

TO: Interested Parties (Including Minnesota Environmental Quality Board Distribution List)

FROM: John Knetter
Mayor
City of Hampton

DATE: November 26, 2024

SUBJECT: Final Order for the City of Hampton Industrial Development Alternative Urban Areawide Review (AUAR)

As the Responsible Governmental Unit (RGU), the City of Hampton has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed Hampton Industrial Development.

This document constitutes a final order for review. Enclosed is the Scoping Document for the proposed redevelopment. The notice of availability of the Draft AUAR Order and Scoping Document was published in the Minnesota Environmental Quality Board's EQB Monitor on September 24, 2024. The scoping document was available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a. The 30-day comment period began on September 24, 2024 and closed at 4:00 PM on October 24, 2024.

During the public comment period, comments were received from four government agencies and six public comments. Comments are included in Attachment B.

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU's draft order. Responses to the comments received are included in Attachment C.

AUAR Study Area

This AUAR study area encompasses an area totaling approximately 140 acres on seven parcels in the City of Hampton and Hampton Township, both of which are in Dakota County, Minnesota. The study is comprised of all land generally located east of US 52, north of MN 50, south of Little Oscar's restaurant, and west of Nicolai Repair.

Development Scenarios

Two development scenarios, defined in Table 1 and shown on Figures 2 and 3, are proposed to be evaluated in the AUAR.

- Scenario 1: (Figure 2) represents the density and land uses presently allowed under the City of Hampton's current *2040 Comprehensive Plan*.
- Scenario 2: (Figure 3) would require amendment to the City of Hampton's current *2040 Comprehensive Plan*.

Table 1: AUAR Development Scenarios

Component	Scenario 1	Scenario 2
Technology Park (square feet)	-	1,500,000
Highway Commercial (square feet)	150,000	-
Industrial (square feet)	400,000	-
Agricultural (square feet)	3,400,000	-
Total (square feet)	3,950,000	1,500,000
Total Project Area	140 acres	140 acres

Figure 1: AUAR Study Area

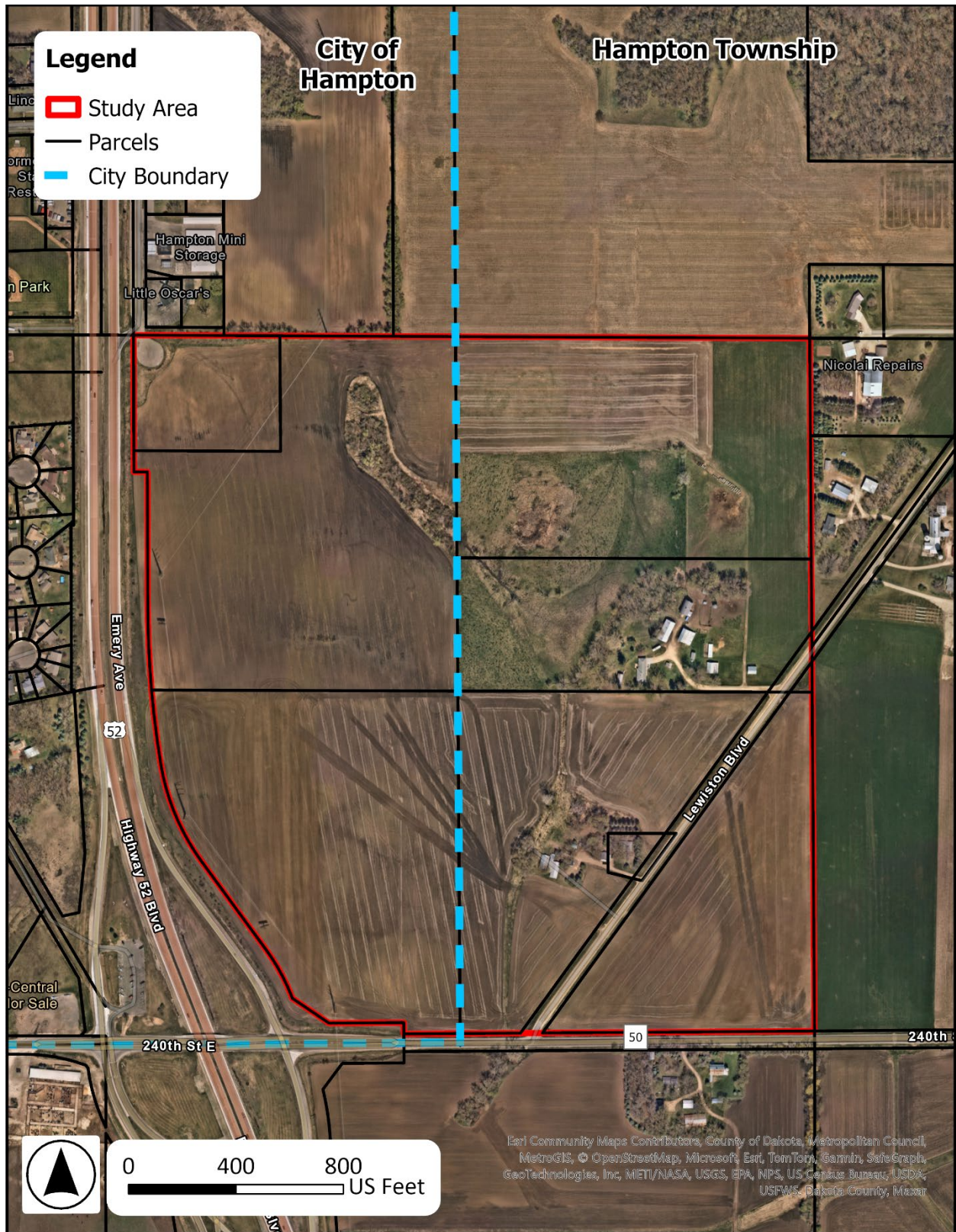


Figure 2: AUAR Study Area – Scenario 1

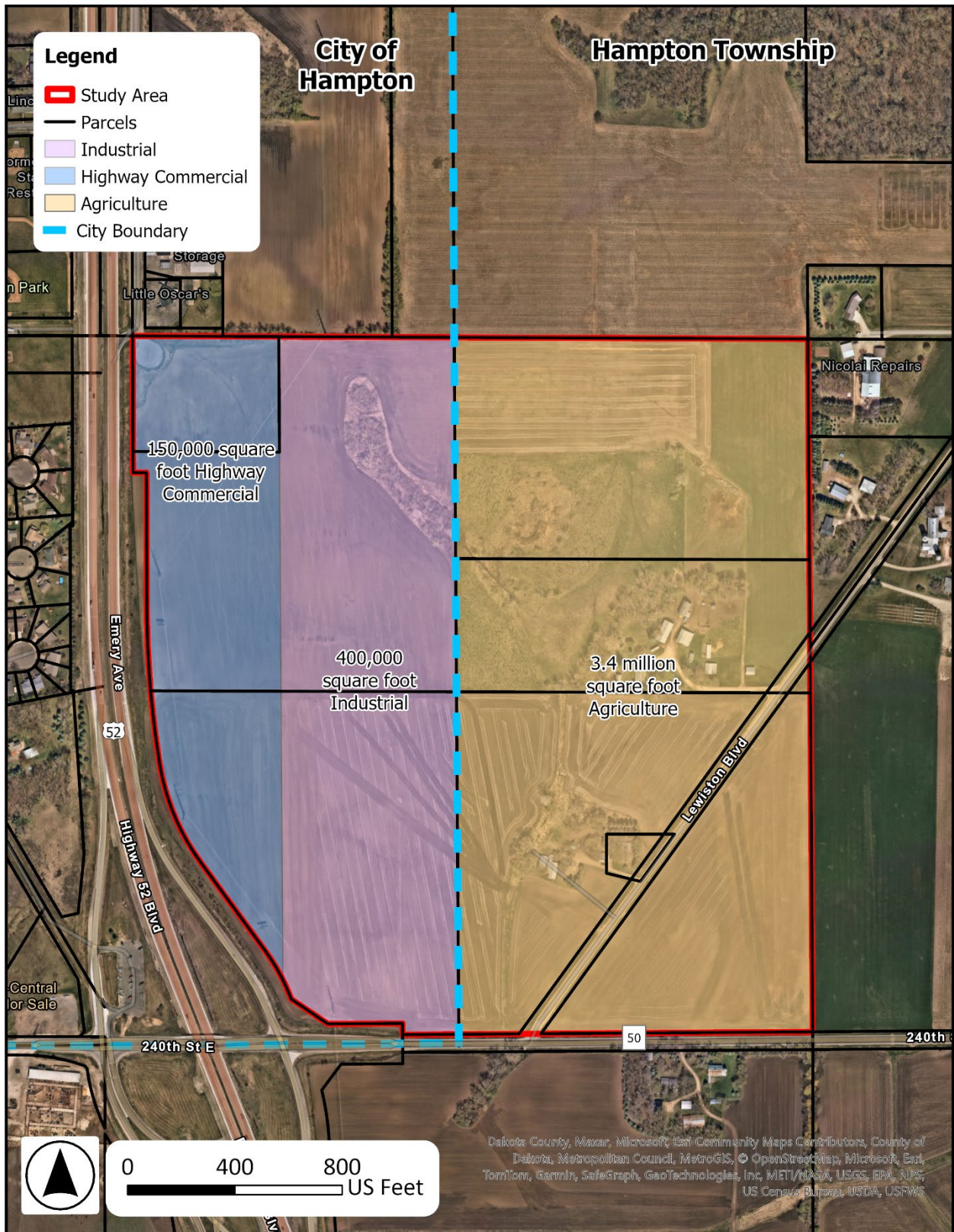
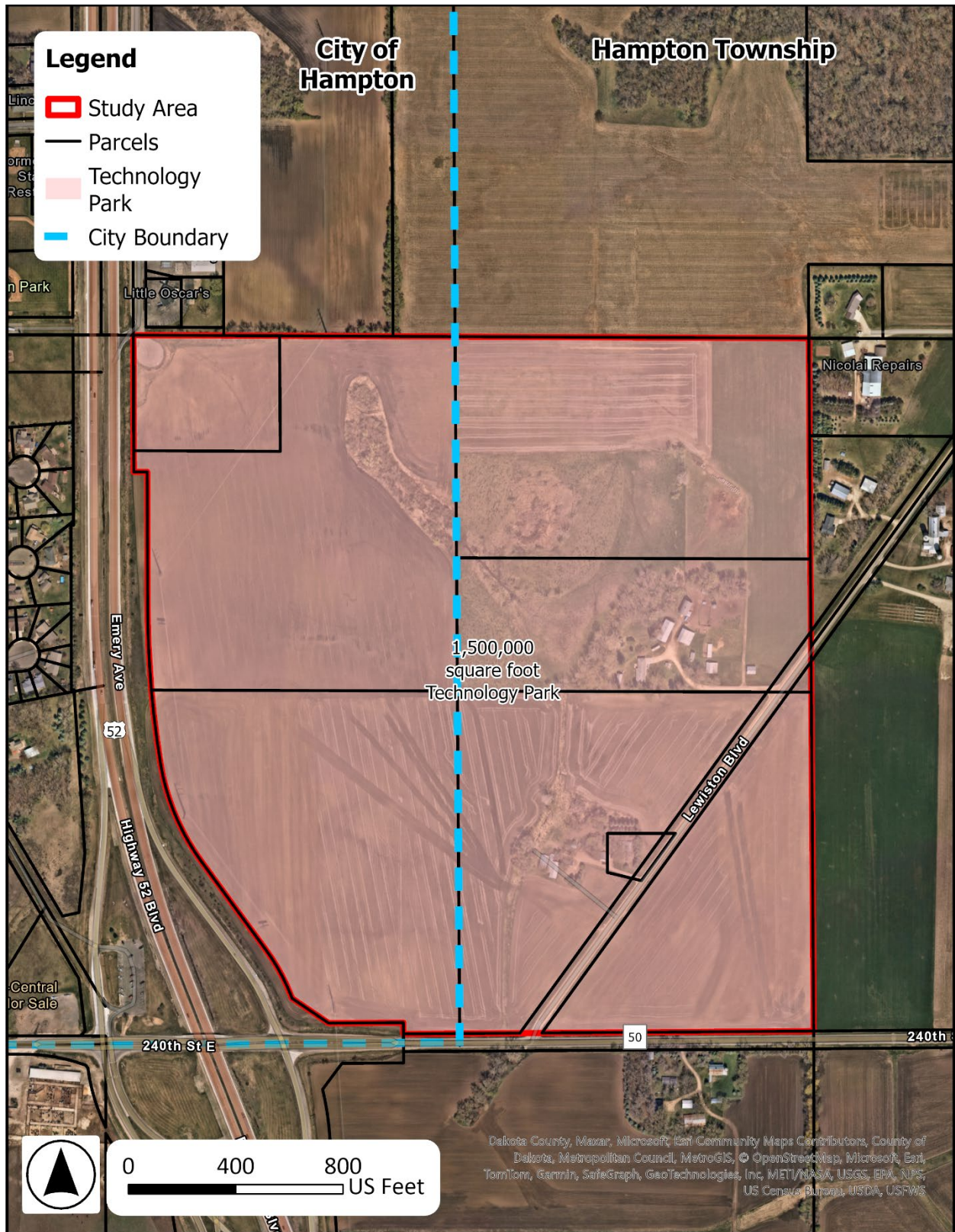


Figure 3: AUAR Study Area – Scenario 2



Hampton Industrial AUAR

SCOPING DOCUMENT



OCTOBER 2024

PREPARED FOR:

City of Hampton

PREPARED BY:

Kimley»»Horn

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Attachment A: Comment Responses

Attachment B: Comment Letters

Scoping Document

This EAW form is being used to delineate the issues and analyses to be reviewed in an Alternative Urban Areawide Review (AUAR). Where the AUAR guidance provided by the Minnesota Environmental Quality Board (EQB) indicates that an AUAR response should differ notably from what is required for an EAW, the guidance is noted in *italics*.

Note to reviewers: Comments must be submitted to the Responsible Governmental Unit (RGU) during the 30-day comment period following notice of the Scoping Document in the *EQB Monitor*.

1. PROJECT TITLE

Hampton Industrial Development AUAR

2. PROPOSER

Proposer: Project Reservoir, LLC

Contact Person: Tami Diehm

Address: 225 South Sixth St, Suite 3500

City, State, ZIP: Minneapolis, MN 55402

Phone: 612-604-6400

Email: tdiehm@winthrop.com

3. RGU

RGU: City of Hampton

Contact Person: John Knetter

Title: Mayor

Address: 5265 238th Street East, P.O. Box 128

City, State, ZIP: Hampton, MN 55031

Phone: 651.437.8846

Email: cityofhampton@midconetwork.com

4. REASON FOR PREPARATION

AUAR Guidance: Not applicable to an AUAR.

5. PROJECT LOCATION

County: Dakota

City/Township: Hampton

PLS Location (¼, ¼, Section, Township, Range): Section 9, Township 113N, Range 18W

Watershed (81 major watershed scale): Mississippi River & Lake Pepin

Tax Parcel Numbers: 18-00900-50-010, 18-00900-51-010, 18-00900-52-010, 17-00900-50-012, 17-00900-50-020, 17-00900-51-010 and 17-00900-52-010

At a minimum, attach each of the following to the AUAR:

- **US Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (see Figure 1)**
- **Map depicting the boundaries of the AUAR and any subdistricts used in the AUAR analysis (see Figure 2 through Figure 4)**
- List of data sources, models, and other resources (from the Item-by-Item Guidance: Climate Adaptation and Resilience or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project during the life of the project (as detailed below in Item 7)
- **Cover type map as required for Item 8 (see Figure 5)**
- **Land use and planning and zoning maps as required in conjunction with Item 10 (see Figure 6 and Figure 7)**

Figure 1: USGS Map

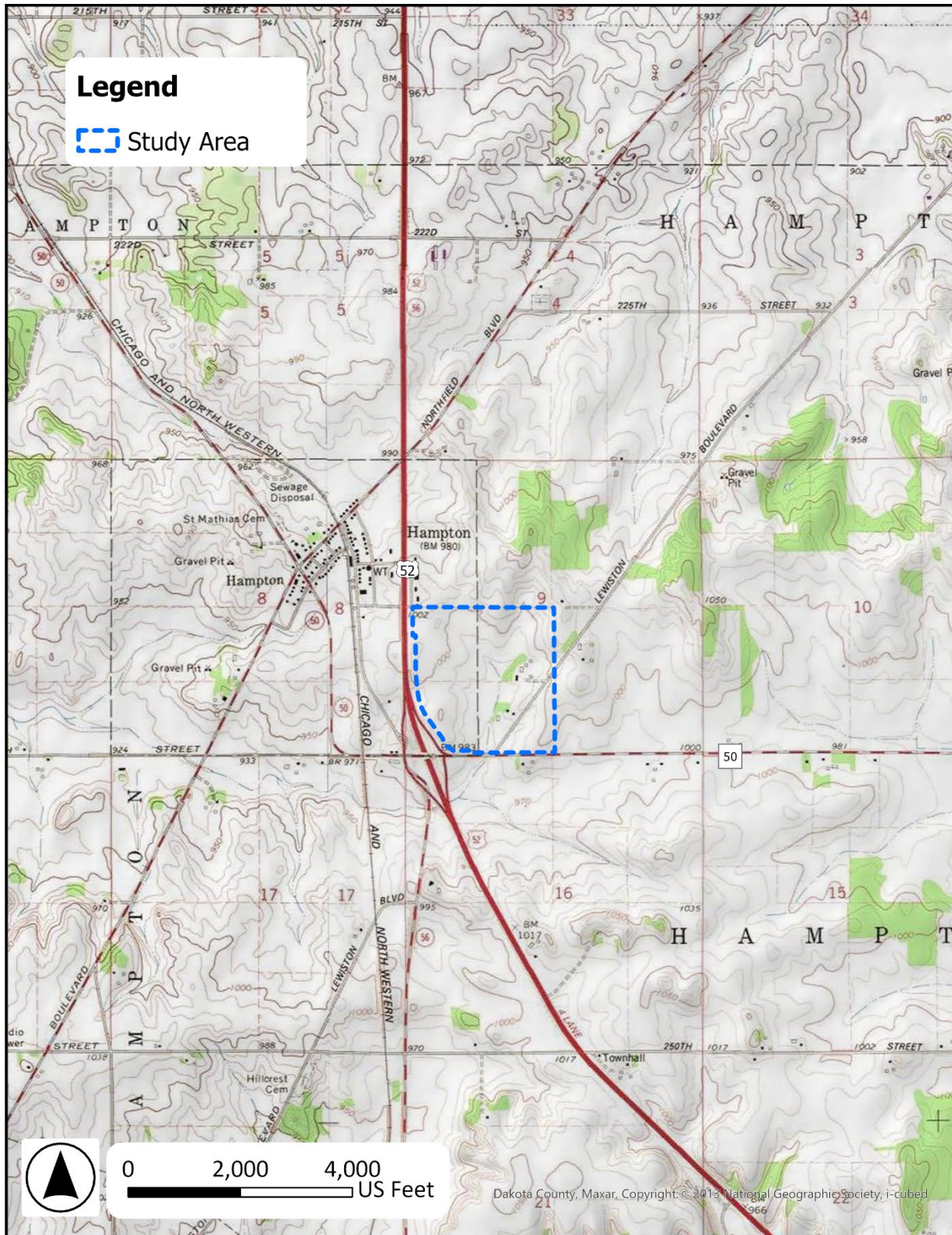
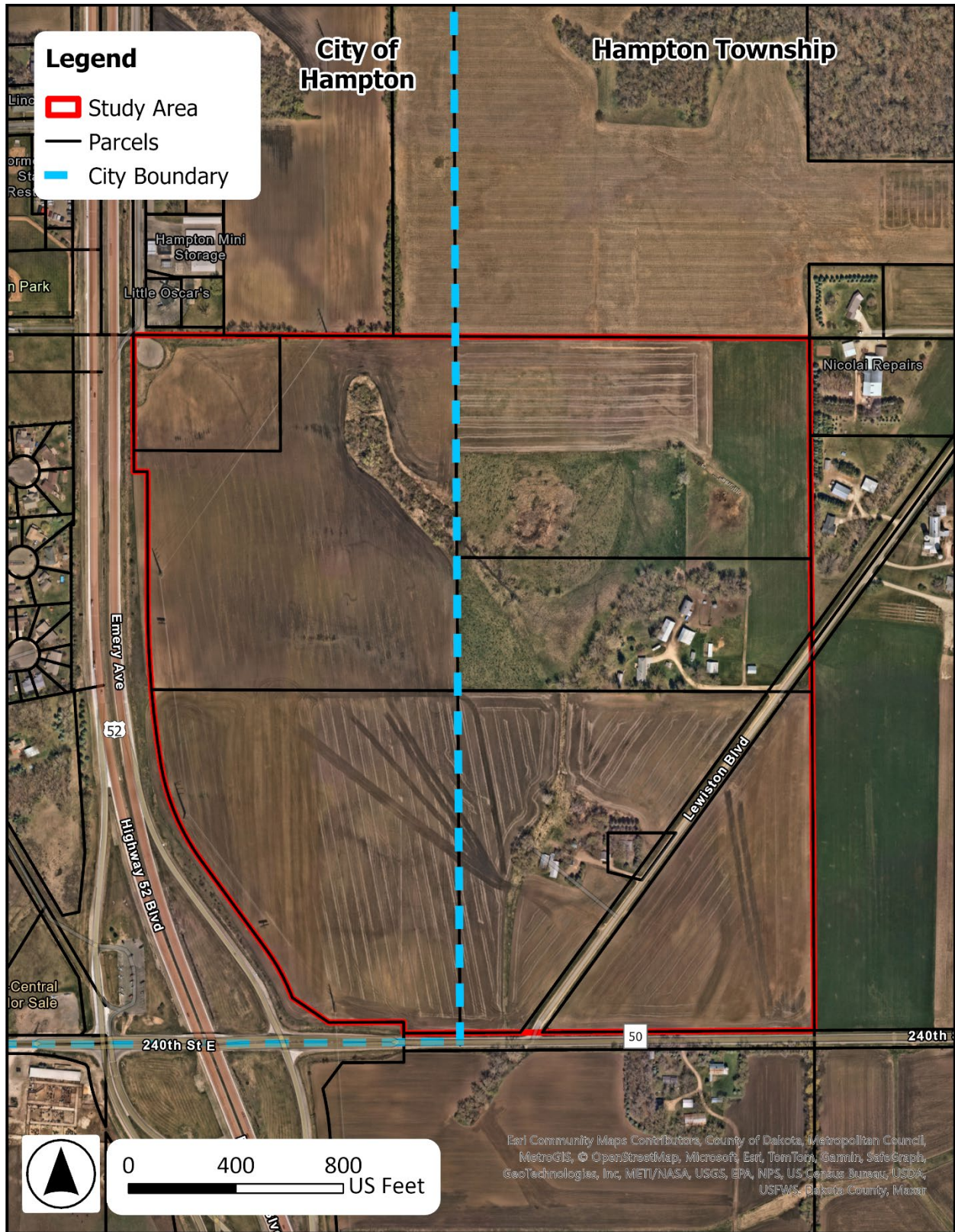


