ENVIRONMENTAL ASSESSMENT WORKSHEET

This Environmental Assessment Worksheet (EAW) form and EAW Guidelines are available at the Environmental Quality Board's website at:

http://www.eqb.state.mn.us/EnvRevGuidanceDocuments.htm. The EAW form provides information about a project that may have the potential for significant environmental effects. The EAW Guidelines provide additional detail and resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item, or can be addresses collectively under EAW Item 19.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. **Project title: 338 Broadway Avenue Building Demolition**

2. **Proposer:**
   Contact person: **Wayne Sorensen**
   Title: **Building and Zoning Official**
   Address: **221 E Clark Street**
   City, State, ZIP: **Albert Lea, MN 56007**
   Phone: **507-377-4340**
   Email: **wsorensen@ci.albertlea.mn.us**

3. **RGU: City of Albert Lea**
   Contact person: **Ian Rigg**
   Title: **City Manager**
   Address: **221 E Clark Street**
   City, State, ZIP: **Albert Lea, MN 56007**
   Phone: **507-377-4330**
   Email: **irigg@ci.albertlea.mn.us**

4. **Reason for EAW Preparation:** (check one)

Required:	Discretionary:
☐ EIS Scoping	☐ Citizen petition
☒ Mandatory EAW	☐ RGU discretion
	☐ Proposer initiated

   If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

   Subp. 31. Historical places. The City of Albert Lea proposes to remove buildings that is a contributing structure to a Historic District listed on the National Register of Historic Places

5. **Project Location:**
   County: **Freeborn**
   City **Albert Lea**
   PLS Location (¼, ¼, Section, Township, Range): **SE ¼, SE ¼ , S8 T102N R21W**
   Watershed (81 major watershed scale): **#49 (Shell Rock River)**
   GPS Coordinates: **43.646935, -93.368831**
   Tax Parcel Number: **340014470**

   At a minimum attach each of the following to the EAW:
   - County map showing the general location of the project;
   - U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable); and

- Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan.

Table 1: List of Figures and Tables

List of Figures
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Appendix A – Summary of Minnesota Well Index Database

6. Project Description:

a. Provide the brief project summary to be published in the *EQB Monitor*, (approximately 50 words).

The City of Albert Lea is proposing the demolition of a building, located downtown at 338 Broadway Avenue South. This building is owned by the City, and is currently vacant, but is located within the National Register of Historic Places listed Albert Lea Commercial Historic District. The structure is structurally deficient, unsafe, and uninhabitable.

b. Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.

The City of Albert Lea is proposing the demolition of a building, located downtown at 338 Broadway Avenue South. The existing building was investigated by structural engineers and determined to be structurally deficient as it is in a state of severe disrepair, have beginnings of partial failing exterior features, including structural wall systems, and is endangering the safety of the public.
The building consists of two levels and basement supported by masonry bearing walls. The structures are in the corner of a downtown block with a vacant land to the north, alley to the west, and public streets to the south and east. The walls are constructed of multi-wythe masonry. The floor and ceiling systems are framed with dimensional lumber and some retrofitted steel on the west half. The ceiling and roof joists create a varying height attic space above the ceiling level as the roof slopes to the back. The foundations are composed of limestone block.

Structural engineers inspected the properties in 2021 and again in 2023 to determine the condition of the building. The city contracted this investigation after city staff had identified a concern regarding the top of the south wall were leaning outward. It was reported that this condition was first noted earlier that year and the sidewalk in front of the building had been barricaded to protect the public

from potential falling debris. Subsequently a sandstone facing block approximately 5' x 4', estimated at 400 pounds fell approximately 25 feet and fractured the public sidewalk.

The building is a poor candidate for rehabilitation and reuse. The building is in severe disrepair and would require a significant renovation project in which there would be limited uses for the structures given the special constraints of the buildings, lack of ability to provide natural lighting, challenges in meeting current energy efficiency goals, and egress and accessibility codes and standards. Engineering and Contractor estimates in 2023 exceeded $750,000 just to stabilize the structure. These costs also did not account for unknown structural conditions and costs that will be discovered in this repair process. The financial projections on the reuse of this building in the Albert Lea market are beyond unrealistic due as known from our substantial attempts at redevelopment to date.

The project is proposing a full demolition of the building in the summer of 2025. Following demolition, the site will be reconstructed as a greenspace park and be used as public open space. The City anticipates that a new structure at this location may eventually be considered. The goal of any reconstruction would be to replace the demolished buildings with ones of similar appearance to fit the character of the downtown historic district. This EAW may reference the potential for this site to be redeveloped, but the analysis of environmental impacts is focused on the building demolition and initial conversion to open space.

Demolition includes the initial removal of hazardous materials, followed by the use of heavy equipment to safely dismantle the structure and remove the material from the property. Disposal is anticipated to be at the City of Albert Lea's demolition landfill. For safety reasons, perimeter control will include fencing to prevent access to the site during demolition.

c. Project magnitude:

Table 2: Project Magnitude

Total Project Acreage	**0.20 Acres**
Linear project length	**~ 65 feet**
Number and type of residential units	**0 – N/A**
Commercial building area (in square feet)	**8,784 ft^2**
Industrial building area (in square feet)	**0 – N/A**
Institutional building area (in square feet)	**0 – N/A**
Other uses – specify (in square feet)	**0 – N/A**
Structure heights	**Approximately 49' tall**

d. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

The City of Albert Lea acquired this property through a voluntary sale to the City due to this structure being a "hazardous structure" as defined by State Statute. The structure is unsafe with external areas showing signs of imminent failure and the sidewalk to the side of the building had to be closed due to the risk of failing masonry. The City plans to demolish the structure with the intent to remove the risks associated with the vacant building. The City will convert the site to a green area for use as public open space, with local residents being the primary beneficiaries. Plans are currently active for possible redevelopment and are constantly being pursued.

e. Are future stages of this development including development on any other property planned or likely to happen? ☒ Yes ☐ No
If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

While the primary purpose of this project is to remove the unsafe structure, the city may eventually

redevelop the lots with structures similar to the one being demolished. The previous demolitions of two structures to the north makes redevelopment more desirable to investors. While it is anticipated that future development would be similar what is planned for removal, no specific plans have been proposed at this time and analysis of the speculative impacts of a new development have not been included in the EAW.

f. Is this project a subsequent stage of an earlier project? ☐ Yes ☒ No
If yes, briefly describe the past development, timeline and any past environmental review.

7. **Cover types:** Estimate the acreage of the site with each of the following cover types before and after development:

Table 3: Cover Types

	Before	After		Before	After
Wetlands	**0.0**	**0.0**	**Lawn/landscaping**	**0.0**	**0.20**
Deep water/streams	**0.0**	**0.0**	**Impervious surface**	**0.20**	**0.00**
Wooded/forest	**0.0**	**0.0**	**Stormwater Pond**	**0.0**	**0.0**
Brush/Grassland	**0.0**	**0.0**	**Other (describe)**	**0.0**	**0.0**
Cropland	**0.0**	**0.0**			
			TOTAL	**0.20**	**0.20**

The project area has been defined as the building proposed for removal. The site is currently fully developed. Following demolition, the site will be redeveloped initially into a greenspace. The "after" cover types reflect the immediate post-project conditions as open space, and do not consider the potential for the site to be redeveloped with new buildings. Site redevelopment would likely revert the site back to entirely composed of impervious surface.

