

## **FINDINGS ON THE EAW FOR PELICAN BAY ADDITION RESIDENTIAL DEVELOPMENT**

The availability of the EAW was published in the EQB Monitor on January 17, 2023. The Comment Period ended February 16, 2023. The EAW was:

- Mandatory
- Citizen Petition
- EIS Scoping
- RGU Discretion
- Proposer Volunteered

**Project Title:** Pelican Bay Addition Residential Development  
**Project Proposer:** Rupp Co.  
**Contact Person:** Brenda Johnson

**Responsible Government Unit (RGU):** Murray County  
**Contact Person:** Jean Christoffels

**Project Location:** NE1/4, Section 24, Township 108N Range 41W

### **Distribution List of EAW**

Environmental Quality Board	U.S. Environmental Protection Agency
Department of Agriculture	Southwest Regional Development Commission
Department of Commerce	Marshall-Lyon County Library
Department of Health	Rupp Co., Project Proposer
Department of Natural Resources	Moore Engineering, Project Proposer Consultant
Minnesota Pollution Control Agency	Lake Sarah Township Clerk
Board of Water & Soil Resources	Murray County Planning Commission
Department of Transportation	Murray County Board of Commissioners
Minnesota Office of the State Archaeologist	Murray County Administrator
Indian Affairs Council	Murray County Attorney
Minnesota State Historic Preservation Office	Murray County Highway Engineer
Legislative Reference Library	Murray Soil & Water Conservation District
U.S. Fish and Wildlife Service	Murray County Website
U.S. Army Corps of Engineers	

On March 20, 2023 the Murray County Planning Commission recommended a Negative Declaration for an EIS for Pelican Bay Addition Residential Development.

On April 4, 2023 the Murray County Board of Commissioners made a Negative Declaration for an EIS and adopted the attached findings.

**Murray County Planning Commission**  
**PELICAN BAY ADDITION RESIDENTIAL DEVELOPMENT EAW**

**In deciding whether a project has the potential for significant environmental effects, the RGU has compared impacts that may be reasonably expected to occur from the project using the following criteria:**

**A. The type, extent and reversibility of environmental effects.**

The project will convert existing grassland and gravel mine to a residential development in the shoreland and floodplain areas.

**B. Cumulative potential effects of related or anticipated future projects.**

The project is located in Lake Sarah Township with adjacent land-use being a mix of rural residential, shoreland residential, and rural agriculture. Numerous planning efforts at the local, county, and state level have been occurring simultaneously within the area's growth to help address related issues. The project site, located adjacent to Lake Shetek, a General Development Lake, has previously been mined with known wetlands.

**C. The extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority.**

The potential environmental effects identified in the EAW Findings can be mitigated through regulations to a certain extent, including the additional evaluations and site surveys and through permit requirements. Murray County can ensure prior to final plat approval, that the applicant has minimized impacts and reduced the burden for ongoing public regulation.

**D. Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, or the EIS's previously prepared on similar projects.**

Potential environmental effects have been anticipated though the EAW. The majority of these can be minimized through regulation and/or efforts made by the applicants.