Figure 2: AUAR Study Area



6. PROJECT DESCRIPTION

AUAR Guidance: Instead of the information called for on the EAW form, the description section of an AUAR should include the following elements for each major development scenario included:

- *Anticipated types and intensity (density) of residential and commercial/warehouse/light industrial development throughout the AUAR area.*
- *Infrastructure planned to serve development (roads, sewers, water, stormwater system, etc.). Roadways intended primarily to serve as adjoining land uses within an AUAR area are normally expected to be reviewed as part of an AUAR. More “arterial” types of roadways that would cross an AUAR area are an optional inclusion in the AUAR analysis; if they are included, a more intensive level of review, generally including an analysis of alternative routes, is necessary.*
- *Information about the anticipated staging of various developments, to the extent known, and of the infrastructure, and how the infrastructure staging will influence the development schedule.*

The AUAR study area encompasses an area totaling approximately 140 acres on seven parcels in the City of Hampton and Hampton Township, both of which are in Dakota County, Minnesota (shown on Figure 2). The study area is bounded by Minnesota State Highway 50 (MN 50) the south and US Highway 52 (US 52) to the west. Three parcels totaling 62 acres are in the City of Hampton and four parcels totaling 78 acres are in Hampton Township.

Two scenarios are proposed for evaluation in the AUAR as outlined in Table 1. Scenario 1 includes multiple buildings for a total of 400,000 square feet of industrial, 150,000 square feet of highway commercial development, and 3.4 million square feet of agricultural land (see Figure 3). Scenario 2 includes multiple buildings for a total of 1.5 million square feet of proposed light industrial, technology park (see Figure 4). The proposed development within the AUAR study area is anticipated to begin construction in 2025. A general development timeline and potential phasing will be discussed in the AUAR.

The intent of the AUAR is to recognize the worst-case potential impacts and identify mitigation measures that may be taken to compensate for those impacts. Development of the study area would include new infrastructure, including water service, sewer, stormwater, streets, and other utilities. All new services would be extensions to existing infrastructure or upgrades to existing systems to support the new development.

A more detailed discussion of infrastructure needs will be included in the AUAR.

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Table 1: Development Scenarios

Component	Scenario 1	Scenario 2
Technology Park (square feet)	-	1,500,000
Highway Commercial (square feet)	150,000	-
Industrial (square feet)	400,000	-
Agricultural (square feet)	3,400,000	-
Total (square feet)	3,950,000	1,500,000
Total Project Area	140 acres	140 acres

Figure 3: Development Scenario 1

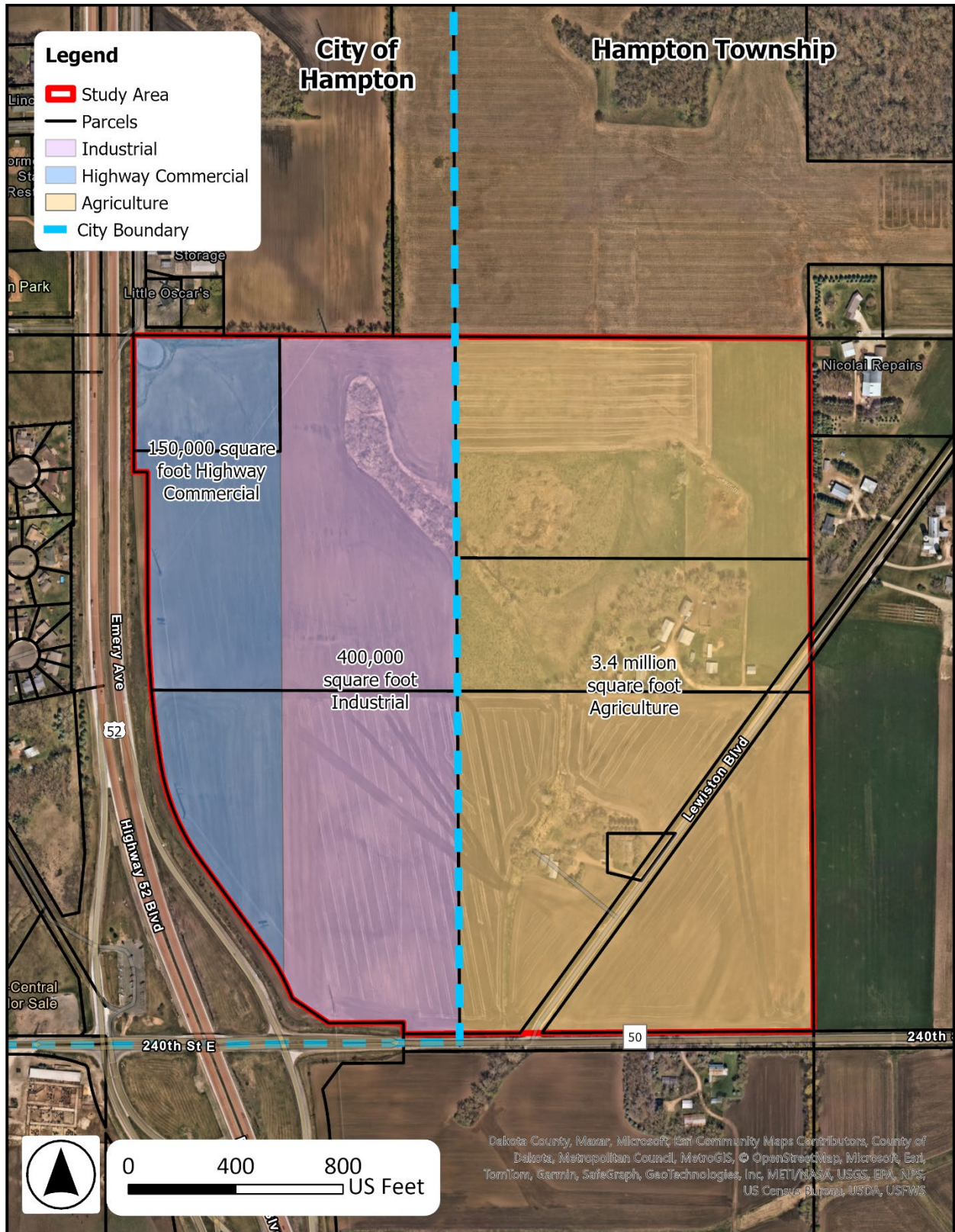
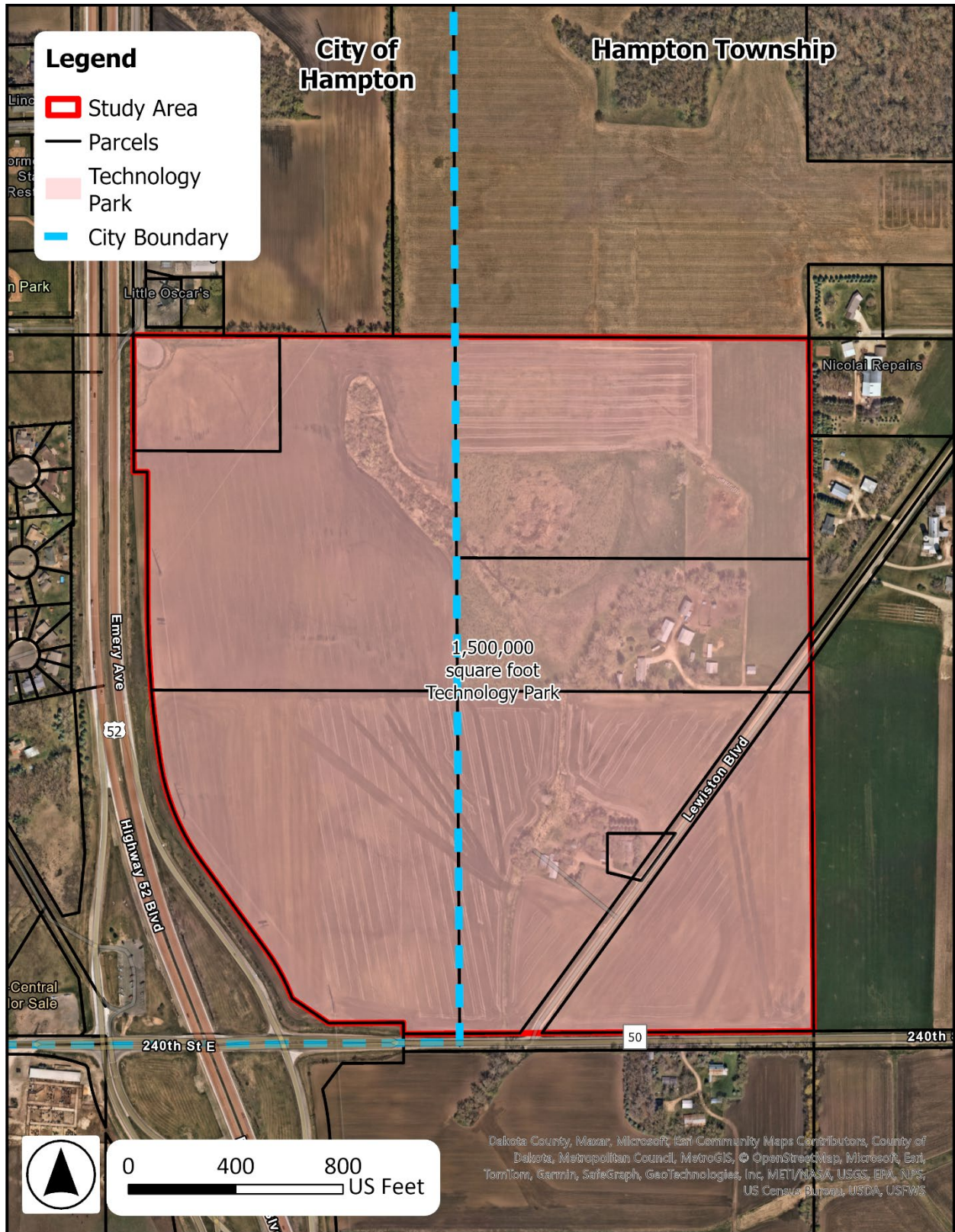


Figure 4: Development Scenario 2



7. CLIMATE ADAPTION 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.

The AUAR will describe trends in temperature, urban heat island, precipitation, flood risk, and cooling degree days for the general project location. Climate projections will use Representative Concentration Pathways (RCPs), which are greenhouse gas concentration scenarios used by the Intergovernmental Panel on Climate Change. RCP 4.5 is an intermediate scenario in which emissions decline after peaking around 2040, and RCP 8.5 is a worst-case scenario in which emissions continue to rise through the 21st century.¹

- b. For each resource category in the table below, describe 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.

Table 2: Climate Considerations and Adaptions

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptions
Project Design	The AUAR will discuss aspects of building architecture/ materials choices and site design that could impact climate.	To be discussed in AUAR, Section 6 and 18	To be discussed in AUAR, Section 6 and 18
Land Use	The AUAR will discuss critical facilities and flood risk.	To be discussed in AUAR, Section 10	To be discussed in AUAR, Section 10
Water Resources	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project and how that may influence water resources.	To be discussed in AUAR, Section 12	To be discussed in AUAR, Section 12
Contamination/ Hazardous Materials/ Wastes	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project and how that may influence the potential environmental effects of generation/use/storage of hazardous waste and materials.	To be discussed in AUAR, Section 13	To be discussed in AUAR, Section 13

¹ Climate Explorer Metadata. Available at <https://www.dnr.state.mn.us/climate/climate-explorer-metadata.html>.

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Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptions
Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)	The AUAR will discuss current Minnesota climate trends and anticipated climate change in the general location of the project how that may influence the local species and suitable habitat.	To be discussed in AUAR, Section 14	To be discussed in AUAR, Section 14

8. COVER TYPES

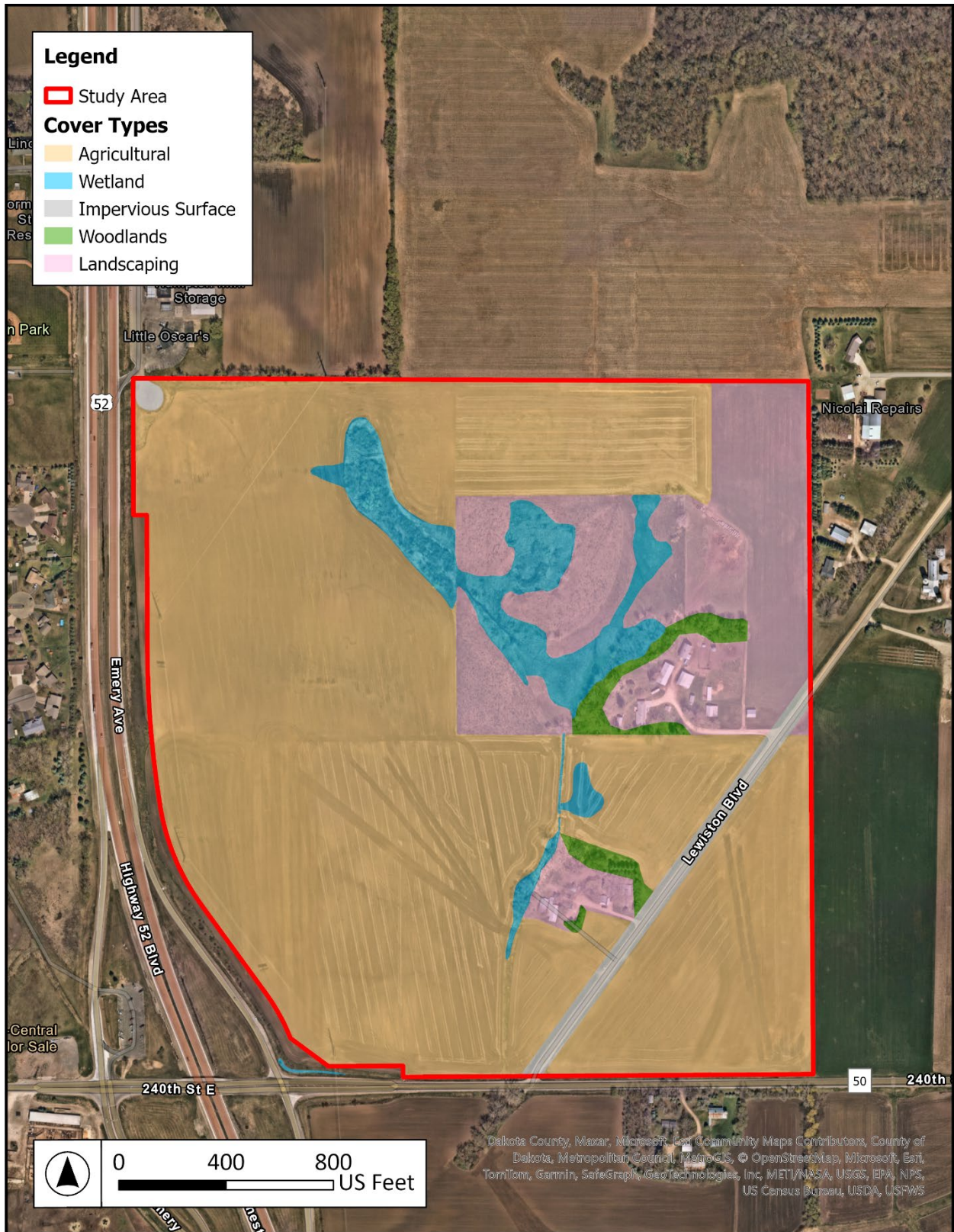
AUAR Guidance: The following information should be provided:

- *A cover type map, at least at the scale of a USGS topographic map, depicting:*
 - *Wetlands (identified by Circular 39 type)*
 - *Watercourses (rivers, streams, creeks, ditches)*
 - *Lakes (identify public waters status and shoreland management classification)*
 - *Woodlands (break down by classes where possible)*
 - *Grassland (identify native and old field)*
 - *Cropland*
 - *Current development*

- *An overlay map showing anticipated development in relation to the cover types. This map should also depict any “protection areas,” existing or proposed, that will preserve sensitive cover types. Separate maps for each major development scenario should be generally provided.*

Within the AUAR study area, there are approximately 107 acres of agricultural land, or total project area of approximately 140 acres that includes wetland, landscaping, woodlands, and road right of way. There are existing buildings and structures within the study area that include barns, silos, storage sheds, and two dwellings. The AUAR will include an analysis of existing and proposed cover types within the study area that are shown on Figure 5. These cover types were determined by reviewing 2024 aerial photography.