8. **Permits and approvals required:** List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. *All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Table 4: Required Permits

State		
State Historic Preservation Office	**Cultural and archeological impacts notification**	**To be submitted**
Local/Other		
Freeborn County	**Access/Street Connections Permit; right of way access for utility disconnections**	**To be submitted**
	Acceptance of household hazardous waste	**To be submitted**
City of Albert Lea	**Approval of Demolition Plan**	**To be submitted**
	Approval of disposal at demolition landfill	**To be submitted**
	Historical Preservation Commission approval	**To be submitted**
	Environmental Assessment Worksheet (EAW)	**In process**

Cumulative potential effects may be considered and addressed in response to individual EAW

Item Nos. 9-18, or the RGU can address all cumulative potential effects in response to EAW Item No. 19. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 19

9. Land use:

a. Describe:

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

The site is currently fully developed. The site consists of a vacant building located in downtown Albert Lea.

The area surrounding the project area is composed of urban development. The closest public land is Morin Park, located approximately 600 feet (4 blocks) northwest of the buildings. Nearby surface waters include Albert Lea Lake and Fountain Lake, which are both over 1,000 feet north, east and south of the project area (see Section 11.a.i for more detail).

The Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS), NRCS electronic Field Office Technical Guide (eFOTG), and the Freeborn County Soil Survey were referenced to identify prime and unique farmland, and farmland of statewide and/or local importance within the project area (Figure 4). Despite the project area being located in a highly disturbed urban landscape, soils mapped within the project area, and those in the immediate vicinity of the project area have been identified and designated by the NRCS as "prime farmland". Soils that are designated as prime farmland within 500 feet of the project site include:

- **"Dickinson fine sandy loam, 0 to 2 percent slopes" (Map Unit 27)**
- **"Lamont fine sandy loam, 2 to 6 percent slopes" (Map Unit 216B)**

i. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

The City of Albert Lea updated its Comprehensive Plan in 2023. In April 2020, the City released a draft chapter for the comprehensive plan specific to the historic preservation. This chapter specifically outlines objectives, policies, and actions for the Commercial Historic District for the next 15 years.

Land use in the project area is identified in the Comprehensive Plan as "Historic Downtown". The plan identifies this area of the city as an area for economic growth, including new housing, jobs, entertainment venues, and tourism. The plan identifies the Downtown as the "core" of Albert Lea, as home to one of the largest Commercial Historic Districts in Minnesota. The plan focuses priorities on creating a program aimed at revitalizing the downtown in a holistic way by both preserving older buildings and helping existing businesses.

Long term plans for the project site include redevelopment of the lots to be in character with their existing downtown historic district in future years. Demolition of the existing decaying building is the first step of the redevelopment of this site. Because the existing building is un-safe for use, and have been determined unsuitable for rehabilitation or reuse, the proposed demolition of the buildings will aid the City in revitalizing the Downtown area.

The 300 block of Broadway Avenue was specifically identified as an area to target for investment and revitalization for the Commercial Historic District.

ii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and

scenic rivers, critical area, agricultural preserves, etc.

The site is located entirely within the City of Albert Lea. Zoning in the project area is designated as DCD (Diversified Central District). The project has been designed with consideration of this zoning uses and is compatible with the proposed project.

No other special districts are present, and no restrictions are known to be present.

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The proposed project is in conformance with existing land use limitations.

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

The proposed project is in conformance with existing land use limitations.

10. 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.

Bedrock underlying the site occurs more than 100 feet below the surface. Bedrock has been mapped as the Bassett Member of the Little Cedar Formation.

Surficial geology of the site is characterized historically by loamy glaciofluvial deposits over sandy outwash and coarse-loamy eolian deposits over eolian sands. The project area is significantly disturbed by cut and fill activities such that historic geologic features are no longer present.

The geology in the project area does not have any known sinkholes, shallow limestone formations, unconfined/shallow aquifers or karst conditions, and is located in a geographic area in which sinkhole probability has been rated low or low to moderate probability.

There are no mitigation measures needed to address geologic features.

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 soils limitations, such as steep slopes, 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.

A review of the NRCS Web Soil Survey indicates that the majority of the site is comprised of either fine sandy loam or loam (Figure 4). The soil under the buildings has not been sampled, but it presumed to be sandy loam or mineral soil to support the building. The basements have earthen floors, which have been compacted.

The area is topographically flat and does not contain steep slopes or areas of high erosion potential.

There are no soil limitations for the proposed project.

The structure being removed has below ground spaces, which have limestone block foundations. There is no earthwork required to complete the project, however for safety reasons the below ground components will be filled to provide a level site. Approximately 3100 cubic yards of material will be needed to fill in the below ground components of the removed structures. It is anticipated that the limestone foundation blocks will be salvaged to be used as a feature in the park following redevelopment. This may include use as small retaining walls or benches, which may allow for less fill to be needed if portions of the park are below street grade elevation.

The following table summarizes the soil types and texture for those series mapped within the vicinity of the project limits. The only soil type mapped within the project area is map unit 27, Dickinson fine sandy loam, 0 to 2 percent slopes.

Table 5: Freeborn County Soil Survey – Soils Mapped in Project Area

Map Unit	Soil Series	Prime Farmland Classification	Hydric Rating
27	Dickinson fine sandy loam, 0-2% slopes	All areas are prime farmland	Partially Hydric
27B	Dickinson fine sandy loam, 2-6% slopes	All areas are prime farmland	Predominantly Non-hydric
106C2	Lester loam, 6-10% slopes, moderately eroded	Farmland of statewide importance	Predominantly Non-hydric
216B	Lamont fine sandy loam, 2-6% slopes	All areas are prime farmland	Predominantly Non-hydric
216C	Lamont fine sandy loam, 6-12% slopes	Not prime farmland	Partially Hydric
944B	Lester-Estherville complex, 2-6% slopes	Farmland of statewide importance	Predominantly Non-hydric
944C2	Lester-Estherville complex, 6-12% slopes, eroded	Farmland of statewide importance	Predominantly Non-hydric
1027	Udorthents, wet substratum	Not prime farmland	Partially Hydric
1033	Udipsamments	Not prime farmland	Predominantly Non-hydric

NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 11 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 10.

11. Water resources:

a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. 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 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

The nearest mapped MNDNR Public Water is Albert Lea Lake (24-14 P) located approximately 0.3 miles southeast of the project site. There are no public waters located within the project limits and surficial water features located in or adjacent to the project limits. Public waters are included as part of Figure 5.

Additionally, there are no wetlands located in or near the project area. The National Wetlands Inventory (NWI) map indicates the closest wetland to the site is along the banks of the Shell Rock River, approximately 0.17 miles southeast of the project limits. The NWI map is included as part of Figure 5.

A review of the state list of impaired waters identified no known impairments located within 1-mile of the project limits.

ii. Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 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.

Depth to groundwater in the project area is unknown but is indicated in adjacent well logs as varying from 8-45 feet below ground surface.

