



Draft Environmental Assessment

Minot School District #1 Lincoln Elementary School

City of Minot, North Dakota

April 2012

U.S. Department of Homeland Security

FEMA Region VIII

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Acronyms

A/E	Architectural and engineering firm
AHERA	Asbestos Hazard & Emergency Response Act
APE	Area of Potential Effects
bgs	Below Ground Surface
BMP	Best Management Practice
CAA	Clean Air Act
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CO	carbon monoxide
CWA	Clean Water Act
dB	decibel
DPI	North Dakota Department of Public Instruction
EA	Environmental Assessment
EIS	Environmental Impact Statement
EO	Executive Order
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FPPA	Farmland Protection Policy Act
LEED	Leadership in Energy & Environmental Design
MSD#1	Minot School District #1
NAAQS	National Ambient Air Quality Standards
NCA	Noise Control Act
NDDDES	North Dakota Department of Emergency Services
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
NO ₂	nitrogen dioxide
NPDES	National Pollutant Discharge and Elimination System (permit)
NRCS	Natural Resources Conservation Service (local field office of USDA)
NRHP	National Register of Historic Places
NDGFD	North Dakota Game & Fish Department
NDDH	North Dakota Department of Health
NDDDES	North Dakota Department of Emergency Services
NDSHPO	North Dakota State Historic Preservation Office

NWI National Wetland Inventory

O₃ ozone

OSHA Occupational Safety and Health Administration

Pb lead

PM_{2.5} particulate matter less than 2.5 microns

PM₁₀ particulate matter less than 10 microns

ROE Regional Office of Education

SHPO State Historic Preservation Officer

SO₂ sulfur dioxide

SWM Storm Water Management

SWPPP Storm water Pollution Prevention Plan

TCP Traditional Cultural Properties

THPO Tribal Historic Preservation Officer

USACE U.S. Army Corps of Engineers

USDA U.S. Department of Agriculture (local field office is NRCS)

USEPA U.S. Environmental Protection Agency

USFWS U.S. Fish & Wildlife Service

USGS U.S. Geological Survey

VOC volatile organic compound

A. Introduction

A.1. Project Authority

The Minot 1 School District (MSD#1) in the City of Minot, North Dakota has applied through the North Dakota Department of Emergency Services (NDDDES) to the Federal Emergency Management Agency (FEMA) for funding assistance. This funding is for the replacement of a flooded elementary school (Lincoln Elementary School) with an addition onto an existing elementary school facility (Longfellow Elementary School). In accordance with 44 Code of Federal Regulations (CFR) for FEMA, Subpart B, Agency Implementing Procedures, Part 10.9, this Environmental Assessment (EA) is being prepared pursuant to Section 102 of the National Environmental Policy Act (NEPA) of 1969, as implemented by the regulations promulgated by the President's Council on Environmental Quality (CEQ); 40 CFR Parts 1500-1508. The purpose of the EA is to analyze the potential environmental impacts of the proposed project, and to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

The applicant has requested an Improved Project to construct an addition to an existing school. MSD#1 must obtain approval for the Improved Project from the District Superintendent, North Dakota Department of Public Instruction, Regional Office of Education (DPI, ROE) prior to the start of construction. Federal funding for this Improved Project is limited to the costs associated with rebuilding the same square footage and use-type of the damaged school facility. The remaining funding balance for the Improved Project is a non-Federal responsibility.

A.2. Background

The City of Minot, in Ward County, is a community located in north-central North Dakota, (Figure 1) located within the Minot Micropolitan Statistical Area. Major national and state transportation corridors within the area include U.S. Highway 2, U.S. Highway 52, U.S. Highway 83, and the Burlington Northern Santa Fe (BNSF) and Soo Line railroads.

On June 25, during the declared incident period (2/14/11 to 7/20/11), areas in Minot were flooded by the Souris/Mouse River, severely damaging several schools, numerous businesses, and thousands of residences. President Obama declared a major disaster for North Dakota due to damages from the severe flooding and signed a disaster declaration (FEMA-1981-DR-ND) on May 10, 2011, with seven amendments authorizing FEMA to provide federal assistance in designated areas.

This EA addresses one of the flooded schools, Lincoln Elementary School, located at #1 7th Street Southwest, where approximately 276 Kindergarten through 5th grade students attend school. The magnitude of the damage sustained by this school rendered it inhabitable for the 2011 - 2012 School Year. Schools are a critical facility to the community and the school district's governing body is mandated to provide and maintain facilities for the purpose of the students' continuing education. The Minot School District has leased 16,693 Square Feet of building space in the existing 1st Presbyterian Church facility, located at 1000 3rd Street NE, Minot, ND. The lease commenced on August 23, 2011, with an expiration date of July 1, 2012 and includes access to the parking lot for the placement of temporary portable units if needed.