Figure 5: Cover Types



9. PERMITS AND APPROVALS REQUIRED

AUAR Guidance: A listing of major approvals (including any comprehensive plan amendments and zoning amendments) and public financial assistance and infrastructure likely to be required by the anticipated types of development projects should be given for each major development scenario. This list will help orient reviewers to the framework that will protect environmental resources. The list can also serve as a starting point for the development of the implementation aspects of the mitigation plan to be developed as part of the AUAR.

Table 3: Anticipated Permits and Approvals

Unit of Government	Type of Application	Status
Federal		
US Army Corps of Engineers	Section 404 Permit	To be applied for, if applicable
State		
Minnesota Pollution Control Agency	Section 401 Water Quality Certification	To be applied for, if applicable
	National Pollutant Discharge Elimination System Stormwater Permit for Construction Activities	To be applied for, if applicable
	Sanitary Sewer Extension Permit	To be applied for, if applicable
	Construction Contingency Plan and Response Action Plan approval	To be applied for, if applicable
	Notice of Intent of Demolition	To be applied for, if applicable
	Industrial Wastewater Permit	To be applied for, if applicable
	Significant Industrial User Permit	To be applied for, if applicable
	Construction Stormwater Permit	To be applied for, if applicable
	Fuel Storage Tank	To be applied for, if applicable
	Air Permit	To be applied for, if applicable
	Discharge Permit	To be applied for, if applicable
	Water Treatment Plant	To be applied for, if applicable
Minnesota Department of Natural Resources	Temporary Groundwater Appropriation Permit for Construction Dewatering	To be applied for, if applicable
	Water Appropriation Permit	To be applied for, if applicable
Minnesota Department of Health	Watermain Extension Permit	To be applied for, if applicable
	Well Permit	
Minnesota Department of Transportation	Miscellaneous Work on Trunk Highway Right of Way	To be applied for, if applicable
	Access/Driveway Permit	To be applied for, if applicable
	Utility Accommodation Permit	To be applied for, if applicable
	Drainage Permit	To be applied for, if applicable
Minnesota Department of Labor Industry	Plumbing Review	To be applied for, if applicable
	Electrical Permit	To be applied for, if applicable

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Unit of Government	Type of Application	Status
County		
Dakota County	Right-of-Way Permit	To be applied for, if applicable
Watershed District		
Vermillion River Watershed	Any permit submittal requiring review by the VRWJPO in Section 53.02 (C) shall include two full sets of plans and two reduced sets for referral by the City to the VRWJPO.	To be applied for, if applicable
City		
City of Hampton	Preliminary/Final Plat	To be applied for, if applicable
	Comprehensive Plan Amendment	To be applied for, if applicable
	Zoning Map and Text Amendment	To be applied for, if applicable
	Site Plan Approval	To be applied for, if applicable
	Building Permit	To be applied for, if applicable
	Excavation and Grading Permit	To be applied for, if applicable
	Domestic & Wastewater	To be applied for, if applicable
	Annexation	To be applied for, if applicable
	Planned Unit Development	To be applied for, if applicable
	Conditional Use Permit	To be applied for, if applicable
	AUAR Approval	In process

10. LAND USE

a. Describe:

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

The AUAR study area is located east of US Highway 52 (US 52) in the City of Hampton and Hampton Township, Minnesota. The study area is generally bounded by Minnesota State Highway 50 (MN 50) to the south and the study area is currently bisected by the boundary of the City of Hampton, resulting in half of the site being in the municipal boundary of the City of Hampton and half of the site being in the municipal boundary of Hampton Township. The study area consists of seven parcels; six are currently designated as agricultural land use, and one is vacant (see Figure 6). Land uses adjacent to the study area include agricultural, roadways, commercial land uses, and a mix of residential land uses and parkland on the west side of US 52. There is an existing transmission line that is located on the western side of the study area.

According to the Natural Resources Conservation Service (NRCS), 63% of the study area is considered prime farmland, 24.7% is considered prime farmland if drained, and an additional 5.7% of the study area is considered farmland of statewide importance (see Table 6 and Figure 8).

- ii. **Planned land use as identified in comprehensive plans (if available) and any other applicable plan for land use, water, or resource management by a local, regional, state, or federal agency.**

City of Hampton 2040 Comprehensive Plan

The City of Hampton adopted the *2040 Comprehensive Plan* in 2019. One of the goals of the Comprehensive Plan update is to implement the identified land use plan in a manner resulting in a balanced variety of land uses that will encourage new development and redevelopment in appropriate areas, while preserving natural areas and productive farmland. The Plan designates a specific mix of future land use designations throughout the city that reflects their vision for future growth, consistent with forecasts for residential and business development. Based on the 2040 Future Land Use Map, the western portion of the study area is identified as highway commercial and industrial land use. The 78-acre eastern portion of the study area is planned to be annexed into the city and will be guided at that time, but are likely to be identified as industrial and/or commercial to coincide with the proposed development (see Table 4). Anticipated phasing for future development in the AUAR study area is predicted to occur between 2025 and 2040. Additionally, there are no planned parks or trails in the study area.

Dakota County Rural Collaborative 2040 Comprehensive Plan

The Dakota County Collaborative 2040 Comprehensive Plan² includes joint resolutions for eleven townships (including Hampton Township) and five rural cities to participate in the joint planning process for the land use plan update. The plan is intended to guide future land use development, redevelopment, and other planning and policy concerns for communities in the Rural Collaborative. One of the goals of this plan is to minimize conflicts between land uses, especially agricultural. Minimizing the impact on long-term agricultural areas and protecting the rural atmosphere of the area are emphasized. Based on the 2040 Future Land Use Map within this plan, the 78-acre eastern portion of the study area is designated as agricultural land use (see Table 5).

Table 4: City of Hampton 2040 Comprehensive Plan Designations within the AUAR Study Area

Future Land Use Designation	Purpose	Typical Uses
Industrial	Establish areas for more extensive land uses for light industrial and service-oriented businesses	Light manufacturing, wholesaling, service industries, trade shops, and warehousing
Highway Commercial	Identify areas for commercial use outside of the Central Business District	Retail, service, professional office, and repair businesses

² Source: Dakota County Rural Collaborative 2040 Comprehensive Plan. Available at: https://clients.bolton-menk.com/ruralcommunities/wp-content/uploads/sites/16/2020/01/DCC-CompPlanComplete_Final_RED.pdf

Table 5: Hampton Township 2040 Comprehensive Plan Designations within the AUAR Study Area

Future Land Use Designation	Purpose	Typical Uses
Agricultural	Collaborative area communities have consciously protected the economic and social value of farmland from the conversion to non-farm uses for several decades	Agriculture, farm-related service businesses, churches, public and private schools, golf courses, and other public recreation uses

Dakota County 2040 Comprehensive Plan

The Dakota County 2040 Comprehensive Plan³ is used to guide the County’s housing, transportation, county facilities, parks, and land use planning over the next 20 years. Hampton is classified as a mix of agricultural and a rural center community. Communities with the agricultural classification includes areas with prime agricultural soils that are planned and zoned for long-term agricultural use. Rural Centers are local commercial, employment, and residential activity centers serving rural areas.

In Dakota County, cities independently administer zoning and comprehensive planning land use controls; the County does not have land use or zoning authority in Hampton.

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

AUAR Guidance: Water-related land use management districts should be delineated on appropriate maps, and the land use restrictions applicable in those districts should be described. If any variances or deviations from these restrictions within the AUAR area are envisioned, this should be discussed.

Existing Zoning

The current zoning map indicates that the western portion of the site within the City of Hampton is zoned Industrial and Arterial Commercial. The eastern portion of the site within Hampton Township is zoned Agricultural Preservation. Currently the majority of the site is being used for agricultural purposes and consists of active agricultural fields, a central area of uncultivated land, and two related residential farmsteads. According to Hampton Township’s Zoning Ordinance⁴, the Agricultural District is primarily intended for “protecting viable agricultural lands from non-farm influence, retaining valuable areas for conservation purposes, preventing scattered non-farm growth, preserving a secure agricultural economy, minimizing government services and expenditures, and preserving other natural resources of the community.” Permitted uses include

³ Source: Dakota County 2040 Comprehensive Plan. Available at: <https://www.co.dakota.mn.us/Government/Planning/CompPlan/Documents/2040ComprehensivePlanAmendment.pdf>

⁴ Source: Hampton Township Zoning Ordinance. Available at: http://www.hamptontwp.com/pdf/Hampton_Zoning_Ordinance_2015.pdf

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agriculture, single family residential dwellings, forestry and nurseries, historic sites, and home occupations.

Any new development, redevelopment, change in land use, or change in zoning is required to be consistent with the City of Hampton’s current Comprehensive Plan.

FEMA National Flood Hazard

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) was reviewed for the study area. According to FEMA FIRM panels 27037C0385E and 27037C0405E (effective December 2, 2011), the AUAR study area is located in an area of minimal flood hazard and not located within a FEMA 100-year floodplain.

Vermillion River Watershed Joint Powers Organization

The study area is located within the Vermillion River watershed, which is administered by the Vermillion River Watershed Joint Powers Organization (VRWJPO). The VRWJPO seeks to protect surface water, ground water, and natural resources within the Vermillion River watershed. Jurisdiction of the VRWJPO is provided under the Metropolitan Surface Water Management Act and the Metropolitan Area Local Water Management Rules. No streams or waterbodies with VRWJPO designations are located within or adjacent to the AUAR study area.

Other Special Districts and Zoning Overlays

There are no other special districts or zoning overlays within the AUAR Study Area.

- iv. If any critical facilities (i.e., facilities necessary for public health and safety, those storing hazardous materials, or those 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.**

No critical facilities are proposed as part of the project, and no portion of the study area is located within a FEMA 100-year 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.**

AUAR Guidance: The extent of conversion of existing farmlands anticipated in the AUAR should be described. If any farmland will be preserved by special protection programs, this should be discussed.

If development of the AUAR will interfere or change the use of any existing designated parks, recreation areas, or trails, this should be described in the AUAR. The RGU may also want to discuss under this item any proposed parks, recreation areas, or trails to be developed in conjunction with development of the AUAR area.

The AUAR must include a statement of certification from the RGU that its comprehensive plan complies with the requirements set out at Minnesota Rules, part 4410.3610, subpart 1. The

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AUAR document should discuss the proposed AUAR area development in the context of the comprehensive plan. If this has not been done as part of the responses to Items 6, 9, 11, 18, and others, it must be addressed here; a brief synopsis should be presented here if the material has been presented in detail under other items. Necessary amendments to comprehensive plan elements to allow for any of the development scenarios should be noted. If there are any management plans of any other local, state, or federal agencies applicable to the AUAR area, the document must discuss the compatibility of the plan with the various development scenarios studied, with emphasis on any incompatible elements.

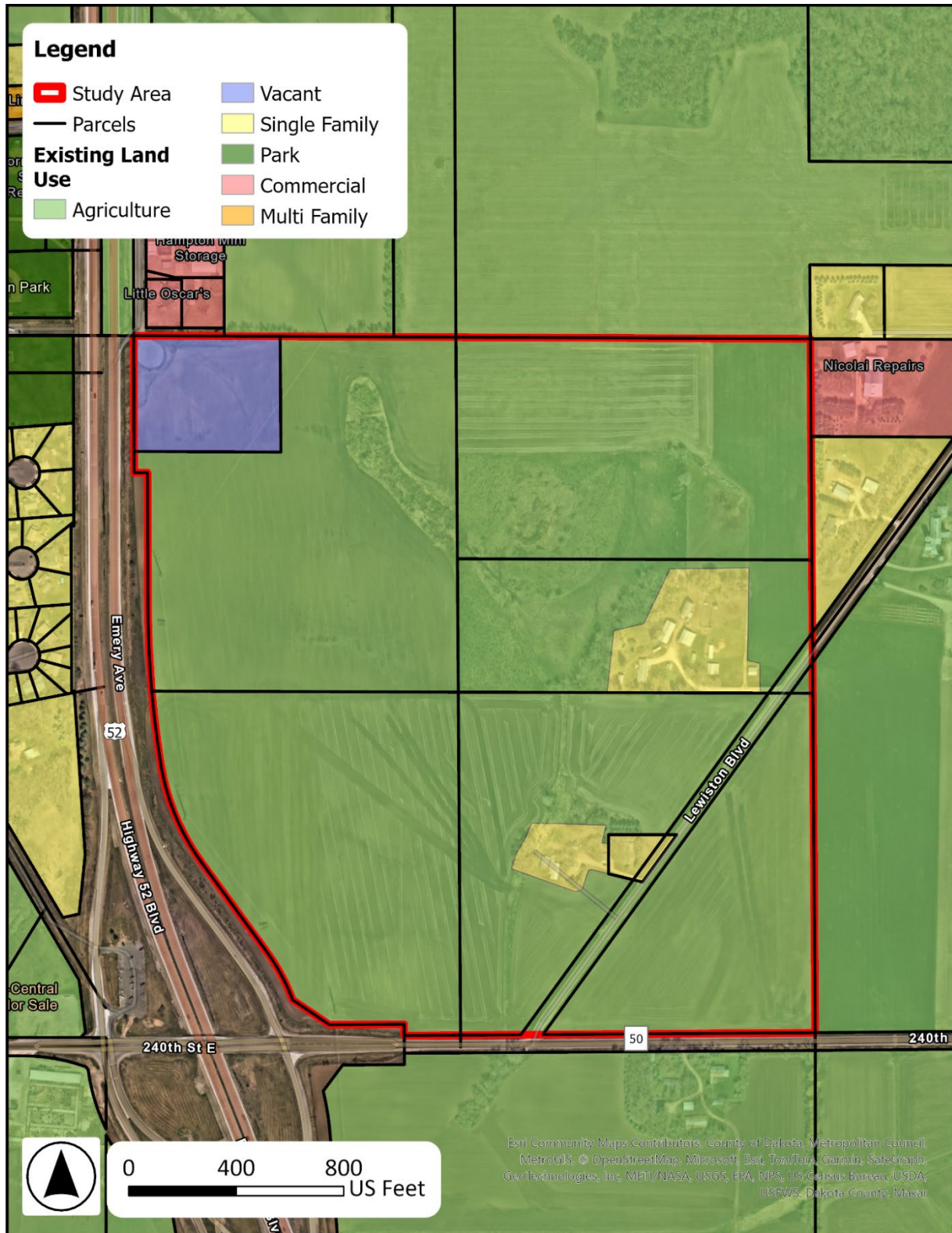
The AUAR will discuss the project's compatibility with nearby land uses, zoning, parks and trails, and other relevant plans. The AUAR will also include a statement of certification from the RGU that its comprehensive plan and that of the township as well as future amendments complies with the requirements set out at Minnesota Rules, part 4410.3610, subpart 1.

The AUAR will address the extent of any anticipated farmland conversion within the study area.

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

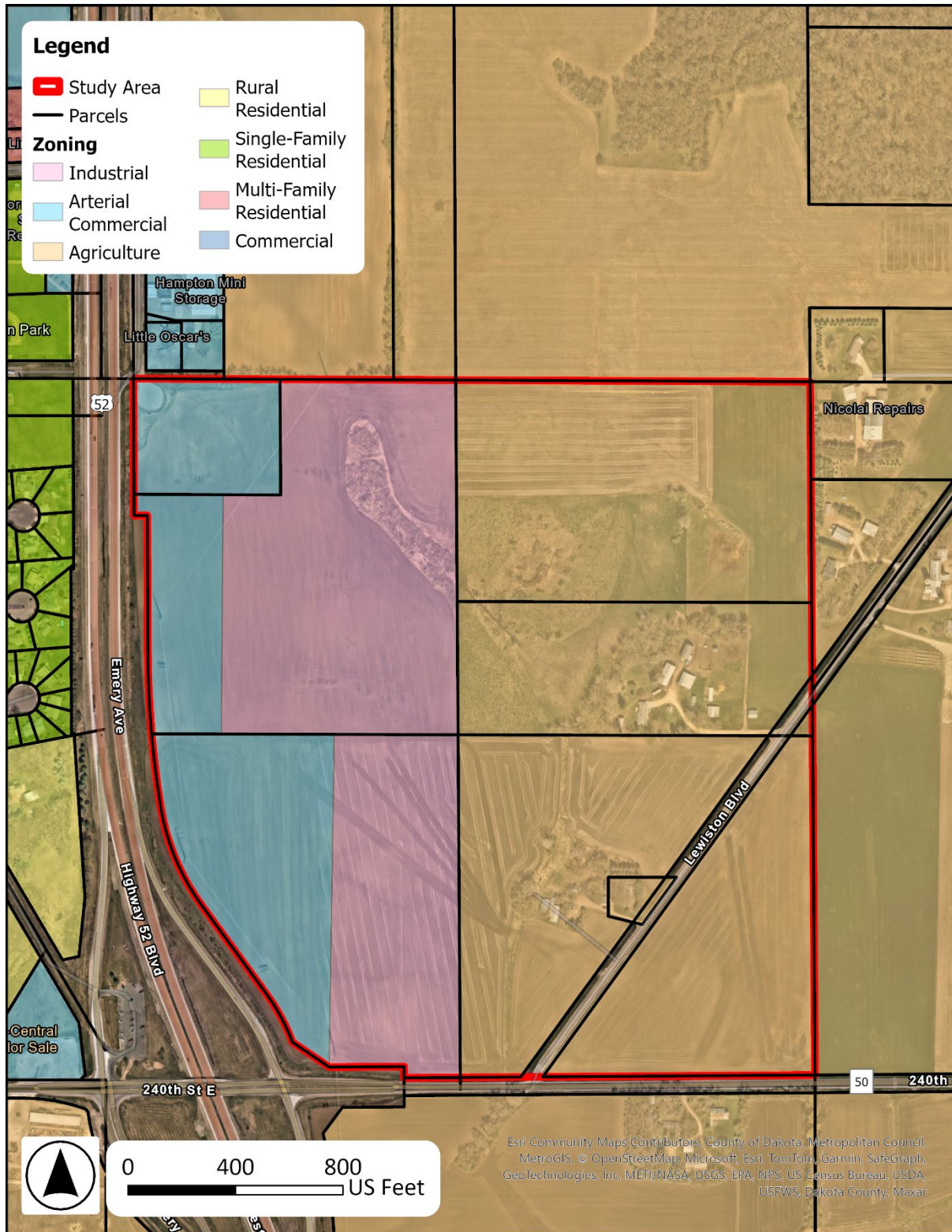
The proposed development scenarios are anticipated to be compatible with planned future land use in the project vicinity. The AUAR will identify measures to mitigate any potential incompatibilities.

Figure 6: Existing Land Use⁵



⁵ <https://gis.co.dakota.mn.us/Webappbuilder/PropertyInformationPublic/index.html>

Figure 7: Existing Zoning Map⁶



⁶ Source: City of Hampton Zoning

11. GEOLOGY, SOILS, AND TOPOGRAPHY/LAND FORMS

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

AUAR Guidance: A map should be included to show any groundwater hazards identified.