The proposed project is within the City of Albert Lea's wellhead protection area.

The Minnesota Well Index (MWI) database was reviewed for wells onsite or nearby. There are 70 verified wells located within 0.5 miles of the project are identified in and an additional 42 unlocated wells within 0.5 miles of the project. An unmapped well is located south of the building within East College Street right of way and is not anticipated to be impacted by the proposed project. However, the well has been legally and permanently capped, and will be geo-located and covered. The closest verified well identified within the MWI is 217 feet southwest of the project site. A complete list of verified and unverified wells is included in Appendix A and are shown on Figure 6.

b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.

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

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.

Wastewater generated from the current structure when it was inhabited was collected and transferred to the City of Albert Lea's Wastewater Treatment Facility. This is a publicly owned facility.

As the building is currently vacant, there is no generation or discharge of wastewater, nor will there be when the building is removed. The initial redevelopment of the site to public open space will not generate wastewater. Should placement of portable sanitation facilities may occur, the waste would be disposed of through the sanitary sewer system but would be of low frequency and volume.

Should the site be redeveloped, it is assumed that wastewater will be directed to the City of Albert Lea's Wastewater Treatment Facility and would be a similar volume and composition to what was generated when the buildings were utilized.

There are no anticipated changes to wastewater discharges rates, volume, or composition as a result of this project.

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

Not applicable. Wastewater is not treated through an SSTS system.

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

There is no discharge of wastewater to surface waters

ii. Stormwater - Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.

The project will not generate new impervious surfaces and no changes to the existing stormwater runoff rates or volumes, or method of collection and treatment, are anticipated. The redevelopment of the site to open space will include some landscaping, and will have less impervious surface than current conditions, which may have some minor benefits for stormwater management.

During demolition, BMPs such as silt fence or barriers to flow such as bio rolls will be used to protect runoff of materials following rain events. A rock entrance or similar functional structure will be used at the access point to reduce tracking of materials onto the adjacent roadway. Regular street sweeping will remove material that cannot be prevented from leaving the site.

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. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.

As the depth to groundwater exceeds the depth of the substructure, no construction dewatering is anticipated. If a seasonal high groundwater table is encountered, temporary groundwater dewatering may be required during the construction period. The dewatering is not expected to require a water use appropriation permit as it is anticipated that the dewatering will be under the permit threshold of withdrawing more than 10,000 gallons of water per day or 1 million gallons per year. Dewatering shall comply with the MPCA NPDES Construction Stormwater Permit and shall be discharged in a manner that does not create nuisance conditions or adversely affect the receiving water or downstream properties.

Water appropriation for dust control during demolition may be required but would be obtained from a permitted municipal source and would be low quantity.

As the building is vacant, there is no water usage currently and the water supply will be disconnected by the City of Albert Lea. Access to the municipal water supply will remain present for future development, but no water usage is anticipated when the lots are undeveloped. Future water usage would be similar to what was used prior to the buildings being vacated and would be provided by the City of Albert Lea.

iv. Surface Waters

a) 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. 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.

There are no wetlands located in or near the project area. No impacts to wetlands are anticipated by the proposed action.

b) 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. 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.

There are no surface waters within the project area, and the project does not propose to impact any surface waters.

12. 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 ground water 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.

A review of the MPCA What's in My Neighborhood database identified numerous small quantity hazardous waste generators within 500 feet of the project area. This reflects of the number of commercial businesses present in the project area. These operators are not anticipated to have any impacts on the project. Identified sites within 500 feet of the project site are included in the following table.

Table 6: What's in My Neighborhood Database – Sites within 500 Feet of Project

Site ID	Property Name	Street Address	Activity

119600	SP 2481-50 I-90 Alden - Albert Lea	See location description	Construction Stormwater
104365	Freeborn County Law Enforcement	411 S Broadway Ave	Hazardous Waste
34043	County Planning & Zoning Administration	411 S Broadway Ave	Hazardous Waste
50182	Albert Lea Paint & Glass	122 W Main St	Hazardous Waste
46298	Sanderson Auto Repair Inc	131 W College St	Hazardous Waste Minimal quantity generator
110958	Qwest - Albert Lea Co	143 E Main St	Aboveground Tanks Hazardous Waste Underground Tanks
129761	Evenson Auto Repair	422 S Broadway Ave	Hazardous Waste
34042	Albert Lea Courthouse	411 S Broadway Ave	Hazardous Waste
48802	Wells Fargo Bank Albert Lea Na	136 E Main St	Hazardous Waste Underground Tanks
105248	Freeborn County	411 S Broadway Ave	Hazardous Waste Minimal quantity generator Underground Tanks
192434	Fromer Gas Station	E Pearl St & S Broadway Ave	Petroleum Remediation Leak Site
49200	Drug Enforcement Agency	411 S Broadway Ave	Hazardous Waste
45751	Rydjor Bike Shop	130 W College St	Hazardous Waste
44678	Wentzler Painting	122 Pearl St E	Hazardous Waste
40908	Optical Insights	326 S Broadway Ave	Hazardous Waste

The City of Albert Lea completed an asbestos inspection and Regulated Waste Assessment (RWA) of the structure to be demolished. The asbestos inspections were conducted in accordance with MDH asbestos inspection and assessment rules (Section 4620.3460) and U.S. Environmental Protection Agency (USEPA) guidance documents. Results of the asbestos inspection indicate the presence of building materials in or on the structures meet the definition of ACM (i.e., contain more than 1% asbestos).

No peeling paint was observed throughout the property. Lead based paint is defined as 0.5% or 5,000 mg/kg in accordance with the EPA's Renovation, Repair, and Painting Rule (RRP), MDHs Lead Poisoning Prevention statutes and Residential Lead Abatement rules, and the MPCAs Lead Paint Removal rules.

The RWA included an inventory of chemicals and other materials containing hazardous waste identified in the structures. These include containers of paints and stains, household cleaners, fuses, and fluorescent lightbulbs.

As there is no proposed disturbance of the soil, a Phase 1 Site ESA was not completed for the subject property.

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.

The demolition plan for the building removal includes measures to initially remove the asbestos material prior to removal of the cleaner building materials. The asbestos will be removed by specialists and disposed of in accordance with regulated materials requirements. Containers of chemicals identified during the RWA will be removed and taken to the Freeborn County Hazardous Waste collection site for recycling or disposal. Building materials, once asbestos has been eliminated, will be removed by a general contractor, and disposed of in an approved demolition landfill. It is anticipated that all of the removed material will be taken to the City of Albert Lea's demolition landfill, although the selected contractor will determine the disposal facility. This will occur using trucks, with material stockpiled for loading, or placement in roll-off containers for direct hauling. To the extent possible, materials that can be salvaged or recycled will be segregated and taken to an approved facility.

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 spill or release 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.

Completion of the project is not anticipated to use hazardous materials however a small quantity of hazardous materials may be present during demolition, primarily associated with large equipment for fueling, lubrication, maintenance, etc. This material will be used and stored in accordance with manufacturer's instructions and removed from the site upon completion of construction. Spill kits will be present to provide rapid cleanup of accidental discharges.

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 waste including source reduction and recycling.

