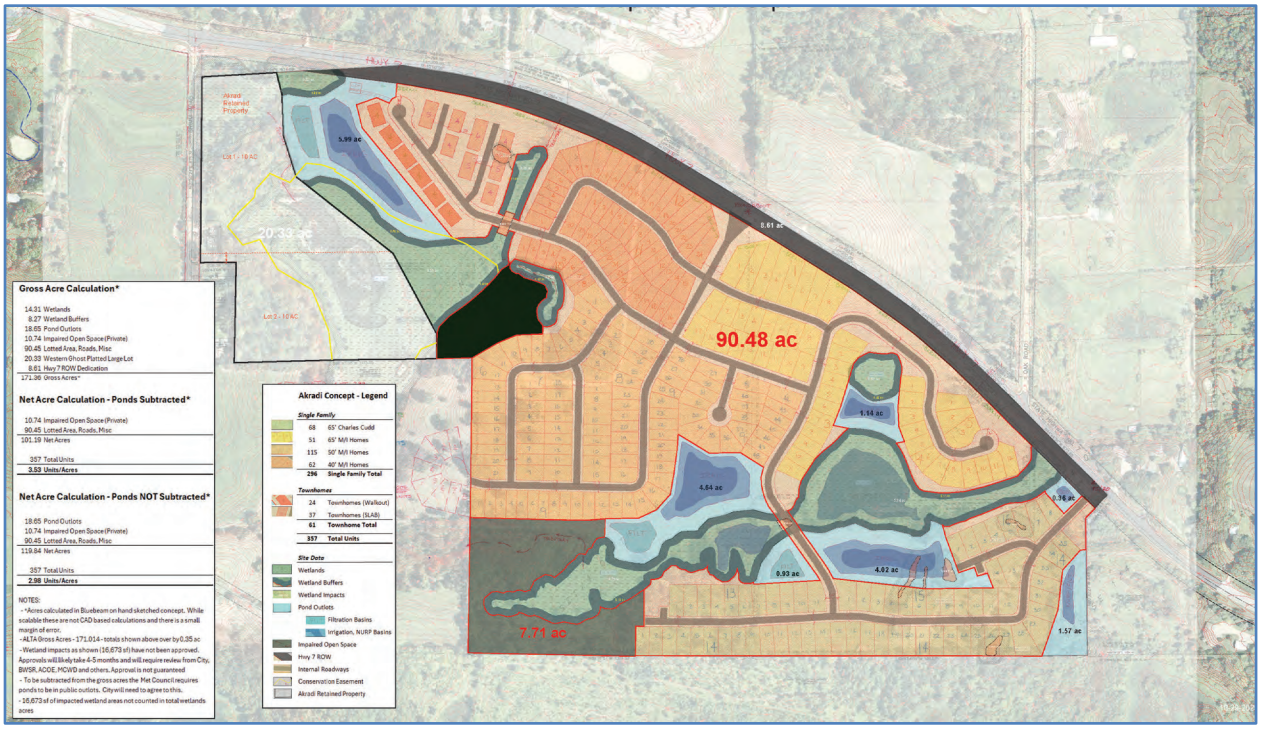
For side-street stop-controlled intersections, the overall intersection LOS is shown, followed by the worst approach LOS; the delay shown is for the worst approach. For roundabouts, the overall LOS and delay is shown.

PROPOSED DEVELOPMENT

The proposed development, which is shown in Figure 3, is along the south side of Hwy 7 generally between Grimm Road and Oak Road. The project includes a total of 357 residential units, which includes a combination of townhomes (61 units) and single-family residential uses (296 units). No development is planned in the furthest two western lots. The existing site is primarily used for agricultural purposes.

Two (2) access locations along Hwy 7 are proposed. The primary development access is located midway between Upland Farm Road and Oak Road and is spaced at approximately 1/4-mile from each of these existing roadways. The east access is located approximately 550 feet east of Oak Road; this access is planned to be a partial access (i.e., either three-quarter or right-in / right-out). Note that for purposes of this study, the east access was evaluated as both a full-access and a right-in / right-out configuration. Construction was assumed to be fully completed by 2030.