According to the Geotechnical Evaluation Report completed by Braun Intertec (June 2024), surficial geology and bedrock geology maps of Dakota County show that the geology of the project site is generally comprised of glacially deposited sands with varying amounts of gravel, sandy loam, and/or sandy clay loam.

Based on bedrock geology maps, two types of bedrock exist throughout the site comprising of St. Peter Sandstone and the Prairie du Chien Group. The upper two thirds to half of the Prairie du Chien Group consists of Dolostone from the Shakopee Formation. This upper portion is commonly thin bedded and sandy and contains thin beds of sandstone and chert. The upper two thirds of the St. Peter Sandstone is fine to medium grained quartzose sandstone that is generally massive to very thickly bedded. According to the Minnesota Geologic Survey, the bedrock is anticipated to exist at depths ranging from 80 feet to 120 feet below existing grades.

According to historical well indices provided by the Minnesota Department of Health, surrounding well indices for the properties adjacent to the property, excluding the well index to the northwest of the property, groundwater was typically present at an elevation of 882 feet to 922 feet (40 feet to 135 feet beneath the current ground surface for most of the site). The well index to the northwest of the property encountered groundwater at a depth of about 7 1/2 feet below existing grades at an elevation of about 996 1/2 feet.

Karst conditions are known to exist in this area, and surface karst features have been documented within 750 feet of the project area within the last 20 years. With the proximity of karst conditions, potential pollutants need to be handled with care in order to protect the drinking water of everyone in the area. No visual evidence of Karst features was visible on the site during the Geotechnical investigation; however, additional exploration through borings should be considered in stormwater management areas. The AUAR will address possible mitigation measures should karst conditions be identified within the proposed development area.

- 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 soil 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 11.b.ii.

AUAR Guidance: The number of acres to be graded and number of cubic yards of soil to be moved need not be given; instead, a general discussion of the likely earthmoving needs for development of the area should be given, with an emphasis on unusual or problem areas. In discussing mitigation measures, both the standard requirements of the local ordinances and any special measures that would be added for AUAR purposes should be included. A standard soils map for the area should be included.

According to the Natural Resources Conservation Service (NRCS) Web Soil, the area is comprised of eight different soil types. Soil information is included in Figure 8 and Table 6. Soils are classified by the NRCS into four hydrologic soil groups, A, B, C, and D, with A having the lowest runoff potential and D having the greatest runoff potential.

The erosion hazard rating included indicates the hazard of soil loss from off-road areas after disturbance activities that expose the soil surface. Within the project site, 87.5% of the soil surface is mapped with a “slight” rating, meaning that erosion is unlikely under ordinary climatic conditions. 12.5% of the site is mapped with a “moderate” rating, indicating that some erosion is likely in these areas and that erosion control measures may be needed.

Also, due to the existing farmstead structures located in the south-central and east-central portion of the project site and the construction of Lewiston Blvd, it is anticipated that some undocumented fill will exist in those areas. The western portion of the site has also been disturbed for the installation of the transmission lines. In addition, there may be some shallow disturbed zones of native soils that exist as a result of farming operations.

The study area has rolling topography with nearly 70 feet of elevation change across the site. The highest point on the site sits at an elevation of 1,035 at the northeast corner of the site while the lowest point sits at 965 feet at the southwest corner of the site. There is a drainage channel running in a general north-south direction across the southern half of the project area.

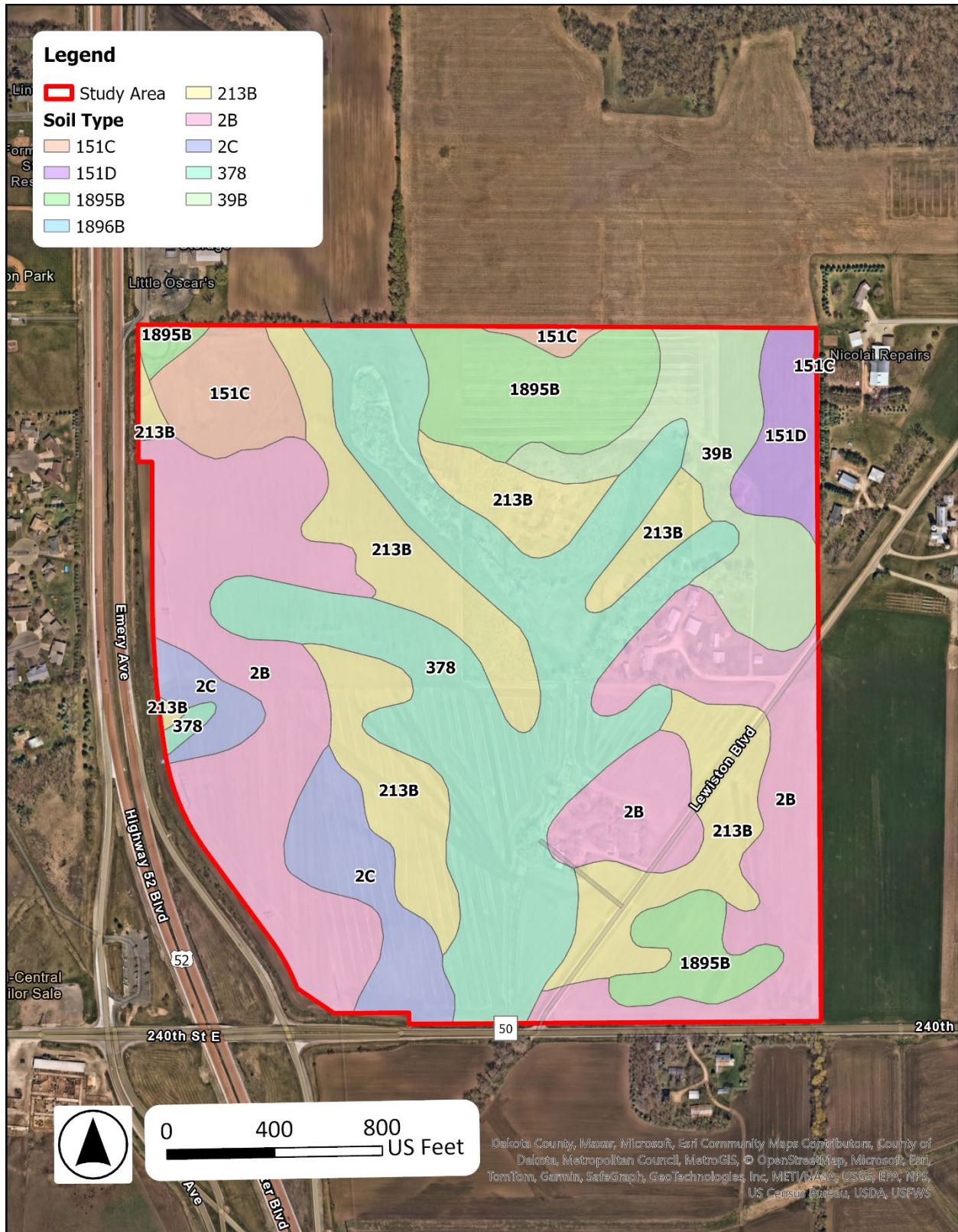
The AUAR will include a general discussion of the likely earthmoving needs for the development and identify measures to minimize erosion and identify short-term and long-term establishment and erosion control plans that account for seasonal changes and comply with permit conditions.

Any additional information provided by the developer will be utilized to supplement the information provided above.

Table 6: Soil Types

Map Unit Symbol	Soil Type	Farmland Classification	Erosion Hazard	Hydric	Hydrologic Soil Group	Acres Within Study Area	Percent of Site
151C	Burkhardt sandy loam, 6 to 12 percent slopes	Not prime farmland	Slight	Not Hydric	A	5.3	3.8%
151D	Burkhardt sandy loam, 12 to 18 percent slopes	Not prime farmland	Slight	Not Hydric	A	3.9	2.8%
1895B	Carmi loam, 2 to 8 percent slopes	All areas are prime farmland	Slight	Not Hydric	B	12.4	8.8%
213B	Klinger silt loam, 1 to 5 percent slopes	All areas are prime farmland	Slight	Hydric (1% to 32%)	B/D	27.2	19.4%
2B	Ostrander loam, 1 to 6 percent slopes	All areas are prime farmland	Slight	Not Hydric	B	38.8	27.7%
2C	Ostrander loam, 6 to 12 percent slopes	Farmland of statewide importance	Moderate	Not Hydric	B	8.0	5.7%
378	Maxfield silty clay loam	Prime farmland if drained	Slight	Hydric (66% to 99%)	B/D	34.5	24.7%
39B	Wadena loam, 2 to 6 percent slopes	All areas are prime farmland	Slight	Not Hydric	B	9.9	7.1%
Total						140	100%

Figure 8: Soil Types



12. WATER RESOURCES

AUAR Guidance: The information called for on the EAW form should be supplied for any of the infrastructure associated with the AUAR development scenarios, and for any development expected to physically impact any water resources. Where it is uncertain whether water resources will be impacted depending on the exact design of future development, the AUAR should cover the possible impacts through a “worst case scenario” or else prevent impacts through the provisions of the mitigation plan.

a. Describe surface water and groundwater features on or near the site below.

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

In 2024, Kimley-Horn delineated aquatic resources within the AUAR study. The findings of this delineation summary are provided in Figure 9 and Table 7 below. In total, 8.89 acres of wetland were delineated within the study area. The local government unit (LGU) is the Dakota County Soil and Water Conservation District (SWCD). The AUAR will include a summary of the findings from the wetland delineation.

Figure 9: Wetland Delineation Summary



Table 7: Delineation Summary

Resource ID	Size (acres)	Cowardin Classification ⁷	C-39 Type ⁸
Wetland 1	7.0	PFOA, PEMB, PSSA	Type 1, Type 2, Type 6
Wetland 2	0.06	PEMCx	Type 3
Wetland 3	0.42	PEMA, PSSA	Type 1, Type 6
Wetland 5	0.41	PEMAf	Type 1
Wetland 6	0.16	PEMAf	Type 1
Wetland 7	0.84	PEMB	Type 2
Total	8.89 acres		
Wetland 4⁹	0.06	PEMAx	Type 1

There are no DNR Public Water Basins, Public Waters Watercourses, or designated trout streams within one mile of the AUAR study area. Tributaries to the South Branch Vermillion River are located west and north of the AUAR study area within one mile.

The AUAR study area is located within the Vermillion River Watershed Joint Powers Organization (VRWJPO) area. Based on the regulatory framework in the VRWJPO regarding water and natural resources, the City has adopted the NPDES General Construction Permit MN R100001 or as otherwise outlined in Chapter 53 of the City Code.

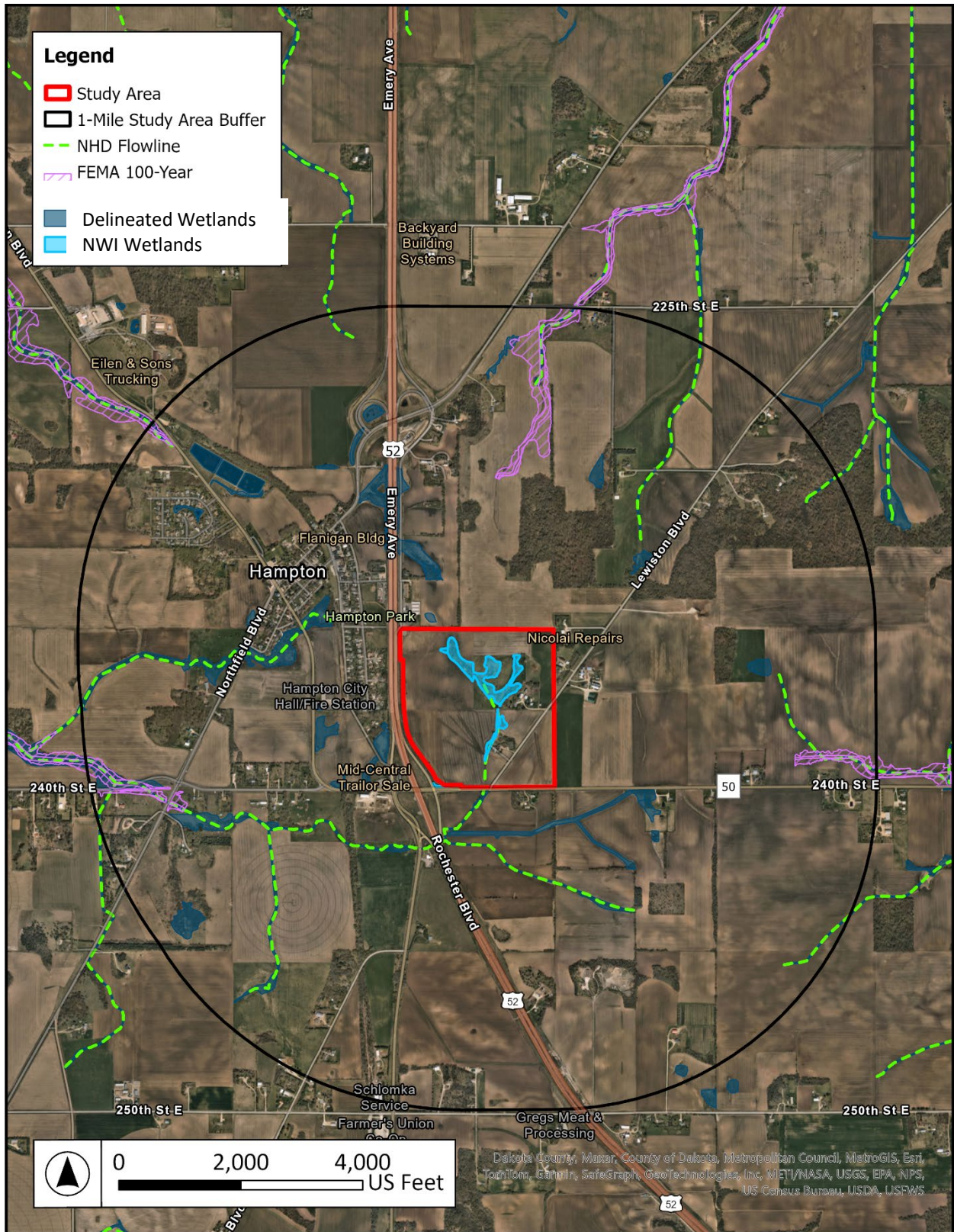
Runoff from the study area drains south via a riverine feature towards Wetland 3, which then drains south towards an upland grass-lined swale

⁷ Cowardin Classification. Available at: <https://www.dnr.state.mn.us/wetlands/index.html#:~:text=Cowardin%3A%20The%20Cowardin%20system%20is,systems%2C%20classes%2C%20and%20subclasses.>

⁸ The Circular 39 wetland types are found here: https://bwsr.state.mn.us/sites/default/files/2018-12/WETLANDS_delin_Circular_39_MN.pdf

⁹ Directly adjacent to study area

Figure 10: Surface Water Resources



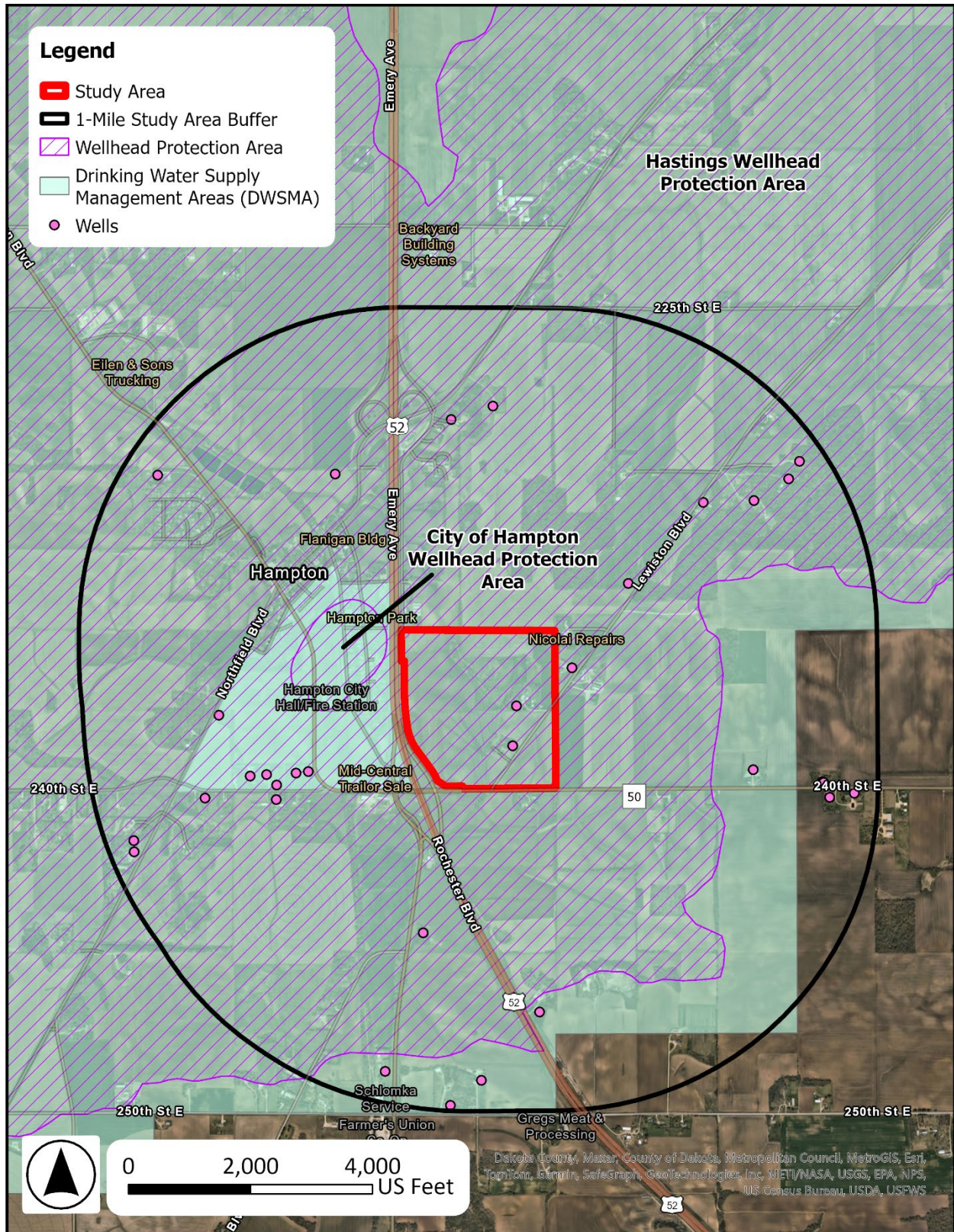
- ii. **Groundwater – aquifers, springs, and seeps. Include 1) depth to groundwater; 2) if project is within a MDH well protection area; and 3) identification of any onsite and/or nearby wells, including unique numbers and well logs, if available. If there are no wells known on site or nearby, explain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

A geotechnical assessment was completed in June 2024. Groundwater was observed in 39 of the 65 soil borings performed, ranging from depths of approximately 2 to 38 feet below surface grades at the time of the field exploration. This correlates to observed groundwater elevations ranging from approximately 934 to 1004 1/2 feet. There is a potential shallow aquifer located to the northwest of the study area.

Based on Dakota County's well records, there are two wells located within the AUAR study area, see Figure 11.