Because the site was determined to contain hazardous materials (asbestos), the material produced during the demolition of the buildings containing these hazardous components must be disposed of in a permitted solid waste landfill. Mixed debris from demolition containing lead paint can be disposed of in a permitted landfill, provided the landfill does not prohibit it. Additional information on management of lead paint can be found: Lead Paint Disposal (state.mn.us)

Upon completion of the demolition, no hazardous waste will remain on the property.

13. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

a. Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.

There is no fish habitat located within the project limits. The closest fish habitat would be present in the Albert Lea Lake, Fountain Lake, or the Shell Rock River, all located over 1000 feet away from the project site. It is not expected these resources will be impacted by the proposed action.

There are no areas suitable for wildlife habitat within the property boundary, as it is located in downtown Albert Lea and is completely developed. There is no vegetation present currently, including trees. No critical habitats have been identified in or near the subject property. No proposed impacts to wildlife habitat are proposed as part of the proposed action.

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 (**number LA 1027**) and/or correspondence number 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 the results.

The proposed project is located within the distributional range of the federally listed northern-long eared-bat (*Myotis septentrionalis*) -mammal. This project does not propose the removal of any trees and impacts to the NLEB are unlikely. While the NLEB will use structures for roosting, there are no indications that these structures are being utilized.

The Minnesota Natural Heritage Information System was used to determine if any rare species or other significant natural features are known to occur within an approximate one-mile radius of the proposed project. Two occurrences appear within 1mile from the project site. The Tuberous Indian-plantain (*Arnoglossum plantagineum*) is located at least 0.98 miles west of the project site and a Colonial Waterbird Nesting Site at least 0.85 miles east of the project site (likely in the Helmer Myre State Park).

Because the project site is located on developed land in downtown Albert Lea, it is unlikely any of the listed plant or animal species are present.

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.

Fish, wildlife, and plant communities are not expected to be significantly impacted, primarily because the site is fully developed, and habitat supporting these features is not present.

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

There are no proposed impacts to fish, wildlife, and plant communities.

14. 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 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.

The 106 Group was previously hired to complete an archaeological and architectural history literature review and assessment for the previous removal of 332 and 324 Broadway Ave South. This study was for the deficient buildings located within the National Register of Historic Places listed Albert Lea Commercial Historic District. These two structures were immediately attached to the current structure being proposed for demolition. The purpose of the study was to facilitate compliance with the Minnesota Historic Sites Act and to provide content for the EAW.

The study area footprints are described in detail in the Archeology and Architectural History Literature Review and Assessment. There are two recorded sites and one reported site within a one-mile radius of the project area: two precontact burial mound sites and a former mill site. There are also one hundred and fourteen historic properties located within the study area.

There are no topographically prominent landscapes within the project area, and there is an absence of

previously recorded or reported archaeological sites within 300 feet of the project area. The two structures within the project area have basements and each parcel is developed with pavement, leaving the potential for any previously unidentified precontact or post-contact archaeological resources within the project area to be very low.

The demolition of the historic property within the project area may have an Adverse Effect on the Albert Lea Commercial Historic District, and in consultation with the State Historic Preservation Office the City determined the appropriate form of mitigation.

15. 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.

There are no scenic vistas present at the project location, and the demolition of the building will not require components that would include visual impacts.

16. 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 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.

Stationary source emissions are not planned as part of this project. Air quality is not anticipated to be affected by this project.

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.

The proposed project will require temporary traffic restrictions and closures along Broadway Avenue and College Street but will not have any impacts on traffic generation or vehicle air emissions.

Heavy equipment, including construction vehicles, will be used during the proposed demolition project. Demolition could cause temporary impacts to air quality from exhaust emissions in the immediate areas of the construction vicinity but are not anticipated to be significant.

The proposed project does not anticipate having a substantial air quality impact after demolition is completed.

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.

Dust will be generated during project construction due to the demolition of the project site. To minimize dust generation, construction practices will include watering dry and exposed material and maintaining perimeter erosion control.

Odors from diesel fuel exhaust generated by the construction equipment will be temporary and may occur during construction hours (daytime). In general, significant impacts from diesel fuel exhaust odors are not anticipated. The degree of odor detection at nearby residences will be dependent on the location of the construction equipment on the project site relative to the residence and the ambient conditions (i.e., weather and wind), however the number of sensitive receptors is limited.

17. 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.

The project site is located along current roadways, and existing noise sources and levels are primarily associated with traffic. Residential areas are not located in or adjacent to the project area.

The completed project will not be a source of additional noise, but some noise will be generated during demolition. Noise impacts from the proposed project are temporary and will be limited to daylight hours. Future conditions will not increase noise levels from current conditions.

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

The total average daily traffic generated, peak traffic, trip generation, or availability of mass transit is not anticipated to change as a result of the proposed project. During demolition, traffic will be limited, and temporary road closures will be required. Normal traffic patterns will resume upon completion of demolition.

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.

During road closures, if needed, detours will be utilized. Prolonged detours may temporarily increase traffic volumes on adjacent roadways. These will be limited to very short reroutes, and for limited duration, and are not anticipated to appreciably impact congestion. There is not net increase in traffic, or changes to the transportation system following completion of demolition.

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

During demolition, temporary closures may be required, but will be identified in advance to allow for local users to anticipate and plan for alternative routes. To the extent feasible, full closures will be used only when necessary.

19. Cumulative potential effects: (Preparers can leave this item blank if cumulative potential effects are

addressed under the applicable EAW Items)

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.

The cumulative effects analysis assumes that the site will remain undeveloped following demolition. While long term redevelopment into habitable building may occur, there are ongoing pursuance of plans. Redevelopment of the site would not result in environmental impacts that exceed current and recent conditions.

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 City of Albert Lea wishes to re-develop the lot(s) to fit in with the vision for the historic downtown area. Plans for the lot(s) have not yet begun, and it is currently unknown when any development will occur. If the site(s) are developed, it is assumed that the use would be similar to the building that was removed, and that there would be little net change in environmental impacts from a new structure.

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

There are no known projects that are dependent or would interact within the current project within the geographic scale and timeframe of the current project.

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

There are no additional known impacts from this project beyond what has been discussed in items 1 to 19.