Over a series of meetings between the MSD #1, NDDDES and FEMA, project alternatives were presented and discussed, and the Lincoln Elementary School site damage analysis was finalized. In early October, FEMA completed their repair versus replace analysis that stated the repair cost exceeds 50 percent of the estimated replacement cost. The facility's actual replacement cost is eligible for federal funding. In accordance with 44 CFR 206.226(f), a facility is eligible for replacement when the repair cost exceeds 50 percent of the replacement cost. Alternatives for Lincoln Elementary were then fully developed. The schematic design process to date has been inclusive, with input gathered from the Minot Public Schools design team including select staff and administration, with constructability and budgetary input from Kraus-Anderson Construction Co., civil engineering from Ackerman-Estvold Engineering, MEP systems from Prairie Engineering, and technology systems from Elert & Associates.

B. Purpose and Need

The purpose of this project is to provide a sustainable classroom environment for the students of Lincoln Elementary School. The need is based on a current shortage of long-term classroom facilities.

C. Alternatives Analysis

C.1. Alternative 1-No Action (Remain in Temporary Schools)

Under the No Action Alternative, the MSD#1 would remain in the existing building space in the 1st Presbyterian Church facility, located at 1000 3rd Street NE, Minot, ND. The lease commenced on

August 23, 2011, with an expiration date of July 1, 2012. The temporary classrooms are located in a former private school facility, in a predominantly residential area. As this location is in an older outdated facility and was designed to be temporary in nature, it does not meet current MSD#1 permanent school facility requirements.

C.2. Alternative 2-Locally Preferred Alternative (New School)

Under the Locally Preferred Alternative, construction of an addition to the Longfellow Elementary School facility (Figure 3) will provide a new home for the displaced Lincoln Elementary School students. The proposed construction will be added to the southeast, southwest, and northeast portions of the existing Longfellow Elementary School. The proposed southwest addition consists of a new gymnasium addition, while the southeast and northeast additions consist of new academic wings. A hard surface playground would separate the two new academic wings (See Appendix A for the Preliminary Schematic Design Manual).

The new addition will provide a total gross area of 41,819 square feet (sf). Specifically, the existing facility is proposed to be renovated and increased to facilitate four sections for each Kindergarten through 5th grade level, and two Pre-Kindergarten classrooms. The renovated areas will include an expanded Lobby with a secured access main entrance, and conversion of the existing Gymnasium into a Multi-Purpose Room/Cafeteria with serving line. In addition, the entire first floor area will be renovated to like-new condition including new finishes such as flooring, wall surfaces, paintable surfaces, suspended acoustical ceilings and gypsum board, as well as new doors, windows, and built-in casework.

On the second floor, one classroom will be remodeled to allow for the corridor access to the addition and for Title 1 use, another will be repurposed as a Team Resource Room (as a design deductive alternate), and the Multi-User Toilets are proposed to be renovated (as a design deductive alternate).

The new additions will include a single story wing with nine classrooms and Multi-User Toilets, a two story wing with 12 classrooms, three Team Resource areas (as a design deductive alternate), with stairways and elevator, and another single story addition with Gymnasium with two section capability, Multi-User Toilet Rooms, two Music Rooms, and miscellaneous accessory spaces. The additions have been placed to maintain existing window locations and allow new classrooms to have windows. The site will have reconfigured and expanded paved parking to facilitate increased staff and visitor's needs.

Asbestos abatement will occur within the existing Longfellow School Building, and all elements of the Asbestos Hazard Emergency Response Act (AHERA) for schools would be required to be followed. The requirement to continue to manage in place or remove the materials would be driven by the condition of the materials and/or potential impact from construction/renovation activities. For example, the extent of the damage to the floor tile would require that it be abated and replaced. All friable/regulated asbestos-containing materials would need to be encapsulated and removed for disposal. Any asbestos-contaminated soil would need to be removed or encapsulated.

The basic structural system being considered is a steel frame skeleton with steel floor and roof joists, and steel trusses at gabled roof areas. The masonry shell and interior walls are non-load bearing, and the columns will be embedded in the masonry walls.

All utilities, water, storm water, sewer and electrical will connect to existing services located on the site.

Design of the building will comply with all Leadership in Energy & Environmental Design (LEED) construction controls and criteria as required to facilitate the achievement of a LEED certified building. LEED is an internationally recognized green building certification system providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

The nearest waterway is the Mouse River, about 550 feet to the south of the project site. A map showing the project site for the new addition in relation to the City of Minot is provided in Figure 3.