The AUAR study area is located within the Hastings Wellhead Protection Area and the Hastings Drinking Water Supply Management Area (DWSMA), and the DWSMA is listed as high vulnerability. The AUAR study area is also adjacent the City of Hampton wellhead protection area, The Hastings wellhead protection plan identifies the DWSMA area that covers this property and is defined to be for surface water effects to the stream located to the north of the study area. AUAR will discuss any potential impacts to the Hastings DWSMA and the Hampton Drinking Water Supply.

Figure 11: Groundwater Resources



b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects below.

i. Wastewater – For each of the following, describe the sources, quantities, and composition of all sanitary, municipal/domestic, and industrial wastewaters projected or treated at the site.

AUAR Guidance: Observe the following points of guidance in an AUAR:

- *Only domestic wastewater should be considered in an AUAR—industrial wastewater would be coming from industrial uses that are excluded from review through an AUAR process*
- *Wastewater flows should be estimated by land use subareas of the AUAR area; the basis of flow estimates should be explained*
- *The major sewer system features should be shown on a map and the expected flows should be identified*
- *If not explained under Item 6, the expected staging of the sewer system construction should be described*
- *The relationship of the sewer system extension to the RGU’s comprehensive sewer plan and (for metro area AUARs) to Metropolitan Council regional systems plans, including MUSA expansions, should be discussed. For non-metro area AUARs, the AUAR must discuss the capacity of the RGU’s wastewater treatment system compared to the flows from the AUAR area; any necessary improvements should be described.*
- *If on-site systems will serve part of the AUAR, the guidance in the February 2000 edition of the EAW Guidelines on page 16 regarding item 18b under Residential development should be followed.*

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 AUAR study area is located within the City of Hampton and Hampton Township, and the domestic waste will be discharged to the wastewater treatment facility through the existing 8-inch gravity sewer connection in the northwest corner of the site. The City of Hampton’s wastewater treatment facility has a design capacity of 101,000 gallons per day (GPD) and is currently using an average of approximately 56,000 GPD. The AUAR will identify maximum flows, determine any pretreatment measures, if applicable, and address any anticipated infrastructure needs for both scenarios.

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

There are subsurface sewage treatment systems (SSTS) for the existing farmsteads within the study area. Those are anticipated to remain in place until development occurs and services are extended to the study area.

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

Wastewater discharge will be discussed in the AUAR.

- 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.**

AUAR Guidance: For an AUAR the following additional guidance should be followed in addition to that in EAW Guidelines:

- It is expected that an AUAR will have a detailed analysis of stormwater issues*
- A map of the proposed stormwater management system and of the water bodies that will receive stormwater should be provided*
- The description of the stormwater systems would identify on-site and “regional” detention ponding and also indicate whether the various ponds will be new water bodies or converted existing ponds or wetlands. Where on-site ponds will be used but have not yet been designed, the discussion should indicate the design standards that will be followed.*

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- *If present in or adjoining the AUAR area, the following types of water bodies must be given special analyses:*
 - *Lakes: Within the Twin Cities metro area, a nutrient budget analysis must be prepared for any “priority lake” identified by the Metropolitan Council. Outside of the metro area, lakes needing a nutrient budget analysis must be determined by consultation with the MPCA and DNR staffs.*
 - *Trout streams: If stormwater discharges will enter or affect a trout stream, an evaluation of the impacts on the chemical composition and temperature regime of the stream and the consequent impacts on the trout population (and other species of concern) must be included.*

The total amount of impervious surface under the development scenarios will be documented in the AUAR.

The AUAR will address stormwater rates, water quality, and volumes for the AUAR study area, and any temporary and permanent stormwater run-off controls will be identified. An existing and proposed conditions analysis will be completed showing the locations of the temporary and permanent stormwater run-off controls.

The National Pollution Discharge Elimination System (NPDES) permit requirements will be adhered to. Special or impaired waters on or near the site will be identified.

Based on the results of the climate trends analysis and flooding risk assessment, any additional volume and rate control needed for stormwater management will be discussed in the AUAR. Stormwater management strategies including any proposed green infrastructure will be documented in the AUAR.

- 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.**

AUAR Guidance: If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.

Handling of any construction dewatering discharge required will be addressed in the AUAR. The AUAR will also address the water demands for the site and the existing city water system capacity. Mitigation strategies or system improvements, if applicable, will be identified in the AUAR.

iv. Surface Waters

1) 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 mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.

The AUAR will address potential wetland impacts based on the proposed scenario, and mitigation strategies will be identified, if applicable.

2) Other surface waters – Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal, and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, 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 the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

AUAR Guidance: Water surface use need only be addressed if the AUAR area would include or adjoin recreational water bodies.

No alternations to other surface waters are anticipated as part the development scenario. According to the DNR Trout fishing streams and lakes map, the AUAR

study area contains a fishable trout stream with special regulations for catch-and-release.¹⁰

13. CONTAMINATION/HAZARDOUS MATERIALS/WASTES

- a. Pre-project Site Conditions – Describe existing contamination or potential environmental hazards on or in close proximity to the project site, such as soil or groundwater 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.**

The AUAR will review the findings from the Phase I Environmental Site Assessment (Braun Intertec, 2024) to determine if any known contaminated properties or potential environmental hazards are located within and adjacent to the AUAR study area.

- b. Project Related Generation/Storage of Solid Wastes – Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.**

AUAR Guidance: Generally, only the estimated total quantity of municipal solid waste generated and information about any recycling or source separation programs of the RGU need to be included.

The AUAR will provide information on the estimated quantity of municipal solid waste to be generated during construction and operational phases of the development scenarios.

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

AUAR Guidance: Not required for an AUAR. Potential locations of storage tanks associated with commercial uses in the AUAR should be identified (e.g., gasoline tanks at service stations).

¹⁰ <https://www.dnr.state.mn.us/fishing/trout/map.html>

The AUAR will identify any potential future storage tanks anticipated as part of the proposed development and if any existing storage tanks are anticipated to be used under the development scenarios.

- 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 wastes including source reduction and recycling.**

AUAR Guidance: Not required for an AUAR.

Not applicable.

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 near the site.**

AUAR Guidance: The description of fish and wildlife resources should be related to the habitat types depicted on the cover types map. Any differences in impacts between development scenarios should be highlighted in the discussion.

There are no Native Plant Communities (NPC), Sites of Biodiversity Significance (SBS), or Regionally Significant Ecological Areas (RSEA) within the study area. There are several wetlands in the central region of the site that may provide habitat for wildlife. Wildlife that can be found within the study area include birds, small mammals, and insects. One NPC and one SBS are located within one mile of the project site at the same approximate location. This site is not located within or adjacent to the AUAR study area. No RSEA's are located within one mile of the project site. Wetlands, streams, forested areas, and human-made structures are present in the north and eastern portions of the project site.

The AUAR will address the cover types for the existing conditions and the post-construction scenarios.

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

AUAR Guidance: For an AUAR, prior consultation with the DNR Division of Ecological Resources for information about reports of rare plant and animal species in the vicinity is required. Include the reference numbers called for on the EAW form in the AUAR and include the DNR's response letter. If such consultation indicates the need, an on-site habitat survey for rare species in the

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appropriate portions of the AUAR area is required. Areas of on-site surveys should be depicted on a map, as should any “protection zones” established as a result.

State-Listed Species

Kimley-Horn conducted a review of the DNR Natural Heritage Information System (NHIS) in May 2024 per license agreement LA-2024-006 for the study area and area within a one-mile radius for state-listed threatened, endangered, and special concern species. The review identified one state-listed endangered species and one state species of special concern within the study area: Loggerhead Shrike and Plains Wild Indigo. A correspondence letter has been requested from the DNR. Any potential impacts to wildlife habitat, federally listed species, and state-listed species will be provided in the AUAR.

Loggerhead Shrike

The Loggerhead Shrike (*Lanius Ludovicianus*) is a Minnesota state-listed endangered species and is documented within the AUAR study area. The Loggerhead Shrike is a species of open landscapes and in Minnesota is largely restricted to areas that were historically prairie or oak savanna. While Minnesota’s forested regions may have large tracts of cultivated fields and non-native grasslands, Loggerhead Shrikes rarely occur in these areas. Nests are well hidden in trees or brush and are usually less than 2 meters above the ground.

Plains Wild Indigo

Plains wild indigo (*baptisia leucophaea*) is a long lived, dry to dry-mesic prairie species that reaches the northwestern limit of its range in southeastern Minnesota. It is a sprawling, shrub-like, herbaceous perennial that reaches a height of 11.8-29.5 in. Leaves are palmately compound with 3 (occasionally 5) leaflets, and 2 leaflet-like stipules at the base. Plains wild indigo has a wide range throughout the Midwest and the southeastern United states, but the variety that occurs in Minnesota is primarily restricted to the Midwest. It ranges from southeastern Minnesota, east to Michigan and Ohio, and south to Mississippi and Texas. In Minnesota, it is most often found in dry prairies, dry savannas, mesic prairies, and mesic savannas. Plants are also found in sandy soil as well as in the rocky bluff prairies of the Paleozoic Plateau (Driftless Area). Plants can be found persisting in prairie remnants along railroads, roads, and even occasionally in abandoned fields.

Federally-Listed Species

The U.S. Fish and Wildlife (USFWS) Service Information for Planning and Conservation (IPaC) tool was used to identify federally-listed species within or near the AUAR Study Area. This review identified three federally-listed endangered species and one candidate species within this area: Northern Long-eared Bat, Tricolored Bat, Prairie Bush-clover, and Monarch Butterfly. This review also identified one federally-listed proposed endangered species, Tricolored Bat, and one federally-listed candidate species, monarch butterfly.

Northern Long-Eared Bat

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A record for the Northern Long-eared Bat (*Myotis Septentrionalis*) is located within Dakota County. Northern long-eared bat (NLEB) was designated a federally endangered species by FWS in April 2023. According to the Minnesota DNR, in the southern part of the state, NLEB may use attics, bridges, and buildings for hibernating. In summer, the species is often found within forested habitats, especially around wetlands. Summer roosts may include under loose tree bark, in buildings, behind signs or shutters, caves, mines, and quarry tunnels.

Tricolored Bat

The Tricolored Bat (*Perimyotis subflavus*) was proposed to be designated as a federally endangered species by the U.S. Fish and Wildlife in September 2022. According to the USFWS, during the winter, tricolored bats are often found in caves and abandoned mines. During the spring, summer, and fall, Tricolored Bats are found in forested habitats where they roost in trees, primarily among leaves of live or recently dead deciduous hardwood trees, but may also be found in Spanish moss, pine trees, and occasionally human structures. Like the Northern Long-eared Bat, the spread of white-nose syndrome across the eastern portion of the United States has become the major threat to the Tricolored Bat, with an estimated decline of more than 90% in affected colonies. According to the DNR's Rare Species Guide, there are no known maternity colonies within the state of Minnesota. Only three live hibernating individuals have been observed in Minnesota.

Prairie Bush-clover

Prairie bush-clover (*Lespedeza leptostachya*) is a flowering plant approximately 9 to 18 inches in height with pale pink or cream flowers loosely arranged in an open spike. The leaves and stem are sparsely hairy and have a grayish-silver sheen. Populations of the prairie bush-clover in Minnesota typically occur on bedrock outcrop prairie or mesic to dry prairie slopes with coarse textured soils. Much of the native habitat of the prairie bush-clover in Minnesota has been developed for agricultural production, or severely degraded by livestock grazing.

Monarch Butterfly

The monarch butterfly (*Danaus plexippus*) is a large butterfly with bright orange, black, and white coloration. According to the USFWS, habitat for this species includes gardens, prairies, meadows, grasslands, and areas alongside roads where milkweed and other flowering plants are present. There are many contributors to the decline in population of the monarch butterfly, including habitat loss at breeding and overwintering sites, continued exposure to insecticides, and climate change. The monarch butterfly is currently a candidate species and is not yet listed or proposed for listing; consultation with USFWS is not required for candidate species.

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

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. The AUAR will include a discussion on best management practices to prevent the introduction and spread of invasive species during construction and operation.

Stormwater

Stormwater run-off can cause a number of environmental problems. When stormwater drains off a construction site, it can carry sediment and pollutants that harm lakes, rivers, streams, and wetlands which in turn may harm wildlife. Strategies for stormwater management and treatment of stormwater run-off within the study area will be discussed in Section 12 of the AUAR.

Impacts to protected species and habitats

The AUAR will further investigate the potential for impacts to any federally listed species, state-listed species, or protected wildlife habitats.

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

The AUAR will address any potential mitigation measures identified by the DNR and USFWS to minimize and avoid adverse impacts to any protected species and wildlife habitats.

15. HISTORIC PROPERTIES

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include 1) historic designations; 2) known artifact areas; and 3) architectural features. Attach letter received from the Minnesota 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.

AUAR Guidance: For an AUAR, contact with the State Historic Preservation Office and State Archeologist is required to determine whether there are areas of potential impacts to these resources. If any exist, an appropriate site survey of high probability areas is needed to address the issue in more detail. The mitigation plan must include mitigation for any impacts identified.

The Minnesota Statewide Historic Inventory Portal (MnSHIP) was reviewed to identify historic resources. According to MnSHIP, five historic resources are within the vicinity of the study area (see Table 8).

Table 8: Historic Properties

Address	Property Name	National Register Listing Status	Distance from Study Area
5946 240th St. E	Farmstead	Inventoried – Not Listed	South of study area, across Co Rd 50
23470 Emery Ave.	Restaurant (Little Oscar’s)	National Register Listed or Eligible	Northwest of study area
23450 Emery St	Hampton Mini Storage	Inventoried – Not Listed	Northwest of study area
23380 Emery Ave.	Silver Bell Motel	National Register Listed or Eligible	Northwest of study area
5505 Lincoln St.	Unknown	Inventoried – Not Listed	Northwest of study area

According to the Minnesota Office of the State Archeologist (OSA) Public Viewer map, there are no known archeological records within the study area. Any recommendations on next steps or mitigation will be provided by SHPO and OSA and will be discussed in the Draft AUAR.

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.

AUAR Guidance: Any impacts on scenic views and vistas present in the AUAR should be addressed. This would include both direct physical impacts and impacts on visual quality or integrity. EAW Guidelines contains a list of possible scenic resources.

If any non-routine visual impacts would occur from the anticipated development, this should be discussed here along with appropriate mitigation.

The AUAR will discuss any potential visual impacts of the proposed development scenarios on the surrounding area and any applicable mitigation strategies.

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, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health, or applicable regulatory criteria. Include a discussion of any methods used to 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.**

AUAR Guidance: This item is not applicable to an AUAR. Any stationary air emissions source large enough to merit environmental review requires individual review.

Not applicable to an AUAR.

- 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.**

AUAR Guidance: Although the MPCA no longer issues Indirect Source Permits, traffic-related air quality may still be an issue if the analysis in Item 18 indicates that development would cause or worsen traffic congestion. The general guidance from the EAW form should still be followed. Questions about the details of air quality analysis should be directed to MPCA staff.

The AUAR will include a qualitative analysis for identifying and comparing the potential differences among Mobile Source Air Toxic (MSAT) emissions, if any, for the scenarios.

- c. Dust and Odors – Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under Item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.**

AUAR Guidance: Dust and odors need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any dust control ordinances in effect.

The AUAR will include discussion of dust control ordinances, including best management practices that would be applicable during demolition and construction within the AUAR study area.

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.**

About Greenhouse Gases (GHGs)

Certain gases in the earth’s atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth’s surface temperature. Solar radiation enters the earth’s atmosphere from space. A portion of the radiation is absorbed by the earth’s surface and a

smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead “trapped,” resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

The primary GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Examples of fluorinated gases include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃); however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of GHGs exceeding natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth’s climate, known as global climate change or global warming.¹¹

Project Related GHG Emissions

The AUAR will include an estimated quantification of the following GHG emissions associated with the proposed scenarios:

- Carbon dioxide (CO₂)
- Nitrous oxide (N₂O)
- Methane (CH₄)

The projected GHG emissions will be provided on an average annual basis using the CO₂ equivalent (CO₂e) and include the proposer’s best estimate of average annual emissions over the proposed life/design service life of future development. The estimates will also include emissions from both the construction and operating phases of the scenarios. Emissions will be estimated using the US Environmental Protection Agency’s Simplified GHG Emissions Calculator (SGEC) (Version 7 June 2021)¹² and will be summarized by project phase (i.e., construction and operations) and source type (e.g., combustion from mobile equipment, off-site electricity).

Construction emissions for the two proposed scenarios are based on length of construction and are from mobile equipment including passenger cars, light-duty trucks, medium and heavy-duty trucks, and construction equipment (both gasoline and diesel).

b. GHG Assessment

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

¹¹ Summarized from U.S. EPA, Overview of Greenhouse Gases: <https://www.epa.gov/ghgemissions/overview-greenhouse-gases>

¹² Source: <https://www.epa.gov/climateleadership/simplified-ghg-emissions-calculator>

The AUAR will describe potential design strategies and sustainability measures for the proposed scenarios to reduce emissions.

- 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 AUAR will describe and quantify reductions from selected mitigation options.

- iii. **Quantify the proposed project’s predicted net lifetime GHG emissions (total tons per number 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 Next Generation Energy Act requires the state to reduce greenhouse gas emissions in the state by 80 percent between 2005 and 2050, while supporting clean energy, energy efficiency, and supplementing other renewable energy standards in Minnesota. The MPCA’s biennial GHG emissions reduction report from 2021 identifies strategies for reducing emissions in the three economic sectors with the highest emissions – transportation, electricity generation, and agriculture, forestry, and land use.

The AUAR will discuss the expected lifespan of the project and calculate how many estimated metric tons of CO₂ will be emitted over the project’s lifespan. The proposer will evaluate implementing the sustainability measures described in the AUAR. To reduce operational emissions to the extent practicable. The proposed project will be built in compliance with state regulations and city code.

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.

AUAR Guidance: Construction noise need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any construction noise ordinances in effect.

If the area will include or adjoin major noise sources, a noise analysis is needed to determine if any noise levels in excess of standards would occur, and if so, to identify appropriate mitigation measures. With respect to traffic-generated noise, the noise analysis should be based on the traffic analysis of Item 18.

Existing Noise

The AUAR study area is currently agricultural land. The existing noise sources at the site consist mainly of the surrounding roadways.

Construction Noise

As stated in the AUAR guidelines, construction noise need not be addressed unless there is some unusual reason to do so. No unusual circumstances have been identified that would necessitate a detailed construction noise analysis. The City of Hampton municipal code regulates the hours of operation for construction equipment in Section 92.18(U)(2)(c). Construction of the proposed project would comply with these requirements.

Traffic Generated Noise

The change in traffic noise levels will be evaluated in the AUAR.

Operational Noise

The site is subject to the State of Minnesota Pollution Control Standards Rule 7030 ‘Noise Standards’. Noise levels should not exceed 75 dBA. The City of Hampton municipal code also regulates operational noise in Section 92.18. The AUAR will include a discussion of operational noise and identify potential operational noise mitigation measures.

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) source of trip generation rates used in the estimates; and 5) availability of transit and/or other alternative transportation modes.**

The information listed above will be provided in the traffic and transportation analysis that will be included in the AUAR. Coordination will occur with the City of Hampton, Hampton Township, Dakota County, and MnDOT to determine analysis scenarios and trip generation for the traffic study. The trip generation will be calculated based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition.

Transit

There is a park and ride on the other side of the US 52 interchange, southwest of the study area. It is not anticipated that there will be significant change in transit usage.

Bike and Pedestrian Infrastructure

There is currently no dedicated bike or pedestrian infrastructure serving the study area. Future City and County Bike and Pedestrian Plans will be reviewed as part of the AUAR.