Figure 3 Proposed Site Plan

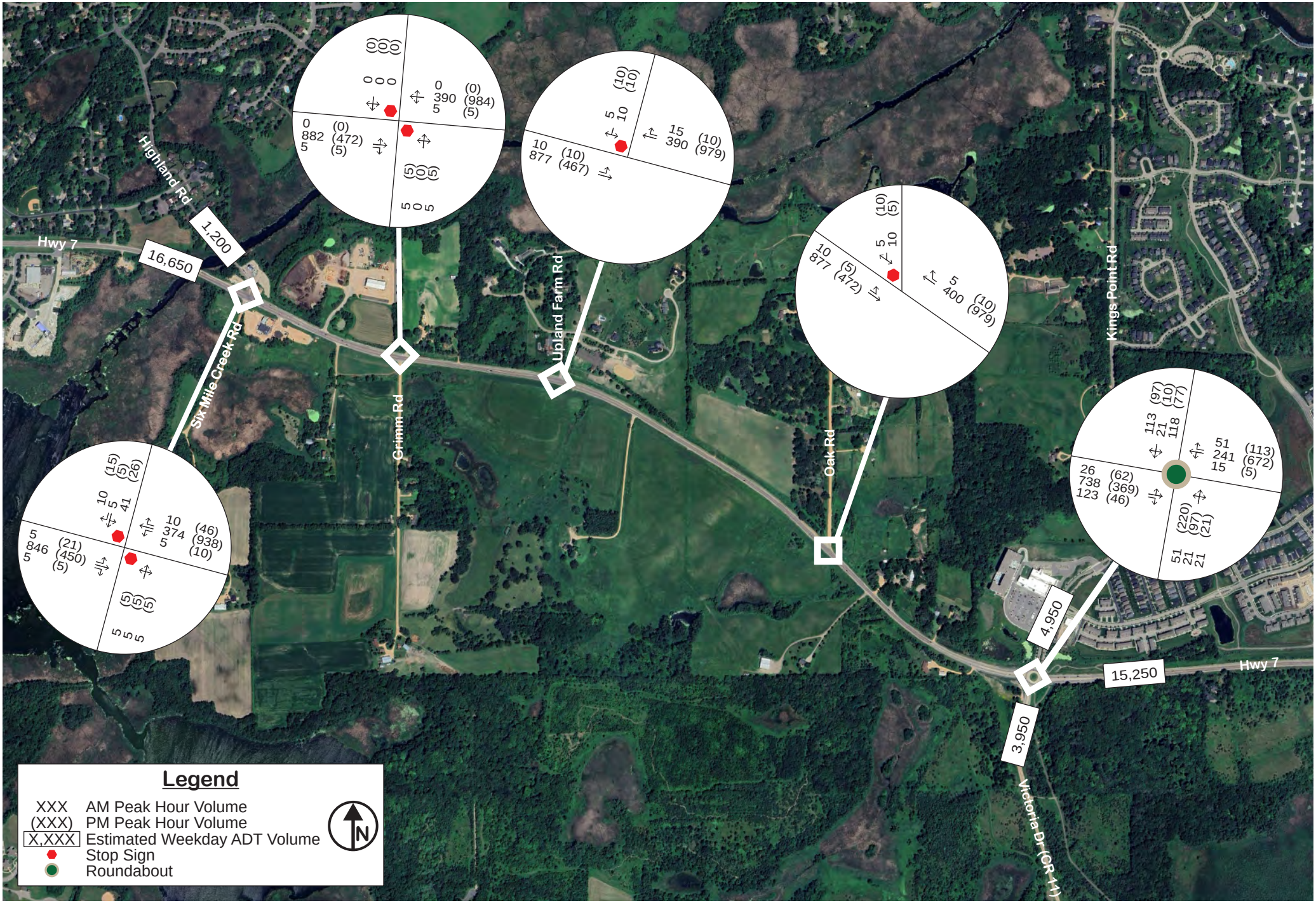


TRAFFIC FORECASTS

Traffic forecasts were developed for year 2030 no build and build conditions. The forecasts account for general background growth and trip generation from the proposed development. The following information summarizes the forecast development process.