Before beginning construction, an individual(s) will be designated for emergency response. The individual(s) shall be available to repair and maintain erosion control devices on a 24-hour per day basis. Erosion control measures shall be in accordance with the procedures and standards for urban soil erosion and sedimentation control, Best Management Practices (BMP). Erosion and/or sediment control measures will be installed prior to the commencement of any earth disturbing activity.

During construction, the general contractor shall be responsible for conducting inspections of the erosion control system as required by the National Pollutant Discharge Elimination System (NPDES) permit and Storm Water Pollution Prevention Plan (SWPPP). A notice of intent will be submitted to

the North Dakota Department of Health (NDDH) prior to the anticipated start of construction operations.

C.3. Alternative 3-Rehabilitation of Lincoln Elementary School

Following the flooding, efforts were made to assess the damage to the Lincoln School. While the exterior of the school did not appear to be badly damaged, the inside of the school suffered extensive water damage.

This alternative would be to clean up and repair the flooded Lincoln School, located at #1 7th Street Northwest, Minot, North Dakota. Students would return to the facility after clean up of the facility; and all conditional issues involving ROE, NDDH, and other applicable permits are met.

If the building were to be re-occupied, all elements of the Asbestos Hazard Emergency Response Act (AHERA) for schools would be required to be followed. The requirement to continue to manage in place or remove the materials would be driven by the condition of the materials and/or potential impact from construction/renovation activities. For example, the extent of the damage to the floor tile would require that it be abated and replaced. All friable/regulated asbestos-containing materials would need to be encapsulated and removed for disposal. Any asbestos-contaminated soil would need to be removed or encapsulated.

D. Affected Environment and Impacts

D.1. Physical Environment

D.1.a. Geology, Seismicity, and Soils

The project area is located in the eastern portion of Ward County in north-central North Dakota. The project area is located in an area with minimal earthquake activity as evidence by the Seismicity of North Dakota Map 1900 to present (Figure 4) as prepared by the United States Geological Survey (USGS). Additionally, North Dakota is well within the area with the lowest potential ground-shaking hazard of 0 to 2% force of gravity (g). All A/E design will use BMP and follow applicable codes and ordinances.

The USGS topographic map, Minot, North Dakota (Figure 5) indicates the Site topography is relatively flat, at approximately 1560 feet above mean sea level (amsl). The U.S. Department of

Agriculture (USDA), Natural Resources Conservation Service (NRCS) online Soil Survey (USDA, 2010) of Ward County, North Dakota 2010 (Figure 6) indicates the proposed project site, located within the city limits of Minot, contains soils consisting of Darnen loam (gently sloping), and Velva loam. Geotechnical borings at the site classified the soils as silt, sand, silty sand, and sandy lean clay (Material Testing Services, LLC, 2011).

The proposed project site is located within an urbanized area of Minot; soils are not classified as prime farmland. We received correspondence from the USDA NRCS dated March 22, 2012 stating that the proposed project is within city limits where the Farmland Protection Policy Act (FPPA) does not apply. The letter further stated that no further action is required (Appendix B).

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, most activities would take place to the interior of the building, and no impacts to geology or soils would occur.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative Alternative, short-term impacts to soils would occur during the construction period. Stripped topsoil will be stockpiled within the disturbed areas, then used for various construction activities, with any excess spread on-site prior to seeding. No topsoil is anticipated to be hauled off-site. Appropriate best management practices (BMPs) such as perimeter protection, prompt planting of vegetation, and completion of landscaping would be used to minimize runoff.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, clean up and repair activities would not be deep enough to impact underlying geologic resources. Short-term impacts due to soil disturbance would occur during the clean up and repair period on the site. Appropriate BMPs such as perimeter protection, prompt planting of vegetation, and completion of landscaping, as appropriate, would be used to minimize runoff.

D.1.b. Water Resources and Water Quality

The Clean Water Act (CWA), as amended in 1977, established the basic framework for regulating discharges of pollutants into waters of the United States. In addition, Executive Order (EO) 11990 (Protection of Wetlands) requires Federal agencies to avoid, to the extent possible, adverse impacts of wetlands.

The seven-acre project site currently is vacant grassy or hardscaped land. The existing drainage pattern across the property is sloped from the northwest to the southeast. A low spot exists along the south face of the cafeteria / building services area where the new entrance courtyard is planned.