- 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.**

Hampton Industrial AUAR – Scoping Document

AUAR Guidance: For AUAR reviews, a detailed traffic analysis will be needed, conforming to the MnDOT guidance as listed on the EAW form. The results of the traffic analysis must be used in the response to Items 16 and 17.

A traffic impact study will be completed as part of the AUAR because the trip generation is anticipated to exceed the 250-trip peak hour vehicle threshold. The traffic impact study will be summarized in the AUAR, including information on estimated traffic generation, traffic impacts, relevant information from relevant transportation plans and traffic studies, and potential improvements and mitigation measures. The analysis will be completed for existing conditions as well as future no-build and build conditions for the opening year of the development and the 20 year forecasted condition. The AUAR will include intersection capacity analyses for intersections adjacent to the AUAR study area and will include the review of intersection operations at site access points. The following intersections will be included in the analysis and are shown on Figure 12:

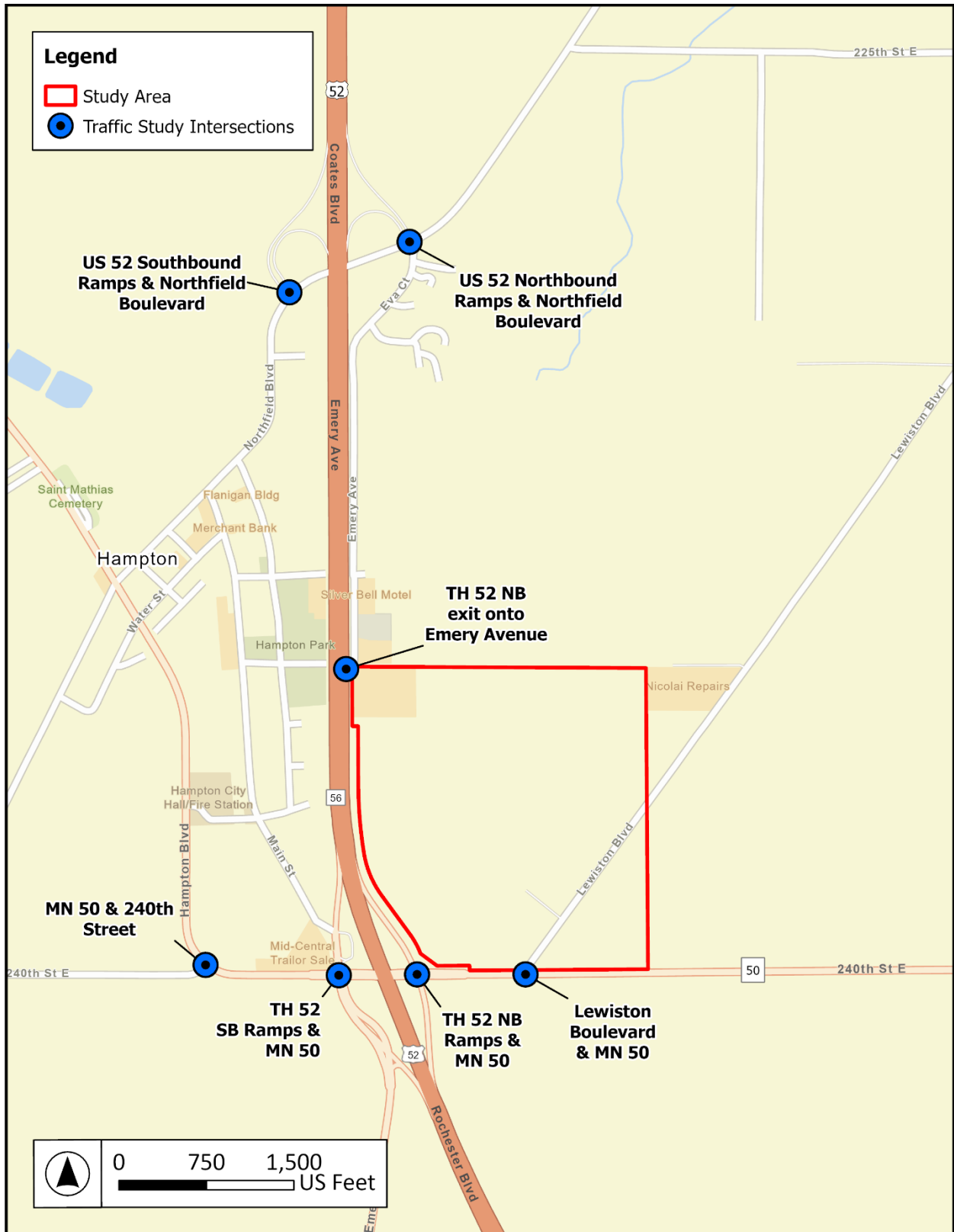
- US 52 Southbound Ramps & MN 50
- US 52 Northbound Ramps & MN 50
- Lewiston Boulevard & MN 50
- US 52 Northbound exit onto Emery Avenue
- US 52 Southbound Ramps & Northfield Boulevard
- US 52 Northbound Ramps & Northfield Boulevard
- MN 50 & 240th Street
- Future intersections within or abutting the study area

The AUAR will include a review of compliance with the City's Current Transportation Plan, which includes a future Emery Ave extension.

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

The AUAR will address any mitigation measures identified through the traffic analysis.

Figure 12: Traffic Study Intersections



21. CUMULATIVE POTENTIAL EFFECTS

AUAR Guidance: Because the AUAR process by its nature is intended to deal with cumulative potential effects from all future developments within the AUAR area, it is presumed that the responses to all items on the EAW form automatically encompass the impacts from all anticipated developments within the AUAR area.

However, the total impact on the environment with respect to any of the items on the EAW form may also be influenced by past, present, and reasonably foreseeable future projects outside of the AUAR area. The cumulative potential effect descriptions may be provided as part of the responses to other appropriate EAW items, or in response to this item.

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.

Cumulative effects are defined as the “effect on the environment that results from the incremental effects of a project in addition to other projects in the environmentally relevant area that might reasonably be expected to affect the same environmental resources, including future projects actually planned or for which a basis of expectation has been laid, regardless of what person undertakes the other projects or what jurisdictions have authority over the projects.”¹³ The geographic areas considered for cumulative effects are those areas adjacent to the AUAR study area, and the timeframe considered includes projects that would be constructed in the reasonably foreseeable future (by 2030).

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 AUAR will identify any additional reasonably foreseeable projects that may interact with the environmental effects of either development scenario.

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 AUAR will include a discussion of potential cumulative effects associated with nearby ongoing or planned projects.

¹³ Minnesota Rules, part 4410.0200, subpart 11a

22. OTHER POTENTIAL ENVIRONMENTAL EFFECTS

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

Additional Environmental Effects

Any other potential environmental effects will be addressed in the Draft and Final AUAR and mitigation plan documents.

Attachment A: Comment Responses

OVERVIEW

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an Alternative Urban Areawide Review (AUAR) is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the Responsible Governmental Unit's (RGU's) draft order.

The 30-day Scoping Environmental Assessment Worksheet (EAW) comment period began September 24, 2024, and comments were accepted through October 24, 2024. During the public comment period, comments were received from four government agencies and six public comments. Responses to comments on the Scoping Document are included below. Copies of the comment letters are included in Attachment B.

COMMENTS

Comment	Response
<p>1. Minnesota Department of Natural Resources</p>	
<p><i>Page 9, Table 2. Climate Considerations and Adaptations.</i> As energy needs and renewable energy goals put further pressure on agricultural lands, some communities have started to tap into industrial facilities to combine development with energy production through the use of rooftop solar. Installing solar panels on industrial facilities has the added benefit of producing energy right where it is needed without any additional facility footprint. We encourage the City as well as local energy providers to explore the feasibility of combining these land uses to help meet state climate goals as the City plans for the future.</p> <p>We encourage the developer (especially for Scenario 2) to consider installing water reuse systems to reduce water usage, and utilize other water conservation measures to the greatest extent possible.</p>	<p>Comment noted. The project proposer may consider rooftop solar and water conservation measures as building design advances, if feasible.</p>
<p><i>Page 21, Geology.</i> Please note that surface karst features have been documented within 750 feet of the project area within the last 20 years. With the proximity of karst conditions, potential pollutants need to be handled with care in order to protect the drinking water of everyone in the area. Geotechnical investigations should be used to determine that structures on the site will be supported by underlying geologic materials, as well as the suitability of the site for stormwater management.</p>	<p>Comment noted. This will be updated in the Scoping Document and incorporated into the AUAR.</p>
<p><i>Page 34, Water Appropriation.</i> A DNR Water Appropriation Permit is required if the water pumped exceeds 10,000 gallons in a day, or one million gallons in one year. The DNR General Permit for Temporary Appropriation, with its lower permit application fee and reduced time for review, may be used for the dewatering if the dewatering volume is less than 50 million gallons and the time of the appropriation is less than one year. The project area is within the Vermillion River Watershed and within the vicinity of designated trout streams, which are protected by the DNR. Additional regulation and review may be required when permitting within five miles of a designated trout stream.</p>	<p>Comment noted. These permits are included in the permit table and will be applied for by the project proposer, if applicable.</p>

Comment	Response
<p><i>Page 34, Water Appropriation.</i> The AUAR should address the water demands for the site and the existing city water system capacity. This is of particular importance given the presence of the Hastings wellhead protection area and the Hastings Drinking Water Supply Management Area (DWSMA). It will be important for the upcoming AUAR to follow the AUAR Guidance in the instructions that says, “If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.” In the upcoming AUAR, please include:</p> <ul style="list-style-type: none"> a. Details on water demand for each of the scenarios, and compare that demand with the City’s current permitted volume and production capabilities. If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed. The siting of new well(s) would be very important to this analysis. b. Evaluation of an amendment to DNR Water Appropriation Permit 1959-0725 must include consideration of the sustainability standard (MN statute 103G.287 Subd.5). As per instructions for completing 12.b.iii, please: <ul style="list-style-type: none"> i. 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. ii. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. iii. 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. 	<p>Comment noted. This will be incorporated into the AUAR.</p>
<p><i>Page 35, Contaminants.</i> Because the project area is located within a wellhead protection area (Hastings) and a DWSMA (Hastings, high vulnerability), potential pollutants need to be handled with care to protect the drinking water of the city.</p>	<p>Comment noted. This will be incorporated into the AUAR.</p>

Comment	Response
<p><i>Page 36, Rare Features.</i> Please note that DNR issued a Natural Heritage Review letter on May 24, 2024. Please refer to this letter when completing the rare features section of the upcoming AUAR, and include the letter in the Appendix.</p> <ul style="list-style-type: none"> a. Section 14c: Tree removal conducted during certain times of the year can impact the state-listed endangered loggerhead shrike and multiple bat species. b. Section 14d, The DNR has identified the following avoidance measures: <ul style="list-style-type: none"> i. Loggerhead shrike - Tree and shrub removal is required to be avoided during the breeding season, April through July. If avoidance is not feasible, a DNR qualified surveyor needs to conduct a survey for active nests before any trees or shrubs will be removed. ii. Bats - Tree removal is recommended to be avoided during the pup rearing season, from June 1 through August 15. 	<p>Comment noted. This will be incorporated into the AUAR.</p>
<p><i>Page 47, Cumulative Potential Effects.</i> It is unclear to what extent the development of multiple data centers in the region will increase water demand from existing aquifers. It is important to evaluate if the cumulative increase in water use will be sustainable. If water conservation strategies, such as the use of wastewater effluent from the nearby wastewater treatment plants, are used by more than one data center, how much water can each facility reasonably expect to be available for their use?</p>	<p>Comment noted. Each project proposer will need to coordinate on a case by case basis with the local municipality, DNR, and Metropolitan Council to understand the wastewater impact, permits, and mitigation needed for each site. For the case of the Hampton Industrial scenarios, the water needs and capacity will be documented in the AUAR and any applicable permits will be listed as next steps, if needed.</p>
<p>2. Metropolitan Council</p>	
<p><i>Item 12. Water Resources, Wastewater.</i> The AUAR should include a summary of the City’s ability to accommodate wastewater and other infrastructure service needs. An estimate of the wastewater flow generated in the proposed development scenarios should also be included, and a narrative explaining the impact on the local wastewater conveyance and treatment system as well as the necessary improvements (if any) that would be required to provide service to the proposed project.</p>	<p>Comment noted. This will be incorporated into the AUAR.</p>

Comment	Response
<p><i>Item 10. Land Use, Forecasts.</i> Should either of the two AUAR scenarios be pursued, the City forecast and the TAZ allocation for employment will need to be revised higher. Scenarios 1 and 2 could result in 300 or 750 jobs, respectively. These results would greatly exceed current employment forecasts for Hampton City and TAZ #747 (the western end of the zone is in Hampton’s jurisdiction). Council staff recommend the City and TAZ forecasts each be increased by 300 or 750 jobs, dependent on an expectation of development within the 2040 horizon.</p>	<p>Comment noted. This will be incorporated into the AUAR, and the City will coordinate with the Metropolitan Council to increase the TAZ allocations, if needed.</p>
<p><i>Item 12. Water Resources, Surface Water.</i> As the development scenarios are finalized, please include detailed plans for stormwater management. Additionally, we encourage the developer to limit impacts to wetlands. Scenario 1 demonstrates a greater ability to achieve this. Additionally, native plant species should be reintroduced during restoration of disturbed areas.</p>	<p>Comment noted. This will be incorporated into the AUAR.</p>

Comment	Response
<p><i>Item 12, Water Resources, Water Supply.</i> The scoping AUAR notes that the study area is in the City of Hastings Drinking Water Supply Management area and near the Hampton wellhead protection area (page 29), but the scoping AUAR does not provide any information about the vulnerability of these areas. Please include this information, as it has important implications for potential impacts of development on drinking water supply sources for multiple communities. This information may be found online on the Minnesota Department of Health’s website at https://mdh.maps.arcgis.com/apps/View/index.html?appid=8b0db73d3c95452fb45231900e977be4</p> <p>The scoping AUAR does not, and should, clearly identify if the project proposes to appropriate surface water or groundwater or to get water from a nearby water supply system. Effects on those sources should be identified.</p> <p>The scoping AUAR should discuss the need to abandon any wells in the study area.</p> <p>The scoping AUAR should describe the quantity, duration, and use of water for both Scenario 1 and Scenario 2. The AUAR should discuss how water use will be resilient to changes in precipitation such as drought. As this information is developed, please include an assessment of the impact of supplying this development with water on other water uses in the community (private wells and/or other current and planned municipal water supply system customers). Also identify best management practices for water use efficiency, to improve resiliency. The Minnesota Technical Assistance Program has several industrial water efficiency case studies, and many local organizations have resources to support water efficient landscapes.</p>	<p>Comment noted. The potential impacts to water resources will be described in the AUAR.</p>
<p><i>Item 10, Land Use.</i> For Scenario 1, there is no orderly annexation agreement in place, the City would need to assign a land use to the parcels in Hampton Township upon annexation. A Comprehensive Plan Amendment may be required for the parcels in Hampton Township, depending on the land use assigned upon annexation. For Scenario 2, a Comprehensive Plan Amendment would be required for all parcels.</p>	<p>Comment noted. This will be incorporated into the AUAR.</p>

Comment	Response
<p><i>Item 7. Climate Adaptation and Resilience.</i> The proposed scope of discussion for the climate item accurately describes anticipated climate trends and the proposed discussion of mitigation strategies is appropriate; however, land use should consider how land use can amplify or mitigate the impact of the anticipated climate trends. No unique features are present that would require any extra-ordinary climate/mitigation considerations.</p>	<p>Comment noted.</p>
<p><i>Item 18. Green House Gas (GHG) Emissions/Carbon Footprint.</i> The proposed scope of discussion for the Green House Gas Emissions/Carbon Footprint item is adequate; however, Scope 3 emissions should also be included for both scenarios to the extent practicable. No unique features are present that would require any extra-ordinary consideration of greenhouse gas emissions.</p>	<p>Comment noted. This will be incorporated into the AUAR.</p>
<p>3. Dakota County</p>	
<p><i>Transportation.</i> The study area north boundary aligns with Caneff Road/Emery Avenue (the Trunk Highway (TH) 52 eastern frontage road). A right-in only from TH 52 to the eastern frontage road exists. Will this access be removed as part of the development proposal? With the different development scenarios, how will access to the site be achieved and what will circulation be within the site?</p>	<p>Access from TH 52 will be reviewed as part of the traffic analysis. It is assumed that a frontage road will be built on the north and east side of the AUAR boundary, however a finalized roadway plan would be determined as part of the site buildout.</p>
<p><i>Transportation.</i> Because of the magnitude of the development size (140 acres and 550,000 to 1.5 million square feet of development) and the proposed connection to Caneff Road/Emery Avenue (TH 52 eastern frontage road), County staff requests the following intersections be included for analysis with the future traffic impact study to be completed as part of the AUAR.</p> <ul style="list-style-type: none"> • If not planned for removal, the right-in only access from TH 52 to the eastern frontage road. • Caneff Road/Emery Avenue (TH 52 eastern frontage road) and County State Highway (CSAH) 47 (Northfield Boulevard) intersection. This intersection analysis would also include northbound entrance and exit ramps to TH 52. • CSAH 47 and southbound entrance and exit ramps to TH 52. • TH 52 interchange entrance and exit ramp connections to TH 50 & TH 56. • Intersection of TH 50 and CSAH 78. 	<p>Comment noted. This will be updated in the Scoping Document and incorporated into the AUAR.</p>

Comment	Response
<p><i>Transportation.</i> Although, not immediately adjacent to a county highway and not subject to County Plat Commission review, the magnitude of the proposal may have ramifications to the county highway system. The request for addition intersections to be analyzed is consistent with the County Plat Commission Ordinance requiring traffic projections and analysis for commercial/industrial buildings which combined exceed 100,000 square feet, or any high traffic volume uses such as fast-food restaurants, banks, or convenience stores, or as requested to address engineering and public safety concerns.</p>	<p>Comment noted.</p>
<p><i>Environmental Resources.</i> Staff reviewed any previous audits, historic plat maps, sanborns, historic aerial photography, well construction records, well sealing records and/or well disclosure statements that Dakota County has available for the following parcels: 170090050012, 170090050020, 170090051010, 170090052010, 180090050010, 180090051010, and 180090052010:</p> <ul style="list-style-type: none"> • On parcels 170090050012, 180090050010, 180090051010, and 180090052010 there is no history of habitation and there are no well records. There are likely no wells on these properties. • On parcels 170090051010 habitation is recorded on an 1896 plat map and is first visible in a 1937 aerial photo. There are no existing well records. • On parcel 170090050020 habitation is recorded on an 1896 plat map and is first visible in a 1937 aerial photo There is a one available well record for this parcel (W06219). • On parcel 170090052010 habitation is first visible in a 1970 aerial photo. There is one available well record for this parcel (W06218). 	<p>Comment noted.</p>