Background Growth

To account for general background growth in the study area, an annual growth rate of one-half (0.5) percent was applied to the existing traffic volumes to develop year 2030 no build conditions. This growth rate is consistent with historical growth within the study area and previous planning efforts including the *Hwy 7 Study* and the *Mackenthun's Development Traffic Study*. The year 2030 no build conditions are shown in Figure 4.



Year 2030 No Build Conditions

M/I Homes Development Traffic Study

Figure 4

Proposed Development Trip Generation

The trip generation estimate for the proposed development was created using the *ITE Trip Generation Manual, 12th Edition* and includes trips for typical weekday a.m. and p.m. peak hours, as well as daily. The proposed development, shown in Table 2, is estimated to generate 236 a.m. peak hour (63 in / 173 out), 306 p.m. peak hour (189 in / 117 out), and 3,094 daily (1,547 in / 1,547 out) trips. No multimodal reductions were included to provide a more conservative estimate. *Note that a sensitivity analysis based on a 422 residential unit development was also completed, which is described later in this report.*

Table 2 Trip Generation Summary

Land Use Type *(ITE Code)*	**Size**	**AM Peak Hour**		**PM Peak Hour**		**Daily**
		In	**Out**	**In**	**Out**	
Single-Family Homes *(210)*	296 units	56	151	171	104	2,692
Townhomes *(215)*	61 units	7	22	18	13	402
Total Site Trips	**357 units**	**63**	**173**	**189**	**117**	**3,094**

Site generated trips were distributed throughout the study area using the directional distribution shown in Figure 5, which is based on a combination of existing area travel patterns and engineering judgment. The resultant year 2030 build condition traffic forecasts, which include the general background growth and trip generation from the proposed development, are illustrated in Figure 6. Note that trips were distributed based on two access scenarios (i.e., Scenario 1 – full access at both locations; Scenario 2 – full-access at the Central Access and right-in / right-out access at the East Access).