RGU CERTIFICATION. *(The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)*

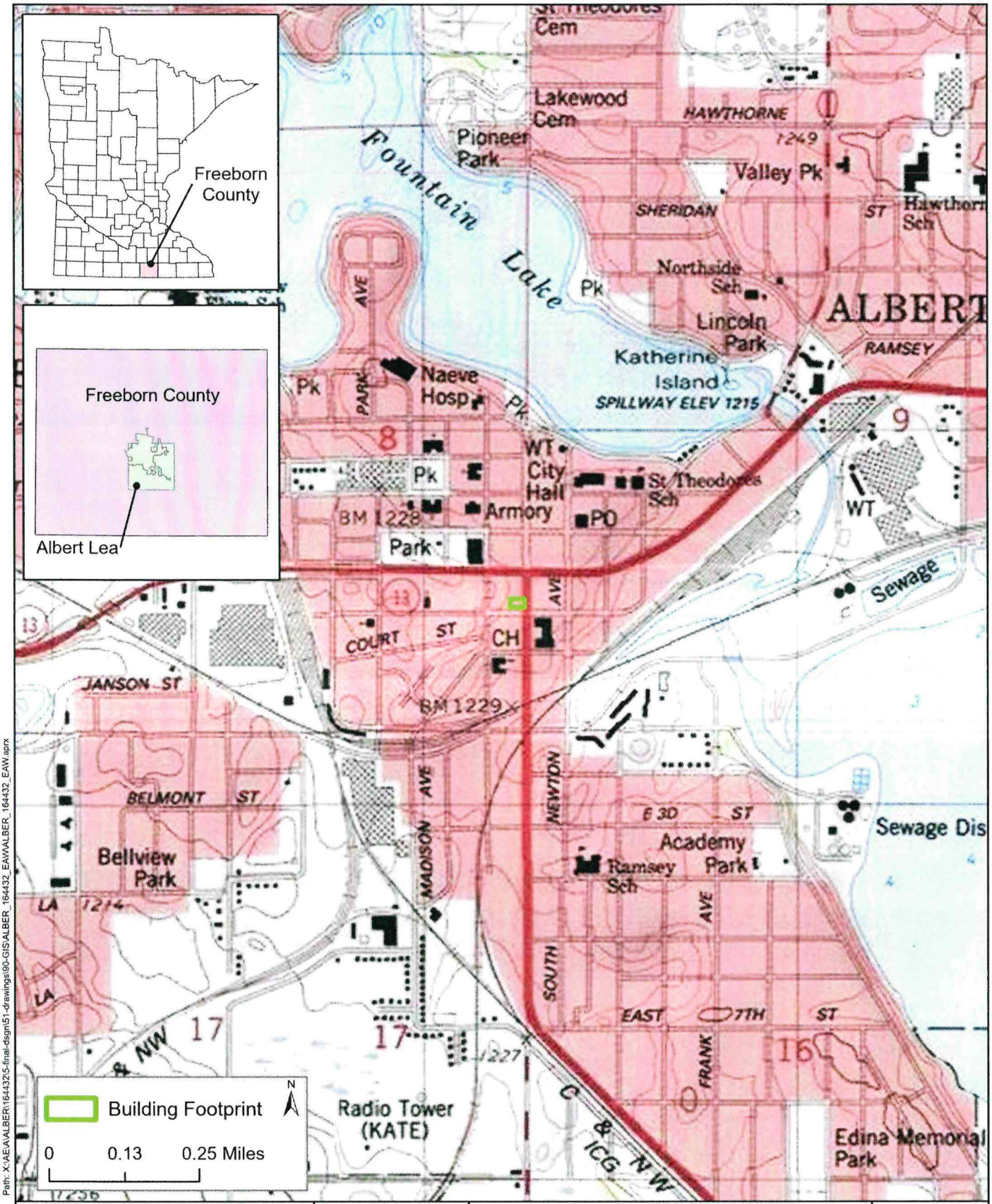
I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature _____ Date 08/05/25

Title City Manager

List of Figures



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SEH

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ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (888) 908-8166
TF: (800) 325-2055
www.sehinc.com

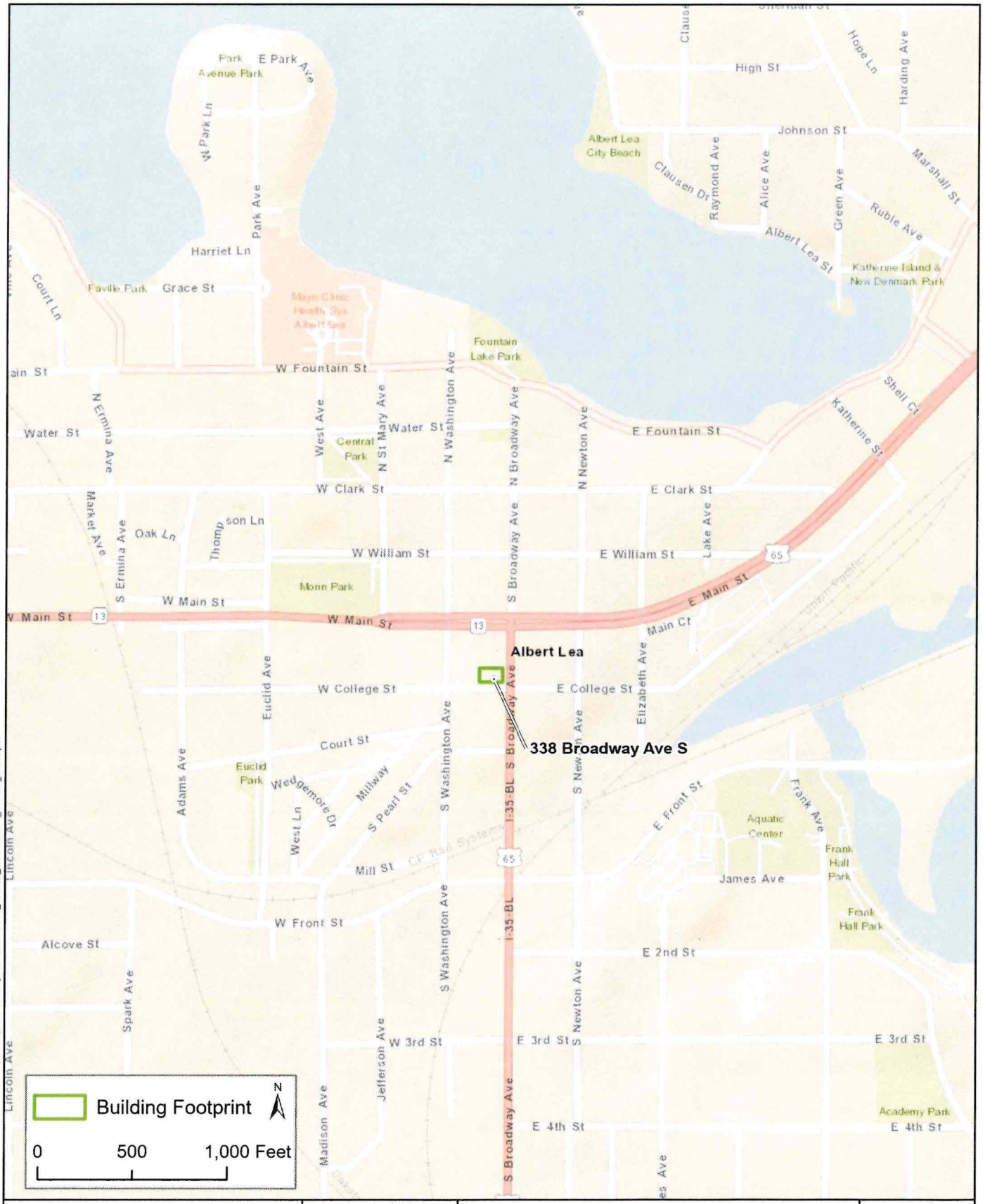
Project: ALBER 164432
Print Date: 7/31/2025