Comment	Response
<p><i>Environmental Resources.</i> Please note, even if there are no existing well records, parcels with inhabited homesteads would have needed a water supply well. Due to the age of the properties, more than one well is likely. If redevelopment is planned, crews should be notified of the likely presence of a well(s) and it should be protected from damage and contamination. A well search should be conducted. A magnetometer is the best, sometimes only way, to locate wells that are below grade. Dakota County can help locate and mark wells using a magnetometer by calling 952-891-7537. Magnetometers work best on a clear site free from large metal obstructions. A Dakota County well inspector must be present during any well searches to rule out the presence of a well. Information about property transfer requirements as they pertain to wells is on our webpage at https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements</p>	<p>Comment noted. This will be incorporated into the AUAR.</p>
<p><i>Environmental Resources.</i> If a real estate sale is occurring, it is in the interest of both parties that a well disclosure be filed if appropriate and any well compliance issues be resolved. State Statute 103I Section 235 Subdivision 2 states, "Unless the buyer and seller agree to the contrary, in writing, before the closing of the sale, a seller who fails to disclose the existence or known status of a well at the time of sale and knew or had reason to know of the existence or known status of the well, is liable to the buyer for costs relating to sealing of the well and reasonable attorney fees for collection of costs from the seller, if the action is commenced within six years after the date the buyer closed the purchase of the real property where the well is located."</p>	<p>Comment noted. This will be incorporated into the AUAR.</p>
<p>4. Vermillion River Watershed Joint Powers Organization</p>	
<p><i>Page 14, Table 3.</i> For VRWJPO, please replace "type of application" language with text from City Code 53.02 1-5.</p>	<p>Comment noted. This is updated in the Scoping Document and will be incorporated into the AUAR.</p>
<p><i>Page 27, second paragraph.</i> Please replace sentence regarding City adoption of "the 12 community Rural Collaborative Local..." with "the City has adopted the NPDES General Construction Permit MN R100001 or as otherwise outlined in Chapter 53 of the City Code".</p>	<p>Comment noted. This is updated in the Scoping Document and will be incorporated into the AUAR.</p>

Comment	Response
<p><i>Page 34, iv. Surface Waters, 2) Other surface water.</i> The information provided notes a “fishable trout stream with special regulations for catch-and-release” in the AUAR study area. Based on our review of available trout stream data, VRWJPO staff doesn’t believe this to be correct. We suggest re-evaluating this information and correcting, if necessary, during the AUAR development process.</p>	<p>Comment noted. This does appear to show up as a fishable trout stream according to the DNR’s interactive map here: https://www.dnr.state.mn.us/fishing/trout/map.html</p>
<p><i>Informational Only.</i> Please note that the Wetland Conservation Act (WCA) Local Government Unit (LGU) will issue a Notice of Decision (NOD) for onsite delineated wetlands no later than October 24, 2024. Once the NOD is issued, all wetland figures, tables, and narrative within the AUAR should be revised to reflect the approved wetland boundaries, typing and acreage. In accordance with AUAR guidance, wetland types should be identified according to Circular 39 typing, rather than Cowardin typing.</p>	<p>The wetland section of the Scoping Document and AUAR will be updated to reflect the approved wetland boundaries.</p>
<p>5. Public Comments</p>	
<p>Effect on Vermillion Watershed water use effects on the water table. How the DWSMA plans on it not effecting the nitrates in the water?</p>	

Comment	Response
<p>As I here it there are no set of reasons the same from the presenters, give us the guide lines & all the same reasons. I have been concerned about Lewiston Blvd. After annexation if & when it happens. Water not too many good answers but it will be the city wells or will they be able to drill their own well? Run off rain or snow where will it go, ponds I hope?</p>	<p>Comment noted. More information about water resources impacts and mitigation will be provided in the AUAR.</p> <p>If a new appropriation permit is required, it will not have an effect on the local water table, as the well will be in a lower aquifer. The DNR considers the aquifer level when reviewing the appropriation permit prior to issuing a permit. If there is a concern with the water table evaluation, there will be more testing to show if there is or is not an impact to the water level.</p> <p>Additionally, nitrates level in the current groundwater should not be impacted, as the water being discharged from the site will not have domestic strength waste in it. The domestic waste will be discharged to the city's treatment plant. Stormwater runoff will be routed through treatment ponds to remove contaminates per MPCA and watershed permit requirements.</p>

Comment	Response
<p>The City of Hampton AUAR Scoping Document examines a total project area of 140 acres, of which about 60 acres is within the City of Hampton and about 80 acres is outside the City boundary, in Hampton Township. Current land use in the 80-acre Hampton Township portion of the project area is agricultural.</p> <p>In Scenario 1 of the Scoping Document, the 80-acre portion of the project area in Hampton Township (outside the City of Hampton Boundary) remains in agricultural use. So in Scenario 1 the land use of the Hampton Township portion of the project area will not change, remaining agricultural.</p> <p>The AUAR Scoping Document should include an examination of this 80-acre area in Hampton Township outside of the City of Hampton that will remain in agricultural use in Scenario 1. The following questions should be considered:</p> <ol style="list-style-type: none"> 1. In Scenario 1, must the City annex the 80-acre portion of the project area currently in Hampton Township? 2. In Scenario 1, must the City purchase the 80-acre portion of the project area currently in Hampton Township? <p>If consideration of these questions is outside the scope of the AUAR process, then the AUAR document should clearly state that there is no requirement for the City to annex or purchase the 80-acre portion of the project area in Hampton Township in order to implement Scenario 1.</p>	<p>Thank you for your comment. In Scenario 1, the City does not need to annex the area within the Hampton Township boundary. In Scenario 2, the land is proposed to be annexed. This will be addressed in the AUAR.</p>

Comment	Response
<p>Hi,</p> <p>I'm hoping that you can add what the possible effects your industrial park will have on livestock to the AUAR study. There is a cattle farm directly across the road from the proposed location, and a family with a small horse farm a couple miles down the road from the proposed location.</p> <p>My main concern, and the thing I've heard about most commonly is the constant low humming noise and the effect that may have on the animals. I know that constant low noises can drive people crazy, so I'm assuming it is the same for animals.</p> <p>I look forward to seeing the results from the land study, and hope that you are taking everything into consideration for this small town that we have all made home.</p>	<p>Thank you for your comment. The topic of noise will be addressed in the AUAR.</p>
<p>Good Morning,</p> <p>Just here to state my concern for the proposed data. As a Hampton resident who lives just a couple miles away from this area I strongly oppose this project! I am not sure how you can guarantee this will not directly affect our well water. No way do we have enough water or water systems in place to run this facility. The noise alone should be enough to shut down this project. There is another facility going in off 50 in Farmington and there is no way to tell how this will directly affect our watershed, now you're trying to approve of another data center using the same watershed and there is no way of knowing how this will affect our water. The farmers alone should be just as mad about this idea as any other regular resident like myself. The data centers in Rosemount and Farmington are not even finished yet so all the negative effects are yet to be seen from these data centers. I have a feeling there will be alot of concern over noise and water just as other data centers across the US have brought up. do your proper research and DO NOT approve of this project for our town!!</p> <p>I state again, DO NOT APPROVE THIS DATA CENTER!</p> <p>Thank you !</p>	<p>Comment noted.</p>

Comment	Response
<p>I attended the Open House on October 1st at the City Hall, regarding the proposed Data Center. When I left the meeting, I had more questions and concerns than before I got there.</p> <p>Transparency by the City of Hampton is crucial, essential, and of the greatest importance. Making an informed and accurate decision will affect the City and Township residences for many generations in the future.</p> <p>My biggest concerns are as follows:</p> <ul style="list-style-type: none"> • What exactly is the project? • What will it physically look like? How many buildings, how large and tall are they? How many lumens will there be emitted from the lighting on the exterior of the buildings? • What impact will it have on the environment? <ul style="list-style-type: none"> ○ Water Usage and Disposal. At the meeting they said it could use a million gallons of water per day and it could not be recycled. That's a lot of water! Where will this water go? ○ How much noise will be emitted from the Data Center after it is built? ○ What will happen to the Wetlands within the footprint of the proposed area and the wildlife that depend on it? ○ If this project is approved. For those of us that live in the township. What happens when our well dries up? What happens to the farmers that depend on irrigation for their crops, if they have no water? • What value does it have in our community? It needs to add value to both City and Township residences. • It will decrease our property value to those living near it. Especially the township residences. How will they be compensated for this? <p>The Quality of Life for those living near the site will be impacted greatly if this project is approved.</p> <p>Please consider everything involved, not just money generated to the city. Without water, money has no value!</p>	<p>Comment noted. An AUAR studies a proposed development scenario and not a specific project. Once an AUAR is adopted, future design plans can be submitted for City land use/development applications and those design and project specifics will be available at that time.</p> <p>The AUAR will address potential impacts and required mitigation for water resources and noise.</p>

Comment	Response
<p>AUAR Scoping document questions and comments regarding the City of Hampton’s industrial AUAR:</p> <ol style="list-style-type: none"> 1. On the State's website: https://www.eqb.state.mn.us/sites/eqb/files/documents/AUAR%20guidance%20%28form%29%20-9-09.pdf <p>“Recommended Content and Format Alternative Urban Areawide Review Documents” updated 2008</p> <p>#18 states that Industrial wastewater is excluded from the AUAR review, my question and request is that this component be reviewed and disclosed as apart of the AUAR. Understanding the amount of potential water consumption for a proposed technology park would be relevant to the treatment capacities of the city of Hampton as well as the capacity for the aquifer from which water would be sourced.</p> <ol style="list-style-type: none"> 2. What is the “worst case scenario” being utilized for the physical impacts on water resources? <ol style="list-style-type: none"> a. With 3 or 4 data centers being built within 15 miles of this location in the next couple of years, what is the cumulative potential effect of this and can the city of Hampton’s AUAR accommodate a 4x scenario in its “worst-case”? 3. Will industrial wastewater be treated on site, if so, how? If the industrial wastewater will be treated by the city of Hampton, can existing treatment infrastructure handle the capacity and to what percentage will capacity be increased? 4. What aquifer(s) and water resources are being evaluated in this AUAR? What are their depths from the surface, their capacities, and their recharge sources and abilities to recharge? 5. frequency noise in excess of 85dB(A) for more than 8 hours/day within the proposed use area and the adjacent properties? 	<p>Comment noted. The AUAR will address potential impacts and required mitigation for water resources, noise, traffic, cumulative impacts.</p>

Comment	Response
<p>Additional relevant issues that the City of Hampton ought to be able to answer to the citizenry with regards to the data center consideration are:</p> <ol style="list-style-type: none"> 1. What is the projected tax revenue of this development for the city of Hampton? 2. How many construction jobs are expected during the construction phase, and what percentage of those jobs will be filled by local companies in Dakota or Goodhue County? 3. What is the projected time frame from ground breaking to completion or final phase? 4. Once operational, how many full time, part time, and temporary jobs are expected quarterly at the location during the first 10 years? 5. What are the job descriptions, expected salaries or wages, and how many jobs will be located on site or off site/remote? 6. How many of these jobs are expected to be filled by citizens from Dakota or Goodhue County? <ol style="list-style-type: none"> 1. What is the potential construction vehicle traffic in the area during construction? What potential traffic delays are expected for traffic on Co. Rd 50, East and West bound without there being designated turn lanes on Co. Rd 50? As compared to utilization of the Emery Ave frontage road from Northfield Blvd. <p>With noise being common concerns with data centers, what environmental impact to humans and animals might there be with tonal noise/ discrete</p>	<p>Comment noted. An AUAR studies a proposed development scenario and not a specific project. Once an AUAR is adopted, future design plans can be submitted for City land use/development applications and those design and project specifics will be available at that time.</p>

Attachment B: Comment Letters

Division of Ecological and Water Resources
Region 3 Headquarters
1200 Warner Road
Saint Paul, MN 55106
October 24, 2024

Transmitted by Email

John Knetter, Mayor
City of Hampton
5265 238th Street East, P.O. Box 128
Hampton, MN 55031

Dear Mayor Knetter,

Thank you for the opportunity to review the Hampton Industrial Scoping Document in preparation for an Alternative Urban Areawide Review (AUAR) for the project area located in Dakota County. The DNR respectfully submits the following comments for your consideration:

1. Page 9, Table 2. Climate Considerations and Adaptations. As energy needs and renewable energy goals put further pressure on agricultural lands, some communities have started to tap into industrial facilities to combine development with energy production through the use of rooftop solar. Installing solar panels on industrial facilities has the added benefit of producing energy right where it is needed without any additional facility footprint. We encourage the City as well as local energy providers to explore the feasibility of combining these land uses to help meet state climate goals as the City plans for the future.

We encourage the developer (especially for Scenario 2) to consider installing water reuse systems to reduce water usage, and utilize other water conservation measures to the greatest extent possible.

2. Page 21, Geology. Please note that surface karst features have been documented within 750 feet of the project area within the last 20 years. With the proximity of karst conditions, potential pollutants need to be handled with care in order to protect the drinking water of everyone in the area. Geotechnical investigations should be used to determine that structures on the site will be supported by underlying geologic materials, as well as the suitability of the site for stormwater management.
3. Page 34, Water Appropriation. A DNR Water Appropriation Permit is required if the water pumped exceeds 10,000 gallons in a day, or one million gallons in one year. The DNR General Permit for Temporary Appropriation, with its lower permit application fee and reduced time for review, may be used for the dewatering if the dewatering volume is less than 50 million gallons and the time of the appropriation is less than one year. The project area is within the Vermillion River Watershed and within the vicinity of designated trout streams, which are protected by

the DNR. Additional regulation and review may be required when permitting within five miles of a designated trout stream.

4. Page 34, Water Appropriation. The AUAR should address the water demands for the site and the existing city water system capacity. This is of particular importance given the presence of the Hastings wellhead protection area and the Hastings Drinking Water Supply Management Area (DWSMA). It will be important for the upcoming AUAR to follow the AUAR Guidance in the instructions that says, *“If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.”* In the upcoming AUAR, please include:
 - a. Details on water demand for each of the scenarios, and compare that demand with the City’s current permitted volume and production capabilities. If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed. The siting of new well(s) would be very important to this analysis.
 - b. Evaluation of an amendment to DNR Water Appropriation Permit 1959-0725 must include consideration of the sustainability standard (MN statute 103G.287 Subd.5). As per instructions for completing 12.b.iii, please:
 - i. 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.
 - ii. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.
 - iii. 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.
5. Page 35, Contaminants. Because the project area is located within a wellhead protection area (Hastings) and a DWSMA (Hastings, high vulnerability), potential pollutants need to be handled with care to protect the drinking water of the city.
6. Page 36, Rare Features. Please note that DNR issued a Natural Heritage Review letter on May 24, 2024. Please refer to this letter when completing the rare features section of the upcoming AUAR, and include the letter in the Appendix.
 - a. Section 14c: Tree removal conducted during certain times of the year can impact the state-listed endangered loggerhead shrike and multiple bat species.
 - b. Section 14d, The DNR has identified the following avoidance measures:
 - i. Loggerhead shrike - Tree and shrub removal is **required** to be avoided during the breeding season, **April through July**. If avoidance is not feasible, a DNR qualified

surveyor needs to conduct a survey for active nests before any trees or shrubs will be removed.

ii. Bats - Tree removal is recommended to be avoided during the pup rearing season, from June 1 through August 15.

7. Page 47, Cumulative Potential Effects. It is unclear to what extent the development of multiple data centers in the region will increase water demand from existing aquifers. It is important to evaluate if the cumulative increase in water use will be sustainable. If water conservation strategies, such as the use of wastewater effluent from the nearby wastewater treatment plants, are used by more than one data center, how much water can each facility reasonably expect to be available for their use?

Thank you again for the opportunity to review this document. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Melissa Collins". The signature is written in a cursive style and is positioned above a light blue rectangular background.

Melissa Collins

Regional Environmental Assessment Ecologist | Ecological and Water Resources

Minnesota Department of Natural Resources

Phone: 651-259-5755

Email: melissa.collins@state.mn.us

CC: Lisa Workman, Cogency Global Inc.

Equal Opportunity Employer



October 18, 2024

John Knetter, Mayor
5265 238th Street East, P.O. Box 128
Hampton, MN 55031
cityofhampton@midconetwork.com

RE: City of Hampton – Alternative Urban Areawide Review (AUAR) – Hampton Industrial Development Draft Scoping AUAR
Metropolitan Council Review File No. 23015-1
Metropolitan Council District No. 12

Dear John Knetter:

Metropolitan Council received the Hampton Industrial Development Draft Scoping AUAR on September 23, 2024. The AUAR represents the proposal required under environmental rules for a study area of approximately 140 acres located in the City of Hampton and Hampton Township, generally located east of US 52, north of MN 50, south of Little Oscar's restaurant, and west of Nicolai Repair. Metropolitan Council staff completed its review of the Draft Scoping AUAR to determine its accuracy and completeness in addressing regional concerns. Staff concludes that the Draft Scoping AUAR is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies. However, staff offers the following comments for your consideration:

Item 12. Water Resources, Wastewater (*Emma de Villa, 651-602-1068*)

The AUAR should include a summary of the City's ability to accommodate wastewater and other infrastructure service needs. An estimate of the wastewater flow generated in the proposed development scenarios should also be included, and a narrative explaining the impact on the local wastewater conveyance and treatment system as well as the necessary improvements (if any) that would be required to provide service to the proposed project.

Item 10. Land Use, Forecasts (*Todd Graham, 651-602-1322*)

Should either of the two AUAR scenarios be pursued, the City forecast and the TAZ allocation for employment will need to be revised higher. Scenarios 1 and 2 could result in 300 or 750 jobs, respectively. These results would greatly exceed current employment forecasts for Hampton City and TAZ #747 (the western end of the zone is in Hampton's jurisdiction). Council staff recommend the City and TAZ forecasts each be increased by 300 or 750 jobs, dependent on an expectation of development within the 2040 horizon.

Item 12. Water Resources, Surface Water (*Steve Christopher, 651-602-1033*)

As the development scenarios are finalized, please include detailed plans for stormwater management. Additionally, we encourage the developer to limit impacts to wetlands. Scenario 1 demonstrates a greater ability to achieve this. Additionally, native plant species should be reintroduced during restoration of disturbed areas.

Item 12. Water Resources, Water Supply (*Lanya Ross, 651-602-1803*)

The scoping AUAR notes that the study area is in the City of Hastings Drinking Water Supply Management area and near the Hampton wellhead protection area (page 29), but the scoping AUAR does not provide any information about the vulnerability of these areas. Please include this information, as it has important implications for potential impacts of development on drinking water supply sources for multiple communities. This information may be found online on the Minnesota Department of Health's website at <https://mdh.maps.arcgis.com/apps/View/index.html?appid=8b0db73d3c95452fb45231900e977be4>

The scoping AUAR does not, and should, clearly identify if the project proposes to appropriate surface water or groundwater or to get water from a nearby water supply system. Effects on those sources should be identified.

The scoping AUAR should discuss the need to abandon any wells in the study area.

The scoping AUAR should describe the quantity, duration, and use of water for both Scenario 1 and Scenario 2. The AUAR should discuss how water use will be resilient to changes in precipitation such as drought. As this information is developed, please include an assessment of the impact of supplying this development with water on other water uses in the community (private wells and/or other current and planned municipal water supply system customers). Also identify best management practices for water use efficiency, to improve resiliency. The Minnesota Technical Assistance Program has several industrial water efficiency case studies, and many local organizations have resources to support water efficient landscapes.

Item 10. Land Use (*Emma Dvorak, 651-602-1399*)

For Scenario 1, there is no orderly annexation agreement in place, the City would need to assign a land use to the parcels in Hampton Township upon annexation. A Comprehensive Plan Amendment may be required for the parcels in Hampton Township, depending on the land use assigned upon annexation. For Scenario 2, a Comprehensive Plan Amendment would be required for all parcels.

Item 7. Climate Adaptation and Resilience (*MacKenzie Young-Walters, (651-602-1373)*)

The proposed scope of discussion for the climate item accurately describes anticipated climate trends and the proposed discussion of mitigation strategies is appropriate; however, land use should consider how land use can amplify or mitigate the impact of the anticipated climate trends. No unique features are present that would require any extra-ordinary climate/mitigation considerations.