This courtyard area can be equipped with shallow storm sewer and inlet structures to collect surface runoff and provide connection points for roof leaders. Grading of the playground area on the east side of the building may also require shallow storm sewer and inlet structures that would daylight to the south and east. All storm water run-off where possible, based on challenges with the existing conditions, will need to be conveyed to new Storm Water Management (SWM) facilities via piping, surface flow or swale. The required SWM facilities will consist of a detention area that is capable of detaining and discharging run-off at rate equal to or less than the pre-development rate. In this instance, the City may allow a rate of 0.25 cfs for the 10-year event and 1.0 cfs per acre for the 100-year event based on the existing conditions of the property. The new shallow SWM detention facility will be located on the south end of the property and discharge by an outfall structure to the existing storm sewer located in the 5th Avenue NW Right-of-Way.

The runoff ultimately drains to the Mouse River, which is approximately 550 feet (as the crow flies) from the site. The National Wetland Inventory (NWI) map (Figure 7) shows a palustrine, emergent, seasonally-flooded (PEMC) wetland on the southeast corner of the property site (near the intersection of 15th Street NW and 5th Avenue NW). However, this feature is actually a shallow excavation that is flooded every winter for an ice rink, and it is not believed to be a jurisdictional wetland.

The Minot public utilities supply the city with treated water, and treats sewage waters at their water treatment plant.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, no adverse impacts to water resources would occur.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative Alternative, there would likely be little to no direct adverse impacts to water resources because the project site is already developed with paved parking areas, compacted soil, and other impervious surfaces. To reduce impacts to surface waters during the construction period, the applicant would implement appropriate BMPs, such as installing perimeter protection and promptly covering bare soils.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, reoccupying the school would have no direct permanent impacts to surface waters. However, temporary short-term impacts to downstream surface waters could occur because of potential soil erosion during construction. To reduce impacts to surface water, the applicant would implement appropriate BMPs, such as installing perimeter protection and prompt replanting of bare soil areas.

D.1.c. Floodplain Management

Executive Order (EO) 11988 (Floodplain Management) requires Federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. Specifically, EO 11988 prohibits federal agencies from funding construction in the 100-year floodplain unless there are no practicable alternatives. FEMA's regulations for complying with EO 11988 are promulgated in 44 CFR Part 9.

FEMA uses Flood Insurance Rate Maps (FIRMs) to identify the regulatory 100-year floodplain for the National Flood Insurance Program (NFIP). The flooded Lincoln School, adjacent to the Mouse River, is located outside of the 100-year floodplain. The proposed project site is located within Zone X (areas of 500-year flood and 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood).

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, the most recent available data from FIRM Map #38101C0781D, dated January 19, 2000 (Figure 8) shows the 1st Presbyterian Church outside of the 500 and 100-year floodplain. No impacts to the floodplain would occur.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, the most recent available data from FIRM Map #38101C0777 D, dated January 19, 2000 (Figure 9) shows the proposed addition within Zone X. Zone X is defined as areas of 500- and 100-year floods with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees. No impacts to the floodplain would occur.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, the most recent available data from revised FIRM Map #38101C0781D, dated January 19, 2000 (Figure 10) shows Lincoln School within Zone X. Zone X is defined as areas of 500- and 100-year floods with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees. No impacts to the floodplain would occur.

D.1.d. Air Quality

The Clean Air Act (CAA) requires that states adopt ambient air quality standards. The standards have been established to protect the public from potentially harmful amounts of air pollutants. Under the CAA, the U.S. Environmental Protection Agency (USEPA) establishes primary and secondary air quality standards. Primary air quality standards protect the public health, including the health of "sensitive populations, such as people with asthma, children, and older adults." Secondary air

quality standards protect public welfare by promoting ecosystems health, and preventing decreased visibility and damage to buildings and crops. The EPA has set national ambient air quality standards (NAAQS) for the following six criteria pollutants: ozone (O₃), particulate matter (PM_{2.5}, PM₁₀), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), and lead (Pb). According to USEPA (USEPA 2012), Ward County and the project area is in an attainment area for all CAA NAAQS (Figure 11).

