

Minnesota Mandatory Environmental Review for Shoreland Development where the Local Government is the Responsible Governmental Unit (RGU)

Project Type	Triggering Activity	Environmental Assessment Worksheet (EAW) Minn. Rule 4410.4300			Environmental Impact Statement (EIS) Minn. Rule 4410.4400		
		Triggering Threshold					
		Subp.	SENSITIVE	NONSENSITIVE	Subp.	SENSITIVE	NONSENSITIVE
Sand, Gravel & Stone Mining	Excavating forested or other naturally vegetated land	12. C.	20 acres	40 acres	9. C.	40 acres	80 acres
Shoreland Residential Development (outside of 7-county metro area only)  See MR 4410.4300 Subp. 19 for thresholds for ALL residential development in the 7-county metro area.	Dense development: <ul style="list-style-type: none"> <li>&lt; 50% open space</li> <li>Riparian units exceed that allowed* by 15%</li> <li>For EAW only - Nonriparian units exceed that allowed* by 15% (for unincorporated areas only)</li> <li>For EIS only – any portion of the project is in an unincorporated area.</li> </ul>	19a. B.	15 units	25 units	14a. B.	50 units	100 units
	Not dense development (no conditions for dense development exist)	19a. C.	25 units	50 units	14a. C.	100 units	200 units
	Permanent mooring spaces (access lots)	19a. D.	1 space for a nonriparian unit	N/A	N/A		
	Conversion of a resort, hotel, motel, RV park and/or campground to residential: <ul style="list-style-type: none"> <li>Riparian units exceed that allowed* by 15%</li> <li>Nonriparian units exceed that allowed* by 15%</li> </ul>	19a. E.	1 unit	1 unit	14a. D.	20 units	40 units
	Notes: <ul style="list-style-type: none"> <li>For any of the above residential development triggering activity, must include potential residential units that <b>could be</b> developed on all contiguous land owned/optioned by the proposer for the triggering threshold, except for land previously identified for nonresidential uses.</li> <li>Construction of less than 10 units are exempt if all land within 300 feet of the OWHL is preserved as common open space.</li> </ul>						
Resorts, RV Parks and Campgrounds	Construction or expansion if: <ul style="list-style-type: none"> <li>≥ 50% open space</li> </ul>	20a. A.	25 units	50 units	N/A		
	Construction or expansion if: <ul style="list-style-type: none"> <li>&lt; 50% open space</li> </ul>	20a. B.	15 units	25 units	N/A		
	Construction or expansion	N/A	N/A	N/A	26	100 units	200 units
Marina or Harbor	Construction or expansion	25	20,000 sf of water surface area		N/A		
Animal Feedlots	Construction or expansion (county is RGU only if it issues feedlot permits)	29. B.	500 animal units		N/A		
Permanent Land Conversions	Alters shoreline (placing riprap, grading or other physical disruption of the shoreline)	36a. A.	800 feet of shoreline	1320 feet of shoreline	N/A		
	Alters shore impact zone (SIZ)	36a. B.	Alters at least 5,000 sf. and comprises at least 50% of the SIZ.		N/A		
	Converts natural perennially vegetated land	36a. C.	20 acres	40 acres	27	40 acres	80 acres
Wetland Impacts	Projects impacting nonpublic water wetlands.	27. B.	1 acre or more of impacts		20	Wetland eliminated	

\* Refers to a “base density” or number of single lots allowed using the minimum lot area standards for riparian and nonriparian unsewered lots under 6120.3300 Subp. 2a and 2b.

Sensitive shoreland development is defined in 4410.0200 Subp. 79a. Natural Environment classified basins are the most common sensitive shoreland.