Map by: msteuernagel
Projection: UTM NAD 83 Zone 15N
Source: SEH, ESRI

USGS Topographic Map

Downtown Building Demolition
Albert Lea, Freeborn County, Minnesota

Figure 1



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Project Location

Downtown Building Demolition
Albert Lea, Freeborn County, Minnesota

Figure 2

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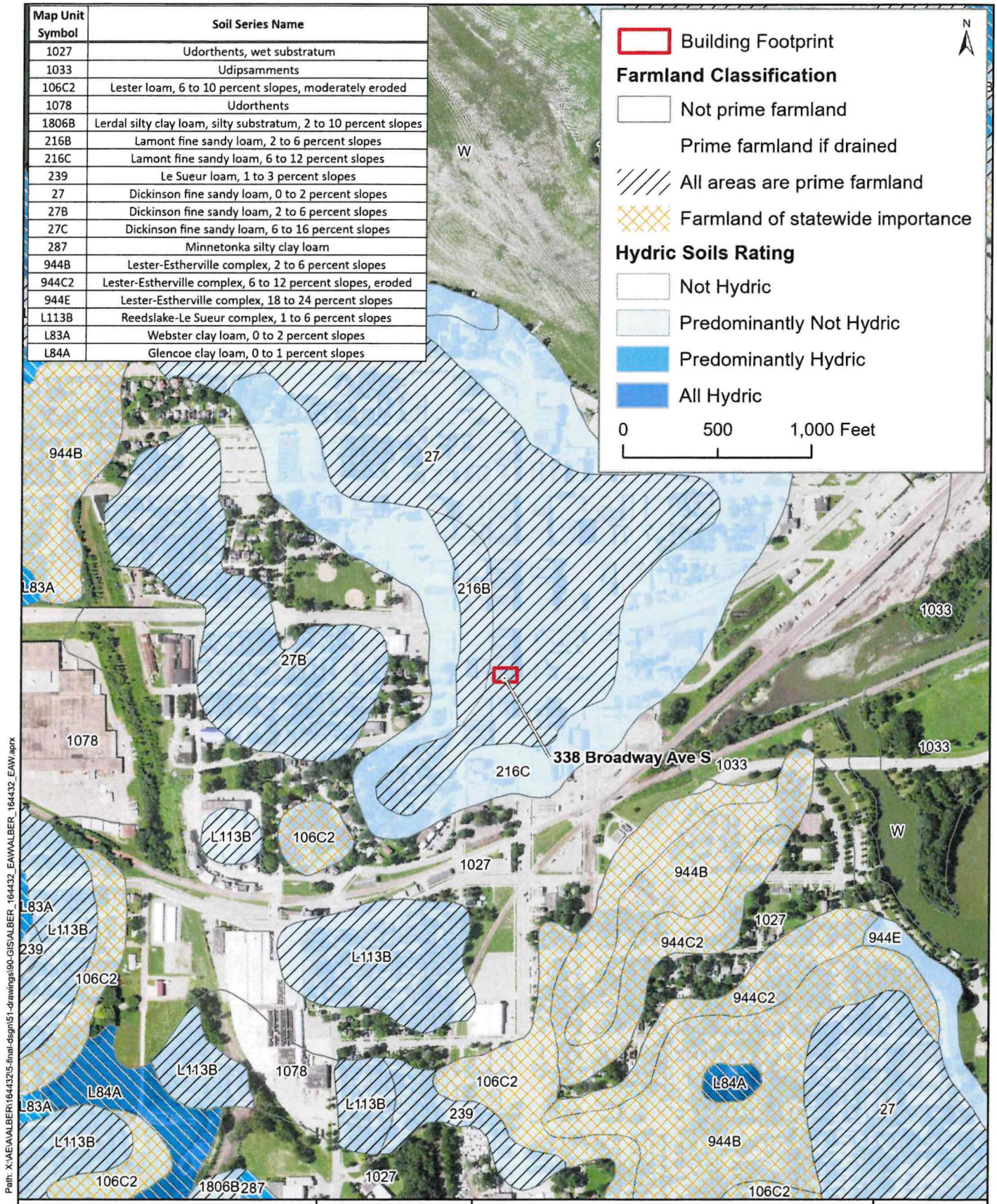
2019 Aerial Photograph

Downtown Building Demolition
Albert Lea, Freeborn County, Minnesota

Figure 3



Map Unit Symbol	Soil Series Name
1027	Udorthents, wet substratum
1033	Udipsamments
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded
1078	Udorthents
1806B	Lerdal silty clay loam, silty substratum, 2 to 10 percent slopes
216B	Lamont fine sandy loam, 2 to 6 percent slopes
216C	Lamont fine sandy loam, 6 to 12 percent slopes
239	Le Sueur loam, 1 to 3 percent slopes
27	Dickinson fine sandy loam, 0 to 2 percent slopes
27B	Dickinson fine sandy loam, 2 to 6 percent slopes
27C	Dickinson fine sandy loam, 6 to 16 percent slopes
287	Minnetonka silty clay loam
944B	Lester-Estherville complex, 2 to 6 percent slopes
944C2	Lester-Estherville complex, 6 to 12 percent slopes, eroded
944E	Lester-Estherville complex, 18 to 24 percent slopes
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes
L83A	Webster clay loam, 0 to 2 percent slopes
L84A	Glencoe clay loam, 0 to 1 percent slopes

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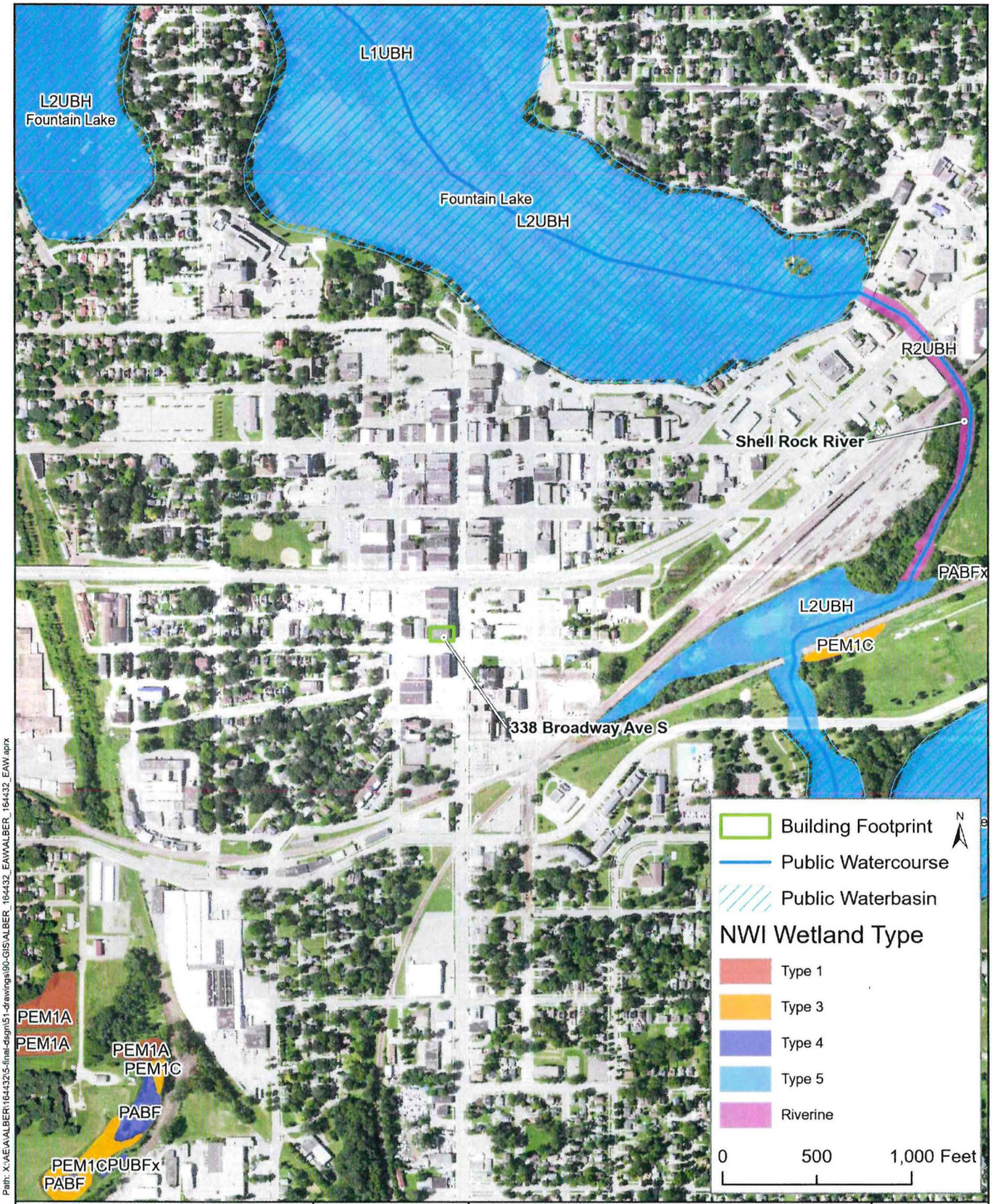
Freeborn County Soil Survey