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, there would be only short-term impacts to air quality during mostly interior remodeling/construction activities.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, short-term impacts to air quality would occur during construction activities. To reduce impacts, the construction contractors would be required to wet down construction areas as needed to mitigate fugitive dust. Emissions from fuel-burning engines (e.g., heavy equipment and earthmoving machinery) could also temporarily increase the levels of some of the criteria pollutants, such as CO, NO₂, O₃, PM₁₀, and noncriteria pollutants such as volatile organic compounds (VOCs). To mitigate these emissions, BMPs would be used such as run times for fuel burning equipment would be kept to a minimum and equipment would be properly maintained. Additionally, all elements of the Asbestos Hazard Emergency Response Act (AHERA) for schools would be required to be followed, including any specific NDDH and ROE regulations and requirements. The requirement to continue to manage in place or remove the materials would be driven by the condition of the materials and/or potential impact from construction/renovation activities. For example, the extent of the damage to the floor tile would require that it be abated and replaced. All friable regulated, asbestos-containing materials would need to be encapsulated and removed for disposal.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, short-term impacts to air quality would occur during clean up and repair at the existing facility. All elements of the Asbestos Hazard Emergency Response Act (AHERA) for schools would be required to be followed, including any specific NDDH and ROE regulations and requirements. The requirement to continue to manage in place or remove the materials would be driven by the condition of the materials and/or potential impact from construction/renovation activities. For example, the extent of the damage to the floor tile would require that it be abated and replaced. All friable regulated, asbestos-containing materials would need to be encapsulated and removed for disposal. Any asbestos-contaminated soil would need to be removed or encapsulated. To reduce impacts, the construction of demolition contractors would be required to wet down construction areas as

needed to mitigate fugitive dust. Emissions from fuel-burning engines (e.g., heavy equipment and earthmoving machinery) could also temporarily increase the levels of some of the criteria pollutants, such as CO, NO₂, O₃, PM₁₀, and noncriteria pollutants such as VOCs. To mitigate these emissions, fuel-burning equipment run times would be kept to a minimum and equipment would be properly maintained.

D.2. Biological Environment

D.2.a. Terrestrial and Aquatic Environment

The proposed project site is within a developed area in the City of Minot. Wildlife common to urban areas has been observed in the area. Because the site and surrounding area have been developed, the area would be considered to have limited value for plant and wildlife species. We received correspondence dated February 27, 2012 from the US Fish and Wildlife Service (USFWS) Ecological Services North Dakota Field Office. The correspondence stated that the project as described will have no significant impact on fish and wildlife resources (Appendix B).

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, there would be no impacts to the terrestrial or aquatic environments.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, impacts to area terrestrial and aquatic environments would be minimal. The existing Longfellow School and properties surrounding it are fully developed, and they consist of primarily residential properties. The most likely potential negative impact could result from a temporary decrease in the quality of storm water runoff from the site during construction activities.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, impact to the terrestrial environment would be minimal. The existing Lincoln School and properties surrounding it are fully developed and consist of commercial and residential properties. The most likely potential negative impact could result from a temporary decrease in the quality of storm water runoff from the site during construction activities.

D.2.b. Wetlands

The USACE regulates the discharge of dredged or filled material into waters of the U.S., including wetlands, pursuant to Section 404 of the CWA. In addition, EO 11990 (Protection of Wetlands) requires Federal agencies to avoid, to the extent possible, adverse impacts on wetlands that may result from federally funded actions. Wetlands in North Dakota are also protected by the North Dakota Game and Fish Department (NDGFD).

The National Wetland Inventory (NWI) map (Figure 7) shows a palustrine, emergent, seasonally-flooded (PEMC) wetland on the southeast corner of the property site (near the intersection of 15th Street NW and 5th Avenue NW). However, this feature is actually a shallow excavation that is flooded every winter for an ice rink.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, no impacts to wetlands would occur.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, no impacts to wetlands would occur. Use of BMPs would minimize erosion at the site and mitigate potential impacts to water resources in the area. Appropriate BMPs would be required at the construction site including, but are not limited to, the installation of perimeter protection and the revegetation of bare soils to minimize erosion.

Alternative 3 – Rehabilitation of Lincoln Elementary School- Under this Alternative, no impacts to wetlands would occur because none are present on or near the site.

D.2.c. Threatened and Endangered Species

The proposed project site is within an urban area. In accordance with Section 7 of the Endangered Species Act (ESA) of 1973, the project area was evaluated for the potential occurrences of federally listed threatened and endangered species. Research was performed using the U.S. Fish & Wildlife Service (USFWS) species reports (USFWS 2012) to identify any potential federally Threatened, Endangered, Proposed, or Candidate species for Ward County. The research identified the following Endangered, Proposed, or Candidate species in Ward County: piping plover (threatened), least tern (endangered), western prairie fringed orchid (threatened), gray wolf (endangered), black-footed ferret (endangered), whooping crane (endangered), pallid sturgeon (endangered), Dakota skipper (candidate), greater sage-grouse (candidate), Sprague’s pipit (candidate), and the Poweshiek skipperling (candidate). No suitable habitat for the federally listed endangered, threatened, or candidate species is present at the proposed project location.