YEAR 2030 CONDITIONS

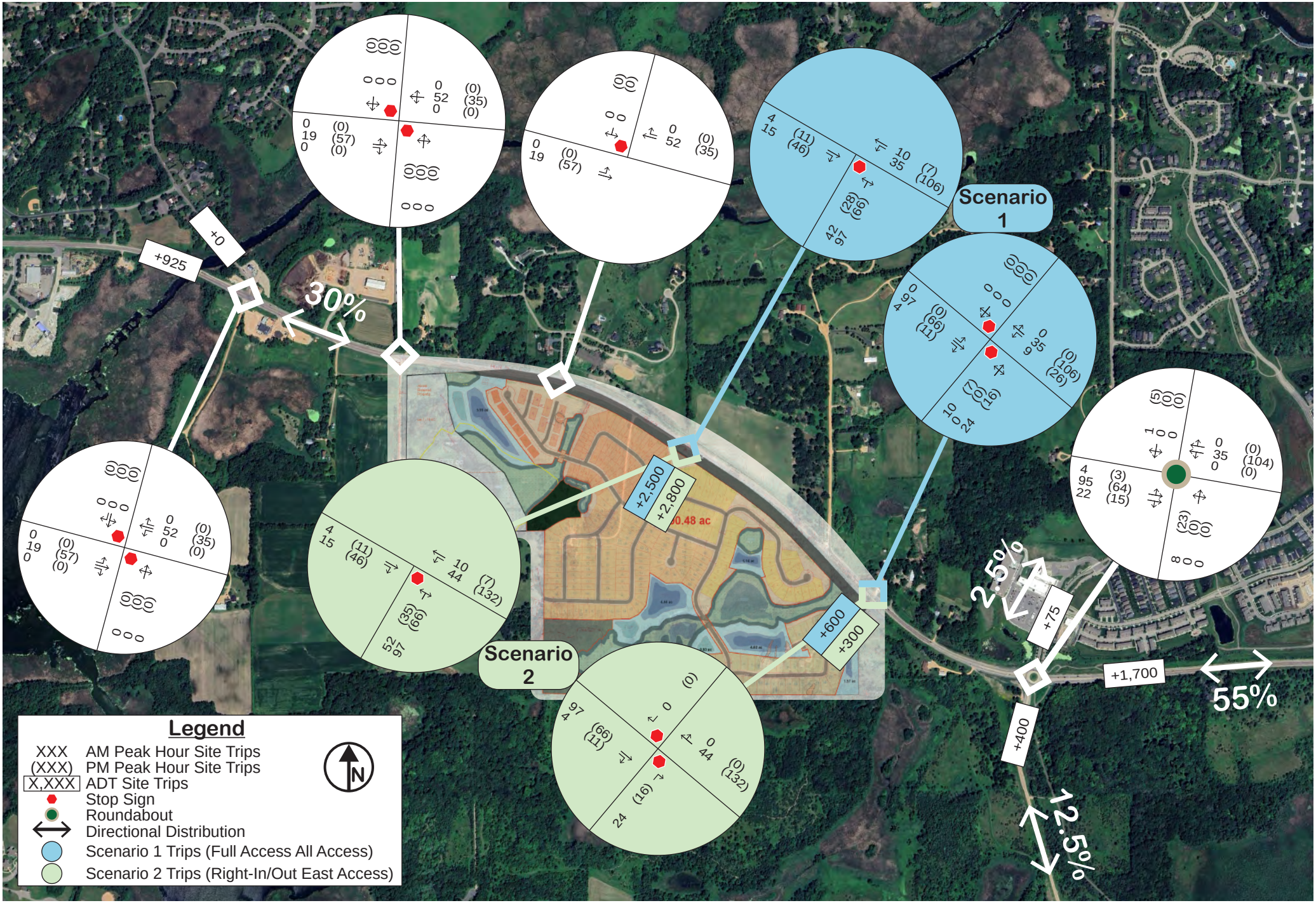
To understand impacts associated with the proposed development, year 2030 no build and build conditions were reviewed from an intersection capacity analysis perspective. The year 2030 capacity analysis results, summarized in Table 3, indicate that under year 2030 no build conditions, all study intersections and approaches (including the proposed access locations) operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours except the westbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11), which is expected to operate at LOS E during the p.m. peak hour; westbound 95th percentile queues are expected to range from 400 to 500 feet.

Table 3 Year 2030 Intersection Capacity

Hwy 7 Intersection	**Level of Service (delay in seconds)**					
	AM Peak Hour			**PM Peak Hour**		
	No Bld	**Build Scen. 1**	**Build Scen. 2**	**No Bld**	**Build Scen. 1**	**Build Scen 2**
Highland Rd / Six Mile Creek Rd	A / C (19)	A / C (20)	A / C (20)	A / C (17)	A / C (22)	A / C (24)
Grimm Rd	A / B (13)	A / B (11)	A / B (12)	A / B (10)	A / B (10)	A / B (10)
Upland Farm Rd	A / B (12)	A / B (10)	A / B (10)	A / B (10)	A / B (13)	A / B (13)
Central Access		A / C (22)	A / C (23)		A / C (18)	A / C (22)
Oak Rd	A / B (10)	A / B (11)	A / B (12)	A / B (14)	A / B (12)	A / C (22)
East Access		A / B (10)	A / A (8)		A / B (13)	A / A (4)
Kings Point Rd / Victoria Dr (CR 11)	C (20)	A (8)*	A (8)*	C (22)	B (10)*	B (10)*

SSS – Side-Street-Stop *RAB – Roundabout*

For side-street stop-controlled intersections, the overall intersection LOS is shown, followed by the worst approach LOS; the delay shown is for the worst approach. For roundabouts, the overall LOS and delay is shown.