Downtown Building Demolition
Albert Lea, Freeborn County, Minnesota

Figure 4



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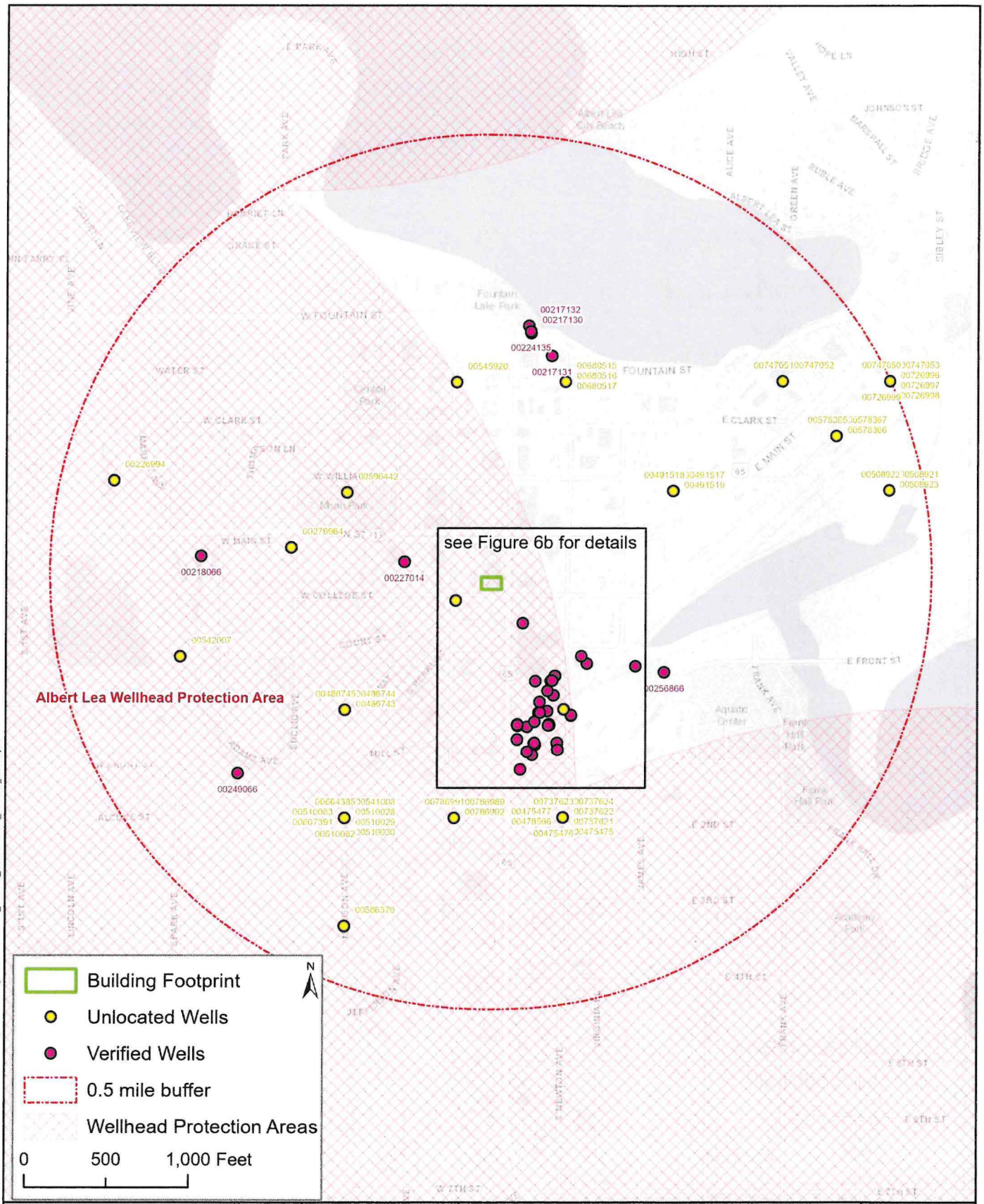
Surface Waters