We received correspondence dated February 27, 2012 from the USFWS Ecological Services North Dakota Field Office. The correspondence stated that the project as described will have no significant impact on fish and wildlife resources and that no endangered or threatened species are known to occupy the project area. The correspondence further stated that if project design changes are made, plans should be submitted to the USFWS for review (Appendix B).

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, no impacts to the listed species, their habitats, or proposed or designated critical habitat would occur.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, no impacts to the listed species, their habitats, or proposed or designated critical habitat would occur.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, no impacts to the listed species, their habitats, or proposed or designated critical habitat would occur.

D.3. Hazardous Materials

With the exception of asbestos waste that will be generated during asbestos abatement of the Longfellow School, no significant hazardous materials are anticipated to be exposed or produced during the construction of the building addition. Any asbestos or hazardous materials discovered, generated, or used during construction would be handled and disposed of in accordance with applicable local, State, and Federal regulations.

On the project site, hazardous materials will be stored in a locked, covered, facility wherever possible. Recyclable materials will be hauled off-site for recycling and construction, demolition, and any other wastes will be disposed of in an appropriately permitted landfill facility.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, there would be temporary, mostly interior construction activities on the interim school building. Any hazardous materials discovered, generated, or used during construction would be handled and disposed of in accordance with applicable local, State, and Federal regulations. There would be no impacts anticipated related to hazardous materials or waste.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, asbestos waste is the primary concern within the building. Proposed construction activities are temporary, and are not anticipated to expose any other hazardous materials or produce significant hazardous wastes. Any asbestos or hazardous materials discovered, generated, or used during construction would be handled and disposed of in accordance with applicable local, State, and Federal regulations.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, asbestos waste is the primary concern within the building. Any asbestos or other hazardous materials discovered,

generated, or used during clean up and repairs would be handled and disposed of in accordance with applicable local, State, and Federal regulations.

D.4. Socioeconomics

D.4.a. Zoning and Land Use

The proposed project site is located near the southeast quadrant of the intersection of 7th Avenue NW and 16th Street NW, within the city limits of Minot. The proposed project site is currently developed as the Longfellow Elementary School. Surrounding parcels immediately to the north, east, south, and west consist of residential property. The Site and surrounding parcels are designated as “R-1” (family residence district). Commercial property (C-2) is designated beyond the Site to the southwest, and public land is designated beyond the Site to the north. The Locally Preferred Alternative is consistent with current land use for the area.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, no zoning changes would be required. The temporary classrooms are located at 1st Presbyterian Church's former elementary school facility in an area designated as Public. Elementary schools are considered a permitted use under this designation according to the city zoning ordinance adopted May 12, 2004.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, no zoning changes would be required. As mentioned above, the Locally Preferred Alternative is located in an area designated as R-1; Elementary schools are considered a permitted use under the city zoning ordinance.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, no zoning changes would be required. Lincoln School is located in an area designated as Public. Elementary schools are considered a permitted use under this zoning designation.

D.4.b. Transportation

The proposed school addition would be an addition to the existing Longfellow School. MSD #1 plans to abandon or sell the Lincoln Elementary school and provide a combined school bus service for displaced and current students at the Lincoln Elementary school.

Combining the bus services of the two schools, as compared with the separate bus services currently used for the Lincoln and Longfellow schools are anticipated to decrease bus route lengths, fuel consumption, and engine air emissions from school bus usage.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, there would be short term increases to transportation impacts during construction upgrades, but return to current levels with completion of construction activities.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, there would be a temporary increase in the volume of construction-related traffic in the immediate vicinity of the proposed project site. Appropriate traffic control and signage would be utilized and mobilization of construction equipment would occur on an as-needed basis (equipment not being used would not be moved to the site). Over the long term, there would be an increase of vehicle traffic at the proposed project site. By combining the two schools' bus service, the impacts from the number of vehicles coming and going from the school area will increase, but over-all city impacts would decrease.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, the clean up of Lincoln School would slightly increase transportation impacts in the short-term, with a return to pre-flood transportation impact levels in the long-term.

D.4.c. Noise

Noise is generally defined as undesirable sound and is federally regulated by the Noise Control Act of 1972 (NCA). Although the NCA gives the USEPA the authority to prepare guidelines for acceptable ambient noise levels, it only charges those federal agencies that operate noise-producing facilities or equipment to implement noise standards. The USEPA guidelines, and those of many federal agencies, state that outdoor sound levels in excess of 55 decibels (dB) are "normally unacceptable" for noise-sensitive land uses such as residences, schools, and hospitals. All temporary construction activities would follow applicable city ordinances.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, no increased long term noise impacts are anticipated.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, only temporary short-term increases in noise levels would be anticipated during construction. To reduce noise levels during that period, construction activities would be restricted to normal business hours.

