



Planning

Landscape
Architecture

Project
Management

Environmental

Irrigation
Design

Consulting
Arborist

ENVIRONMENTAL NARRATIVE

FOR

Bayshore Crossings

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Prepared for:

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INTRODUCTION

The following report addresses existing site conditions, wetlands, wildlife and listed species for the Bayshore Crossings project site located in Bayshore Gardens at 6023 26th St. W., within Section 15 & 22, Township 35 South, Range 17 East.

METHODOLOGY

The following method were employed to assess the referenced parcels.

- Field inspection of the site for evidence of wetlands, listed species, upland habitat or other ecological features.
- Recent aerial photograph interpretation of the property.
- Review of various local, state and Federal Databases regarding protected wildlife species.

EXISTING CONDITIONS

The subject parcel is an existing shopping center with a stormwater treatment system constructed in its southeast corner. The proposed project will impact an existing thrift shop with an additional structure being constructed within an existing parking lot.

Commercial and Services (FLUCCS 140)

The portion of the site being developed is an existing commercial retail facility with adjoining parking lot. There are no natural features being impacted.

Stormwater Facility (FLUCCS 520)

The property utilizes an existing stormwater facility that was constructed in a historically hydric soil. It is considered an Other Surface Water, but it is not considered a wetland.

WILDLIFE UTILIZATION

During site visits, wildlife utilization was limited to some egrets roaming the area adjacent to the existing stormwater facility foraging as well.

LISTED SPECIES

A review of the Bald Eagle Nest Locator indicates that there is an active nest (MN003) approximately 1.13 miles SE of the project site. No listed species are expected to utilize the project area of the site.

PROPOSED WETLAND IMPACTS

There are no proposed wetland impacts.

SECONDARY AND CUMULATIVE IMPACTS

There are no proposed secondary and cumulative impacts.

PROPOSED BUFFER ENHANCEMENT PLAN

Not Applicable.

AVOIDANCE AND MINIMIZATION

Not Applicable.

PROPOSED IMPACT COMPENSATION

Because there is no proposed wetland impact, no impact compensation is proposed.

PUBLIC INTEREST TEST

G. Public Health, Safety or Welfare, or the Property of Others

This project is not expected to endanger the public health, safety or welfare, or property of others. There is no expected affect on the property of others and no impacts to restricted waters.

B. Fish and Wildlife and Their Habitats

There is no expected significant adverse affect on fish and wildlife and their habitats.

C. Navigation, Water Flow, Erosion, and Shoaling

The project is not expected to affect navigation, water flow, or erosion and shoaling.

D. Fisheries, Recreation, Marine Productivity

There will be no effect on fish nurseries, water temperature, salinity, detrital export, or marine nutrient levels for the reason that there will be no work done in a marine environment.

E. Temporary or Permanent Nature

The proposed project is permanent.

F. Historical and Archaeological Resources

There are no known historical or archaeological resources.

G. Current Condition and Relative Value of Functions

Not applicable.

MITIGATION COST ESTIMATE

Not applicable.

Well Management Plan

There is no known well on the project site.

CONCLUSION

The proposed development, as a whole, is not expected to have any significant adverse effects on wildlife or their habitat.