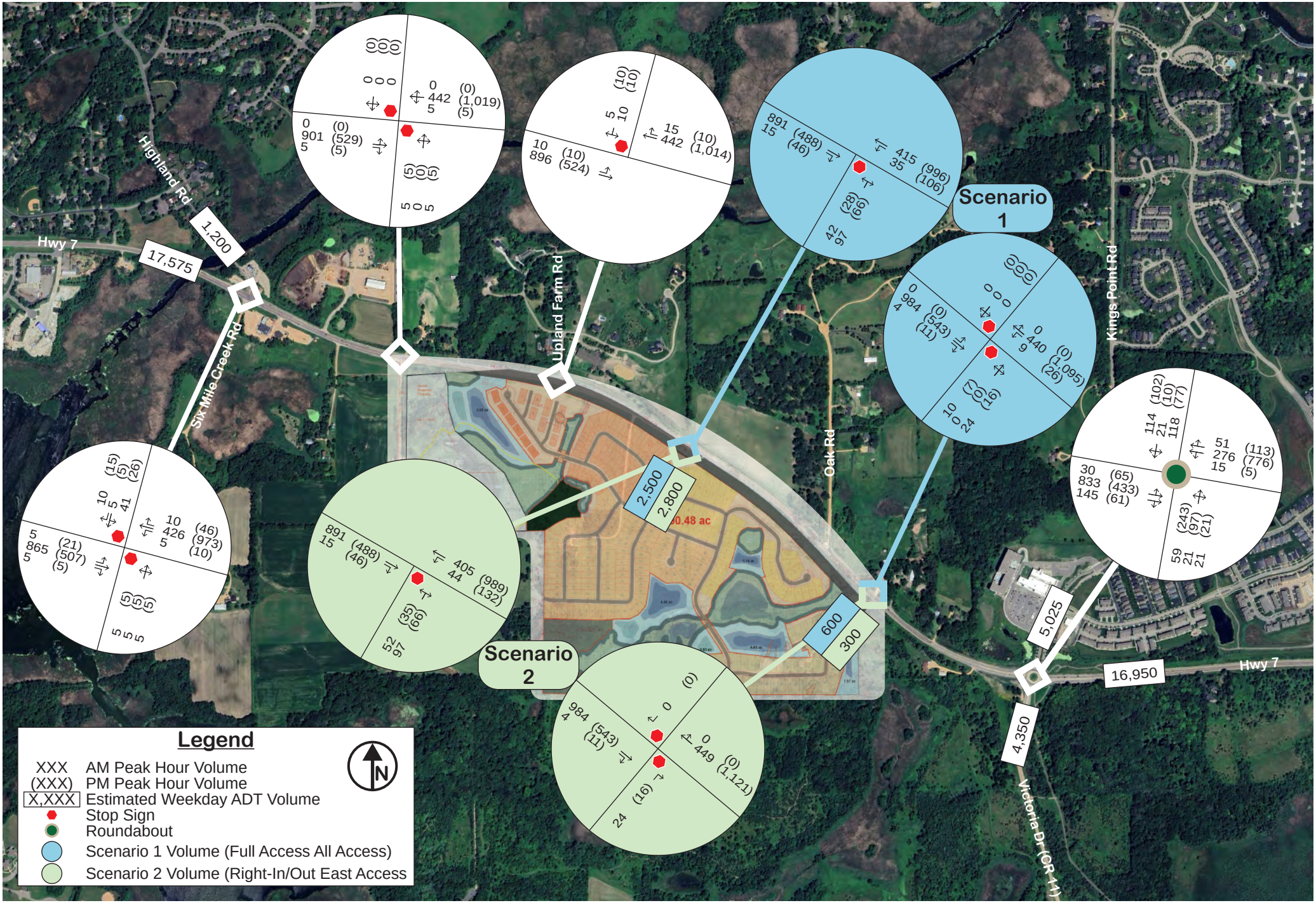


TC2

Site Generated Trips

M/I Homes Development Traffic Study

Figure 5



Year 2030 Build Conditions

M/I Homes Development Traffic Study

Figure 6

During the a.m. peak hour, the eastbound approach of Hwy 7 at Kings Point Road/ Victoria Drive (CR 11) is expected to operate at LOS D; eastbound 95th percentile queues are expected to range from 300 to 400 feet. This illustrates that by the year 2030, regardless of the proposed development, the need to reconfigure the Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection back to its original (2x1) design is expected to be needed. To illustrate the operational benefit of this reconfiguration, the original roundabout design was assumed as part of the year 2030 build analysis.