Equipment and machinery utilized at the site would meet all local, State, and Federal noise regulations. Over the long term, the noise level at the site is anticipated to be higher due to the increased student capacity and the increase in transit and passenger vehicles to the site.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, temporary short-term increases in noise levels would be anticipated during clean up and repairs. To reduce noise levels during that period, these activities would be restricted to normal business hours. Equipment and machinery utilized at the site would meet all local, State, and Federal noise regulations. Over the long term, vehicle traffic (and its associated noise) would revert to pre-flood levels with students returning to Lincoln School.

D.4.d. Public Services and Utilities

Public services to all of the alternative locations are provided by the City of Minot. These include police, fire, water, sewer, utilities, and road connections.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, city services would continue to be provided with no impact.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, there would be increases to public services and utilities due to the increased capacity of the school. Electrical upgrades are planned to service the new facility, and water, storm water, sewer and electrical will connect to existing services located on the site.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, there would be slight increases to public services or utilities during construction improvements made to the existing building. There would then be a return of public services and utilities to pre-flood service levels.

D.4.e. Environmental Justice

EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations) mandates that Federal agencies identify and address, as appropriate, disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low-income populations. Socioeconomic and demographic data for the project area were analyzed to determine if a disproportionate number of minority or low-income persons have the potential to be adversely affected by the proposed project.

The U.S. Census Bureau data for Minot, North Dakota, states that 90.2% of the population is white, 2.7% Hispanic or Latino, 2.3% African American, 0.9% Asian, 3.2% American Indian or Alaska Native,

and 2.7% some other race or two or more races (U.S. Census, 2010). Based on observations of the City of Minot by FEMA staff, no concentration of minority or low income populations were identified near the proposed project site.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, there would be no known or anticipated disproportionately high and adverse effects on minority or low-income populations.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, there would be no known or anticipated disproportionately high and adverse impacts on minority or low-income populations.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, there would be no known or anticipated disproportionately high and adverse impacts on minority or low-income populations.

D.4.f. Safety and Security

To minimize risks to safety and human health, all construction activities would be performed using qualified personnel trained in the proper use of the appropriate equipment, including all appropriate safety precautions. Additionally, all activities would be conducted in a safe manner in accordance with the standards specified in Occupational Safety and Health Act (OSHA) regulations. EO 13045, Protection of Children, requires federal agencies to make it a high priority to identify and assess environmental health and safety risks that may disproportionately affect children. Safety and security of all populations would follow all applicable local, State (particularly ROE and NDDH), and Federal regulations.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, no impacts to safety and security are anticipated.

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, most construction would occur on paved, graded, or grassy areas, and would occur in the summertime when classes are not in session. The construction area will be fenced off and work areas kept separate from school activities. Construction activities would present safety risks to those performing the activities. Access to the site would be restricted to protect the public and to minimize risks to safety and human health. The appropriate signage and barriers would be in place prior to construction activities to alert schoolchildren, pedestrians and motorists of project

activities. Following all safety precautions, activities would impose no disproportionate health and safety risks to children.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, after clean up activities, reoccupying Lincoln School would return the facility to typical, MSD#1 safety and security measures.

D.5. Historic and Cultural Resources

In addition to review under NEPA, consideration of effects to historic properties is mandated under Section 106 of the National Historic Preservation Act (NHPA), as amended, and implemented by 36 CFR Part 800. Requirements include identification of historic properties that may be affected by the Locally Preferred Alternative, typically those within the Area of Potential Effects (APE). Historic properties are defined as archaeological sites, standing structures, or other historic resources listed in or eligible for listing in the National Register of Historic Places (NRHP) (36 CFR 60.4).

As defined in 36 CFR Part 800.16(d), the Area of Potential Effect (APE), “is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist.” In addition to identifying historic properties that may exist in the proposed project’s APE, FEMA must also determine, in consultation with the appropriate State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO), what effect, if any, the action will have on historic properties. Moreover, if the project would have an adverse effect on these properties, FEMA must consult with the SHPO or THPO on ways to avoid, minimize, or mitigate the adverse effect.

Alternative 1 - No Action (Remain in Temporary School) - Under the No Action Alternative, no impacts to historic or cultural resources are anticipated since there are no historic or cultural resources known at the site..

Alternative 2 - Locally Preferred Alternative (New Addition) - Under the Locally Preferred Alternative, no impacts to historic or cultural resources are anticipated since there are no historic or cultural resources known at the site.