Downtown Building Demolition
Albert Lea, Freeborn County, Minnesota

Figure 5



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ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (888) 908-8166
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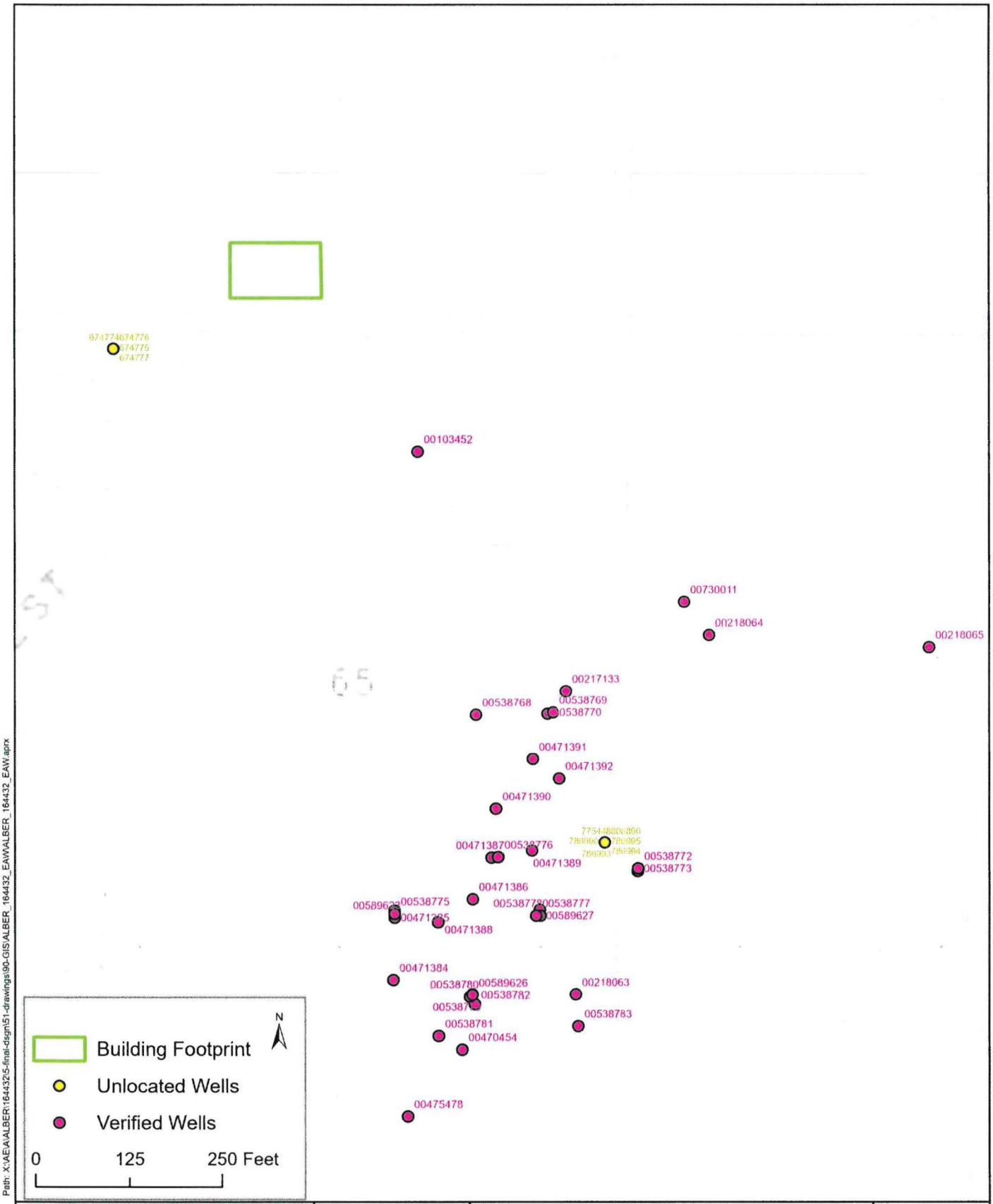
Source: SEH, ESRI

Wellhead Protection Area & County Well Index with 0.5 Miles

Downtown Building Demolition
Albert Lea, Freeborn County, Minnesota

Figure 6a



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County Well Index Near Project Site

Downtown Building Demolition
Albert Lea, Freeborn County, Minnesota

Figure 6b

Appendix A

Summary of Verified and Unverified Wells within 0.5 Miles of the Project

Unique ID	Use Code*	Depth (ft)	Field Verified
226994	Unknown	337.0	YES
279964	Unknown	147.0	YES
457554	MW	16.0	YES
457555	MW	17.0	YES
457556	MW	15.0	YES
470453	MW	85.0	YES
475475	MW	12.0	YES
475476	MW	86.0	YES
475477	MW	86.0	YES
475479	RC	12.0	YES
478566	MW	12.0	YES
478567	MW	15.0	YES
486743	MW	14.0	YES
486744	MW	14.0	YES
486745	MW	14.0	YES
491517	MW	14.0	YES
491518	MW	14.0	YES
491519	MW	14.0	YES
508921	MW	15.0	YES
508922	MW	15.0	YES
508923	MW	15.0	YES
510028	MW	18.0	YES
510029	MW	15.0	YES
510030	MW	15.0	YES
510082	AB	15.0	YES
510083	MW	15.0	YES
510189	MW	15.0	YES
541008	MW	42.0	YES
542007	MW	20.0	YES
545920	MW	53.0	YES
578365	MW	16.0	YES
578366	MW	15.0	YES
578367	MW	19.0	YES
586370	MW	18.0	YES

Unique ID	Use Code*	Depth (ft)	Field Verified
596442	MW	18.0	YES
607391	RM	22.0	YES
664385	MW	15.0	YES
674774	MW	16.0	YES
674775	MW	18.0	YES
674776	MW	15.0	YES
674777	MW	19.0	YES
680515	MW	17.0	YES
680516	MW	17.0	YES
680517	MW	17.0	YES
680648	MW	25.0	YES
680649	MW	18.0	YES
680650	MW	18.0	YES
680687	MW	18.0	YES
726996	MW	14.5	YES
726997	MW	22.0	YES
726998	MW	17.5	YES
726999	MW	17.5	YES
737621	MW	14.0	YES
737622	MW	14.0	YES
737623	MW	14.0	YES
737624	MW	14.0	YES
747050	MW	16.5	YES
747051	MW	16.5	YES
747052	MW	16.5	YES
747053	MW	16.5	YES
775448	MW	54.0	YES
786989	MW	16.0	YES
786990	MW	20.0	YES
786991	MW	53.0	YES
786992	MW	16.0	YES
786993	MW	84.0	YES
786994	MW	16.0	YES
786995	MW	82.0	YES
806890	MW	54.0	YES
00103452	AB	150.0	NO
00217130	PC	1286.0	NO
00217131	PC	306.0	NO
00217132	PC	680.0	NO
00217133	CO	1040.0	NO

Unique ID	Use Code*	Depth (ft)	Field Verified
00218063	CO	288.0	NO
00218064	CO	554.0	NO
00218065	CO	585.0	NO
00218066	Unknown	644.0	NO
00224135	PC	663.0	NO
00227014	PC	300.0	NO
00249066	AB	218.0	NO
00256866	Unknown	387.0	NO
00470454	MW	25.0	NO
00471384	MW	16.0	NO
00471385	MW	16.0	NO
00471386	MW	16.0	NO
00471387	MW	16.0	NO
00471388	MW	16.0	NO
00471389	MW	16.0	NO
00471390	MW	18.0	NO
00471391	MW	18.0	NO
00471392	MW	17.0	NO
00475478	RC	12.0	NO
00538768	MW	19.0	NO
00538769	MW	18.0	NO
00538770	MW	57.0	NO
00538772	MW	30.0	NO
00538773	MW	54.0	NO
00538775	MW	56.0	NO
00538776	MW	52.0	NO
00538777	MW	19.0	NO
00538778	MW	58.0	NO
00538779	MW	26.0	NO
00538780	MW	54.0	NO
00538781	MW	19.0	NO
00538782	MW	52.0	NO
00538783	MW	22.0	NO
00589623	MW	82.0	NO
00589626	MW	84.0	NO
00589627	MW	82.0	NO
00730011	MW	16.0	NO

*MW – Monitoring Well, RC – Recovery Well, PC – Community Supply, AB – Abandoned