Under year 2030 build conditions, with the original roundabout configuration at the Kings Point Road / Victoria Drive (CR 11) intersection, all intersections and approaches are expected to operate at an acceptable LOS D or better during the peak hours regardless of the proposed development access configuration (i.e., Scenario 1 or 2). Note that the build analysis assumed dedicated left- and right-turn lanes along Hwy 7 at the proposed site access locations, as well as only one lane exiting each location.

Side-street operations at the Central Access could be improved by providing dedicated left- and right-turn lanes (i.e., two exiting lanes); with the additional right-turn lane, approach delays would decrease by about five (5) seconds and queues would decrease by about 30 to 40 feet during the peak hours. Further discussion with MnDOT should occur to review the following development access scenario to determine the appropriate configuration and implementation timeline.

- *Central Access* - full-access side-street stop control with a westbound left- and eastbound right-turn lane, as well as dedicated left- and right-turn lanes on the side-street approach.
- *East Access* - right-in / right-out side-street stop control with an eastbound right-turn lane; the right-in / right-out could be facilitated with a median along Hwy 7 or a pork-chop island on the side-street approach.

Sensitivity Test

Although the proposed development site is challenged to increase density from the current plan, a sensitivity test was conducted to understand any impacts if additional density was added to better align with Metropolitan Council land use guidance. This sensitivity test accounted for a total of 422 units, which resulted in a decrease of 43 single-family units and an increase of 108 townhomes (i.e., a 65-unit net increase from the proposed plan). The change in trip generation associated with this sensitivity test, shown in Table 4, indicates that the additional units would generate about 20 additional a.m. peak hour, 15 additional p.m. peak hour, and 316 additional daily trips; the relatively small difference is related to the average trip generation rate differences between the residential types. Thus, the resultant impact of these additional units is expected to be minimal relative to the proposed plan, and no additional infrastructure would be needed beyond what is added based on the proposed plan.

Table 4 Sensitivity Test Trip Generation

Land Use Type *(ITE Code)*	**Size**	**AM Peak Hour**		**PM Peak Hour**		**Daily**
		In	**Out**	**In**	**Out**	
Proposed Plan	357 Units	63	173	189	117	3,094
Sensitivity Test						
Single-Family Homes *(210)*	253 units	48	129	146	89	2,300
Townhomes *(215)*	169 units	20	59	49	37	1,110
Sensitivity Test Site Trips	**422 units**	**68**	**188**	**195**	**126**	**3,410**
Sensitivity Test Change in Trips (+ / -)		**+5**	**+15**	**+6**	**+9**	**+316**

SITE PLAN / OTHER CONSIDERATIONS

A review of the proposed site plan does not indicate any major issues. However, the following items are offered for further consideration between area agencies and / or the project team.

- Locate signage and landscaping to avoid creating any sight distance issues; intersection sight-distance should be confirmed at the proposed site access locations.
- Install internal intersection traffic controls (i.e., stop signs) in collaboration with the city engineer.
- Provide multimodal connections throughout the site to ensure connectivity with existing and proposed facilities adjacent to the site; a multimodal facility should be provided along at least one (1) side of each roadway within the proposed development, where feasible.
    - At a minimum, preserve right-of-way along the south side of Hwy 7 within the project limits to accommodate a future multi-use trail consistent with the *Hwy 7 Study*.
- Review truck maneuverability to limit potential internal circulation conflicts.
- Align the east access across from the existing private access on the north side of Hwy 7 or consider relocating the private access to align with the proposed east access; this consideration is only needed if full- or three-quarter access is planned for the east access.

CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

1) When considering crash and severity rates, all intersections operate within the normal range when compared to locations with similar characteristics from a crash history perspective; note that MnDOT has been monitoring the Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection for several years and has made modifications to improve safety.
2) All study intersections and approaches generally operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours.
    a. The westbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11) is approaching the LOS D / E threshold during the p.m. peak hour; while the eastbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11) operates at LOS C during the a.m. peak hour.
    b. Although there are no capacity issues today, the existing Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection is approaching capacity during the peak hours and reconfiguration back to its original design will eventually be needed.
3) The proposed project is a 357-unit residential development, which includes a combination of townhomes (61 units) and single-family homes (296 units); the existing site is primarily used for agricultural purposes. Construction was assumed to be fully completed by the year 2030.
4) Traffic forecasts were developed for year 2030 no build and build conditions, which included a one-half (0.5) percent annual background growth and trip generation from the proposed development.
    a. The proposed development is estimated to generate 236 a.m. peak hour (63 in / 173 out), 306 p.m. peak hour (189 in / 117 out), and 3,094 daily (1,547 in / 1,547 out) trips.