Item 18. Green House Gas (GHG) Emissions/Carbon Footprint (*MacKenzie Young-Walters, (651-602-1373)*)

The proposed scope of discussion for the Green House Gas Emissions/Carbon Footprint item is adequate; however, Scope 3 emissions should also be included for both scenarios to the extent practicable. No unique features are present that would require any extra-ordinary consideration of greenhouse gas emissions.

The Council will not take formal action on the Draft AUAR. If you have any questions or need further information, please contact Emma Dvorak, Principal Reviewer, at 651-602-1399 or via email at emma.dvorak@metc.state.mn.us.

Sincerely,

Handwritten signature of Angela R. Torres in black ink, with the word "for:" written in smaller text to the right of the signature.

Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Susan Vento, Metropolitan Council District No. 12
Judy Sventek, Water Resources Manager
Emma Dvorak, Sector Representative/Principal Reviewer
Reviews Coordinator

*N:\CommDev\LPA\Communities\Hampton\Letters\Hampton 2024 Hampton Industrial Development Draft Scoping AUAR-OkwithComments
23015-1.docx*



October 17, 2024

Mayor John Knetter
City of Hampton
5265 238th Street East
P.O. Box 128
Hampton, MN 55031

Thank you for the opportunity to review and comment on the scoping AUAR for the proposed Hampton Industrial Development . Physical Development staff has reviewed the document and offer the following comments for consideration.

Transportation

The study area north boundary aligns with Caneff Road/Emery Avenue (the Trunk Highway (TH) 52 eastern frontage road). A right-in only from TH 52 to the eastern frontage road exists. Will this access be removed as part of the development proposal? With the different development scenarios, how will access to the site be achieved and what will circulation be within the site?

Because of the magnitude of the development size (140 acres and 550,000 to 1.5 million square feet of development) and the proposed connection to Caneff Road/Emery Avenue (TH 52 eastern frontage road), County staff requests the following intersections be included for analysis with the future traffic impact study to be completed as part of the AUAR.

- If not planned for removal, the right-in only access from TH 52 to the eastern frontage road.
- Caneff Road/Emery Avenue (TH 52 eastern frontage road) and County State Highway (CSAH) 47 (Northfield Boulevard) intersection. This intersection analysis would also include northbound entrance and exit ramps to TH 52.
- CSAH 47 and southbound entrance and exit ramps to TH 52.
- TH 52 interchange entrance and exit ramp connections to TH 50 & TH 56.
- Intersection of TH 50 and CSAH 78.

Although, not immediately adjacent to a county highway and not subject to County Plat Commission review, the magnitude of the proposal may have ramifications to the county highway system. The request for addition intersections to be analyzed is consistent with the County Plat Commission Ordinance requiring traffic projections and analysis for commercial/industrial buildings which combined exceed 100,000 square feet, or any high traffic volume uses such as fast-food restaurants, banks, or convenience stores, or as requested to address engineering and public safety concerns.

Physical Development Division

Environmental Resources

Staff reviewed any previous audits, historic plat maps, sanborns, historic aerial photography, well construction records, well sealing records and/or well disclosure statements that Dakota County has available for the following parcels: 170090050012, 170090050020, 170090051010, 170090052010, 180090050010, 180090051010, and 180090052010:

- On parcels 170090050012, 180090050010, 180090051010, and 180090052010 there is no history of habitation and there are no well records. There are likely no wells on these properties.
- On parcels 170090051010 habitation is recorded on an 1896 plat map and is first visible in a 1937 aerial photo. There are no existing well records.
- On parcel 170090050020 habitation is recorded on an 1896 plat map and is first visible in a 1937 aerial photo. There is one available well record for this parcel (W06219).
- On parcel 170090052010 habitation is first visible in a 1970 aerial photo. There is one available well record for this parcel (W06218).

Please note, even if there are no existing well records, parcels with inhabited homesteads would have needed a water supply well. Due to the age of the properties, more than one well is likely. If redevelopment is planned, crews should be notified of the likely presence of a well(s) and it should be protected from damage and contamination. A well search should be conducted. A magnetometer is the best, sometimes only way, to locate wells that are below grade. Dakota County can help locate and mark wells using a magnetometer by calling **952-891-7537**. Magnetometers work best on a clear site free from large metal obstructions. A Dakota County well inspector must be present during any well searches to rule out the presence of a well. Information about property transfer requirements as they pertain to wells is on our webpage at <https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements>.

If a real estate sale is occurring, it is in the interest of both parties that a well disclosure be filed if appropriate and any well compliance issues be resolved. State Statute 103I Section 235 Subdivision 2 states, "Unless the buyer and seller agree to the contrary, in writing, before the closing of the sale, a seller who fails to disclose the existence or known status of a well at the time of sale and knew or had reason to know of the existence or known status of the well, is liable to the buyer for costs relating to sealing of the well and reasonable attorney fees for collection of costs from the seller, if the action is commenced within six years after the date the buyer closed the purchase of the real property where the well is located."

If you have any questions relating to our comments, please contact me at 952-891-7007 or Georg.Fischer@co.dakota.mn.us

Sincerely,



Georg T Fischer, Director
Physical Development Division

cc: Commissioner Mike Slavik, District 1
Heidi Welsch, County Manager

Physical Development Division



October 17, 2024

Mr. John Knetter
Mayor, City of Hampton
Hampton City Hall
5265 238th St. E
Hampton, MN 55031

RE: Draft Order for Review: City of Hampton: Industrial Development AUAR Scoping Document

The Vermillion River Watershed Joint Powers Organization (VRWJPO) appreciates the opportunity to review and comment on the September 2024 Scoping Document prepared by Kimley-Horn for the City of Hampton Industrial Development Alternative Urban Areawide Review (AUAR). Staff has reviewed this scoping document and have the following comments:

- 1) On page 14, in Table 3, for VRWJPO, please replace “type of application” language with text from City Code 53.02 1-5.
- 2) On page 27, second paragraph, please replace sentence regarding City adoption of “the 12 community Rural Collaborative Local...” with “the City has adopted the NPDES General Construction Permit MN R100001 or as otherwise outlined in Chapter 53 of the City Code”.
- 3) Page 34, iv. Surface Waters. 2) Other surface waters. The information provided notes a “fishable trout stream with special regulations for catch-and-release” in the AUAR study area. Based on our review of available trout stream data, VRWJPO staff doesn’t believe this to be correct. We suggest re-evaluating this information and correcting, if necessary, during the AUAR development process.
- 4) Please note that the Wetland Conservation Act (WCA) Local Government Unit (LGU) will issue a Notice of Decision (NOD) for onsite delineated wetlands no later than October 24, 2024. Once the NOD is issued, all wetland figures, tables, and narrative within the AUAR should be revised to reflect the approved wetland boundaries, typing and acreage. In accordance with AUAR guidance, wetland types should be identified according to Circular 39 typing, rather than Cowardin typing.

Thank you for the opportunity to review and comment on AUAR scoping document for Hampton Industrial. Please feel free to contact Jeff Dunn at jeff.dunn@co.dakota.mn.us or 952.891.7140 if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to be "JD", with a long horizontal stroke extending to the right.

Jeff Dunn
VRWJPO Water Resources Engineer

Vermillion River Watershed Joint Powers Organization

4100 220th Street West, Suite 103, Farmington, Minnesota 55024 | 952.891.7000 | Fax 952.891.7588

Hampton Industrial Alternative Urban Areawide Review (AUAR)

Open House #1 Comment Form
October 1, 2024

NAME: Matt Boster
ADDRESS: _____
PHONE: 651-399-4133
EMAIL: matt.boster12@gmail.com

You may leave this completed form with us today by dropping it into the comment box. You may also email your comments to John Knetter at cityofhampton@midconetwork.com or mail this form to the following address:

City of Hampton
Mayor John Knetter
5265 238th Street East, P.O. Box 128
Hampton, MN 55031

COMMENTS:

~~Water use for~~
Effect on Vermillion Watershed
Water use effects on the water table
How the DWSMA plans on it most affecting the
nitrites in the water?

From: Angie Smith <Angie.Smith@bolton-menk.com>
Sent: Thursday, October 10, 2024 10:04 PM
To: Bunge, Leila; Olson, Katie; Varland, Perrin
Cc: Cory Bienfang
Subject: FW: To John; Data Center

Categories: External

Angie Smith (*she/her*)
Associate Environmental Planning Practice Area Leader
[Bolton & Menk, Inc.](#)
Mobile: 612-400-5540

From: City of Hampton <cityofhampton@midconetwork.com>
Sent: Monday, October 7, 2024 8:35 AM
To: John Knetter <johnknetter1@aol.com>; Angie Smith <Angie.Smith@bolton-menk.com>
Subject: FW: To John; Data Center

From: Nicolai Repair <nicolairepair@embarqmail.com>
Sent: Friday, October 4, 2024 5:30 PM
To: cityofhampton@midconetwork.com
Subject: To John; Data Center

As I here it there are no set of reasons the same from the presenters, give us the guide lines & all the same reasons. I have been concerned about Lewiston Blvd. After annexation if & when it happens. Water not too many good answers but it will be the city wells or will they be able to drill their own well? Run off rain or snow where will it go, ponds I hope? Leo Nicolai

From: [Angie Smith](#)
To: [Bunge, Leila](#); [Olson, Katie](#); [Varland, Perrin](#)
Cc: [Cory Bienfang](#)
Subject: FW: City of Hampton AUAR Scoping Process Comment
Date: Tuesday, October 15, 2024 5:10:00 PM

AUAR Comments.

Angie Smith (she/her)
Associate Environmental Planning Practice Area Leader
Bolton & Menk, Inc.
Mobile: 612-400-5540

-----Original Message-----

From: City of Hampton <cityofhampton@midconetwork.com>
Sent: Monday, October 14, 2024 10:25 AM
To: John Knetter <johnknetter1@Aol.com>; Angie Smith <Angie.Smith@bolton-menk.com>
Subject: FW: City of Hampton AUAR Scoping Process Comment

-----Original Message-----

From: Jim Sipe <jim@thevagary.com>
Sent: Saturday, October 12, 2024 7:29 PM
To: cityofhampton@midconetwork.com
Subject: City of Hampton AUAR Scoping Process Comment

The City of Hampton AUAR Scoping Document examines a total project area of 140 acres, of which about 60 acres is within the City of Hampton and about 80 acres is outside the City boundary, in Hampton Township. Current land use in the 80-acre Hampton Township portion of the project area is agricultural.

In Scenario 1 of the Scoping Document, the 80-acre portion of the project area in Hampton Township (outside the City of Hampton Boundary) remains in agricultural use. So in Scenario 1 the land use of the Hampton Township portion of the project area will not change, remaining agricultural.

The AUAR Scoping Document should include an examination of this 80-acre area in Hampton Township outside of the City of Hampton that will remain in agricultural use in Scenario 1. The following questions should be considered:

1. In Scenario 1, must the City annex the 80-acre portion of the project area currently in Hampton Township?
2. In Scenario 1, must the City purchase the 80-acre portion of the project area currently in Hampton Township?

If consideration of these questions is outside the scope of the AUAR process, then the AUAR document should clearly state that there is no requirement for the City to annex or purchase the 80-acre portion of the project area in Hampton Township in order to implement Scenario 1.

- Jim Sipe, Chair
Hampton Township Board of Supervisors

From: [Angie Smith](#)
To: [Bunge, Leila](#); [Olson, Katie](#); [Varland, Perrin](#)
Cc: [Cory Bienfang](#); [Jenni Faulkner](#); [Brad Fisher](#)
Subject: FW: AUAR land study - please forward to necessary parties
Date: Monday, October 21, 2024 2:11:16 PM

Angie Smith (*she/her*)
Environmental Planning Group Leader | Associate
Bolton & Menk, Inc.
Mobile: 612-400-5540

From: City of Hampton <cityofhampton@midconetwork.com>
Sent: Monday, October 21, 2024 1:35 PM
To: John Knetter <johnknetter1@aol.com>; Cory Bienfang <Cory.Bienfang@bolton-menk.com>;
Angie Smith <Angie.Smith@bolton-menk.com>
Subject: FW: AUAR land study - please forward to necessary parties

From: Jamie McKnight <jamie.mcknight13@gmail.com>
Sent: Monday, October 21, 2024 1:32 PM
To: City of Hampton <cityofhampton@midconetwork.com>
Subject: AUAR land study - please forward to necessary parties

Hi,

I'm hoping that you can add what the possible effects your industrial park will have on livestock to the AUAR study. There is a cattle farm directly across the road from the proposed location, and a family with a small horse farm a couple miles down the road from the proposed location.

My main concern, and the thing I've heard about most commonly is the constant low humming noise and the effect that may have on the animals. I know that constant low noises can drive people crazy, so I'm assuming it is the same for animals.

I look forward to seeing the results from the land study, and hope that you are taking everything into consideration for this small town that we have all made home.

Thank you
Jamie McKnight
651-285-8462

From: [Angie Smith](#)
To: [Bunge, Leila](#); [Olson, Katie](#); [Varland, Perrin](#)
Cc: [Cory Bienfang](#); [Jenni Faulkner](#); [Brad Fisher](#)
Subject: FW: Hampton Data Center
Date: Wednesday, October 23, 2024 10:55:15 AM

Hampton project comment

Angie Smith (*she/her*)
Environmental Planning Group Leader | Associate
Bolton & Menk, Inc.
Mobile: 612-400-5540

From: City of Hampton <cityofhampton@midconetwork.com>
Sent: Wednesday, October 23, 2024 10:23 AM
To: John Knetter <johnknetter1@aol.com>; Cory Bienfang <Cory.Bienfang@bolton-menk.com>;
Angie Smith <Angie.Smith@bolton-menk.com>
Subject: FW: Hampton Data Center

From: Cayla irrthum <caylairrthum@gmail.com>
Sent: Wednesday, October 23, 2024 10:18 AM
To: cityofhampton@midconetwork.com
Subject: Hampton Data Center

Good Morning,

Just here to state my concern for the proposed data. As a Hampton resident who lives just a couple miles away from this area I strongly oppose this project! I am not sure how you can guarantee this will not directly affect our well water. No way do we have enough water or water systems in place to run this facility. The noise alone should be enough to shut down this project. There is another facility going in off 50 in Farmington and there is no way to tell how this will directly affect our watershed, now you're trying to approve of another data center using the same watershed and there is no way of knowing how this will affect our water. The farmers alone should be just as mad about this idea as any other regular resident like myself. The data centers in Rosemount and Farmington are not even finished yet so all the negative effects are yet to be seen from these data centers. I have a feeling there will be a lot of concern over noise and water just as other data centers across the US have brought up. do your proper research and DO NOT approve of this project for our town!!

I state again, DO NOT APPROVE THIS DATA CENTER!

Thank you !

Cayla Kucera

From: City of Hampton <cityofhampton@midconetwork.com>
Sent: Thursday, October 24, 2024 12:15 PM
To: John Knetter; Cory Bienfang; Angie Smith
Subject: FW: Comments and Concerns regarding the proposed Data Center

From: Lori Endres <lori.m.endres@gmail.com>
Sent: Thursday, October 24, 2024 9:50 AM
To: cityofhampton@midconetwork.com
Subject: Comments and Concerns regarding the proposed Data Center

City of Hampton
Mayor John Knetter

I attended the Open House on October 1st at the City Hall, regarding the proposed Data Center. When I left the meeting, I had more questions and concerns than before I got there.

Transparency by the City of Hampton is crucial, essential, and of the greatest importance. Making an informed and accurate decision will affect the City and Township residences for many generations in the future.

My biggest concerns are as follows:

What exactly is the project?

What will it physically look like? How many buildings, how large and tall are they? How many lumens will there be emitted from the lighting on the exterior of the buildings?

What impact will it have on the environment?

-Water Usage and Disposal. At the meeting they said it could use a million gallons of water per day and it could not be recycled. That's a lot of water! Where will this water go?

-How much noise will be emitted from the Data Center after it is built?

-What will happen to the Wetlands within the footprint of the proposed area and the wildlife that depend on it?

-If this project is approved. For those of us that live in the township. What happens when our well dries up? What happens to the farmers that depend on irrigation for their crops, if they have no water?

What value does it have in our community? It needs to add value to both City and Township residences.

It will decrease our property value to those living near it. Especially the township residences. How will they be compensated for this?

The Quality of Life for those living near the site will be impacted greatly if this project is approved.

Please consider everything involved, not just money generated to the city. Without water, money has no value!

Respectfully,
Lori M. Endres

22745 Northfield Blvd.
Hampton MN
55031
612-328-1134

From: City of Hampton <cityofhampton@midconetwork.com>
Sent: Thursday, October 24, 2024 12:10 PM
To: John Knetter; Cory Bienfang; Angie Smith
Subject: FW: Hampton Industrial AUAR comments

From: erik p <epmnflw@gmail.com>
Sent: Wednesday, October 23, 2024 7:21 PM
To: cityofhampton@midconetwork.com
Subject: Hampton Industrial AUAR comments

AUAR Scoping document questions and comments regarding the City of Hampton's industrial AUAR:

1. On the State's website:

<https://www.eqb.state.mn.us/sites/eqb/files/documents/AUAR%20guidance%20%28form%29%20-9-09.pdf>

"Recommended Content and Format Alternative Urban Areawide Review Documents" updated 2008

#18 states that Industrial wastewater is excluded from the AUAR review, my question and request is that this component be reviewed and disclosed as apart of the AUAR. Understanding the amount of potential water consumption for a proposed technology park would be relevant to the treatment capacities of the city of Hampton as well as the capacity for the aquifer from which water would be sourced.

2. What is the "worst case scenario" being utilized for the physical impacts on water resources?
 - a. With 3 or 4 data centers being built within 15 miles of this location in the next couple of years, what is the cumulative potential effect of this and can the city of Hampton's AUAR accommodate a 4x scenario in its "worst-case"?
3. Will industrial wastewater be treated on site, if so, how? If the industrial wastewater will be treated by the city of Hampton, can existing treatment infrastructure handle the capacity and to what percentage will capacity be increased?
4. What aquifer(s) and water resources are being evaluated in this AUAR? What are their depths from the surface, their capacities, and their recharge sources and abilities to recharge?
5. What is the potential construction vehicle traffic in the area during construction? What potential traffic delays are expected for traffic on Co. Rd 50, East and West bound without there being designated turn lanes on Co. Rd 50? As compared to utilization of the Emery Ave frontage road from Northfield Blvd.
6. With noise being common concerns with data centers, what environmental impact to humans and animals might there be with tonal noise/ discrete frequency noise in excess of 85dB(A) for more than 8 hours/day within the proposed use area and the adjacent properties?

Additional relevant issues that the City of Hampton ought to be able to answer to the citizenry with regards to the data center consideration are:

1. What is the projected tax revenue of this development for the city of Hampton?
2. How many construction jobs are expected during the construction phase, and what percentage of those jobs will be filled by local companies in Dakota or Goodhue County?
3. What is the projected time frame from ground breaking to completion or final phase?
4. Once operational, how many full time, part time, and temporary jobs are expected quarterly at the location during the first 10 years?
5. What are the job descriptions, expected salaries or wages, and how many jobs will be located on site or off site/remote?
6. How many of these jobs are expected to be filled by citizens from Dakota or Goodhue County?

Sincerely,

Erik Porten

22250 Goodwin Ave

Hampton, MN 55031

651-437-6200

epmnflw@gmail.com