

## Environmental Assessment Worksheet (EAW):

### What is an Environmental Assessment Worksheet?

An Environmental Assessment Worksheet (EAW) is a document designed to provide a brief analysis and overview of the potential environmental impacts of a specific project and consists of a standard list of 31 questions.

### What triggers an Environmental Assessment Worksheet?

The City of Rochester's 2018 Planning2Succeed Comprehensive Plan is certified by the Environmental Quality Board (EQB). An Environmental Assessment Worksheet is required in the following scenarios. A complete list of mandatory EAW triggers can be found in Minnesota Administrative Rules 4410.4300. **Multiple projects and stages of a single project that are connected or phased actions must be considered in total.**

#### Industrial, Commercial, and Institutional Facilities

1. Construction of a new or expansion of an **existing warehousing or light industrial facility** greater than or equal to 600,000 square feet.
2. Construction of a new or expansion of an existing industrial, commercial, or institutional facility, other than a warehousing or light industrial facility greater or equal to 400,000 square feet.

#### Residential Development

1. **250 unattached units or 375 attached units** in a city not located within the seven-county Twin Cities metropolitan area that has filed with the EQB chair a certification that it has adopted an approved comprehensive plan.
2. A development containing **15 or more unattached or attached units** for a sensitive shoreland area or **25 or more unattached or attached units** for a non-sensitive shoreland.

#### Mixed Residential and Commercial Development

1. Utilize the following equation. If the result exceeds **1**, an EAW is required.

$$(Proposed Units / Unit Threshold) + (Proposed Commercial Sq. Ft. / Sq. Ft. Threshold)$$

#### Land Conversion

1. Golf courses, residential development where the lot size is less than five acres, and other projects resulting in the permanent conversion of **80 or more acres** of agricultural, native prairie, forest, or naturally vegetated land.

Questions? Contact Community Development at [CommunityDevelopment@rochestermn.gov](mailto:CommunityDevelopment@rochestermn.gov) or 507-328-2600 during office hours.