5) Key takeaways from the future year 2030 capacity analysis, include:
   a. Under year 2030 no build conditions, all study intersections and approaches generally operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours, except the westbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11), which is expected to operate at LOS E during the p.m. peak hour.
   b. By the year 2030, regardless of the proposed development, the need to reconfigure the Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection back to its original design is expected.
   c. Under year 2030 build conditions, all intersections and approaches are expected to operate at an acceptable LOS D or better during the peak hours regardless of the proposed development access configuration.
6) Further discussion with MnDOT should occur to review the following development access scenario to determine the appropriate configuration and implementation timeline.
   a. *Central Access* - full-access side-street stop control with a westbound left- and eastbound right-turn lane, as well as dedicated left- and right-turn lanes on the side-street approach.
   b. *East Access* - right-in / right-out side-street stop control with an eastbound right-turn lane; the right-in / right-out could be facilitated with a median along Hwy 7 or a pork-chop island on the side-street approach.
7) The following items are offered for further consideration:
   a. Locate signage and landscaping to avoid creating any sight distance issues; intersection sight-distance should be confirmed at the proposed site access locations.
   b. Install internal intersection traffic controls (i.e., stop signs) in collaboration with the city engineer.
   c. Provide multimodal connections throughout the site to ensure connectivity with existing and proposed facilities adjacent to the site; a multimodal facility should be provided along at least one (1) side of each roadway within the proposed development, where feasible.
      - At a minimum, preserve right-of-way along the south side of Hwy 7 within the project limits to accommodate a future multi-use trail consistent with the *Hwy 7 Study*.
   d. Review truck maneuverability to limit potential internal circulation conflicts.
   e. Align the east access across from the existing private access on the north side of Hwy 7 or consider relocating the private access to align with the proposed east access; this consideration is only needed if full- or three-quarter access is planned for the east access.

RESOLUTION NO. 38-26

CITY OF MINNETRISTA

RESOLUTION AUTHORIZING THE DISTRIBUTION OF THE ENVIRONMENTAL ASSESSMENT WORKSHEET FOR THE PROPOSED

WHEREAS, M/I Homes of Minneapolis, LLC ("Proposer") is proposing to develop approximately 163 acres with 357 to 422 detached single-family and attached townhome residential units, stormwater management areas, curvilinear roads, and open spaces ("Project"); and

WHEREAS, the Project is located south of Minnesota State Highway 7 (TH 7), west of Victoria Drive/Kings Point Rd, north of the Laketown Township/Carver County border, and east of Grimm Rd along the southern boundary of the City of Minnetrista on land that has historically been used for agricultural production; and

WHEREAS, the Project crosses the threshold of a mandatory Environmental Assessment Worksheet ("EAW") per Minn. Rules 4410.4300, subpart 19.C Residential Development; and

WHEREAS, the City of Minnetrista is the Responsible Governmental Units ("RGU"); and

WHEREAS, the EAW was prepared by Swanson Haskamp Consulting, LLC (SHC), who submitted completed data portions of the EAW to the City of Minnetrista consistent with Minn. Rules Part 4410.1400; and

WHEREAS, the EAW was prepared using the form approved by the Minnesota Environmental Quality Board for EAWs in accordance with Minn. Rules 4410.1300.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby authorizes the distribution of the Environmental Assessment Worksheet in the Environmental Quality Board Monitor and to required agencies for review in accordance with Minn. Rules 4410.1500.

This resolution was adopted by the City Council of the City of Minnetrista on the 6th day of April, 2026 by a vote of ___ Ayes and ___ Nays.

_____
Lisa Whalen, Mayor

ATTEST:

_____
Ann Meyerhoff, City Clerk