Alternative 3 - Rehabilitation of Lincoln Elementary School- Under this Alternative, no impacts to historic or cultural resources are anticipated since there are no historic or cultural resources known at the site..

D.5.a. Historic Structures and Archaeological Resources

FEMA consulted the State Historical Society of North Dakota (ND SHPO) to determine if any historic properties would be affected by the proposed project. We received a letter dated March 28, 2012 that stated that the ND SHPO concurred with a “No Historic Properties Affected” determination with the proposed project. (Appendix B) During construction, ground-disturbing activities will be monitored. Should human skeletal remains or historic or archaeological materials be discovered during construction, all ground-disturbing activities on the project site would cease and the coroner’s office (in the case of human remains), FEMA, and the North Dakota State Historic Preservation Office (SHPO) would be notified.

D.5.b. Tribal Coordination and Religious Sites

Fourteen federally recognized Native American Tribes have past land claims in Ward County. All fourteen tribes received requests (Appendix B) for their evaluation of the presence or absence of known archaeological and religious sites within the proposed project areas. Two tribal governments responded to the requests. The Rosebud Sioux Tribe responded (Appendix B) in an email dated February 23, 2012 and requested notice if archaeological surveys are being conducted in the project area, and/or inadvertent discoveries were found within the area, and if any traditional cultural properties (TCP’s) that we are aware of may be affected by this undertaking.

The Flandreau Santee Sioux tribe of South Dakota responded in an email dated February 23, 2012 that the Tribe defers all comments related to this project to the Turtle Mountain THPO. The Turtle Mountain tribe did not respond to the request.

D.6. Comparison of Alternatives

This section describes the potential impacts of the proposed alternatives and the No-Action Alternative. Where potential impacts exist, conditions or mitigation measures to offset these impacts are detailed in the body of the document above. A summary table is provided below:

Impact and Mitigation Summary		
Affected Environment	Impacts	Mitigation
Geology, Seismicity, and Soils	<p>Alt 1: No impacts to geology or soils.</p> <p>Alt 2 (proposed): No impacts to geology, short-term impacts to soils during construction. Construction would disturb the site.</p> <p>Alt 3: Clean up of the facility grounds would have short-term impacts to soils in the immediate area.</p>	Appropriate BMPs: perimeter protection, prompt planting of vegetation and landscaping to minimize runoff.
Water Resources and Water Quality	<p>Alt 1: No impact to water resources. Potable water is supplied to the site by the city.</p> <p>Alt 2 (proposed): Short-term impacts to surface water are possible during construction. No impact to ground water resources. Potable water is supplied to the site by the city.</p> <p>Alt 3: Short-term impacts to surface water are possible during clean up and repairs, with no impact to ground water resources. Potable water is supplied to the site by the city.</p>	A NPDES and Storm water Pollution Prevention Plan (SWPPP) are required.
Floodplain Management	Alts 1, 2 (proposed), and 3: No impacts anticipated.	None.
Air Quality	Alts 1, 2 (proposed), and 3: Short-term impacts from dust and emissions from equipment would occur during construction or clean up and repairs.	Dust control measures such as watering down construction or demolition areas would be implemented as needed. Fuel-burning equipment run times could be minimized and equipment properly maintained. Applicable asbestos handling and disposal methods would be employed.

Impact and Mitigation Summary		
Affected Environment	Impacts	Mitigation
Terrestrial and Aquatic Environments	<p>Alt 1: No impacts are anticipated to the terrestrial or aquatic environments. The site is bordered by residential development.</p> <p>Alt 2 (proposed): Minor impacts are anticipated to aquatic environments during construction; minor impacts to terrestrial environment upon project completion.</p> <p>Alt 3: Minor impacts are anticipated to aquatic environments during clean up and repair; existing vegetation and topsoil will be disturbed at the site.</p>	<p>Alt 1: None.</p> <p>Alt 2: Employ erosion and sediment control BMPs during construction.</p> <p>Alt 3: Employ erosion and sediment control BMPs during clean up and repair.</p>
Wetlands	Alts 1, 2 (proposed), and 3: No impacts anticipated.	None.
Threatened and Endangered Species	Alts 1, 2 (proposed), and 3: No impacts anticipated.	None.
Hazardous Materials	<p>Alt 1: No impacts anticipated. No hazardous materials are anticipated.</p> <p>Alt 2 (proposed): Potential impacts could be anticipated during clean up or repair activities in handling asbestos.</p> <p>Alt 3: Potential impacts could be anticipated during clean up or repair activities in handling asbestos.</p>	Any hazardous materials discovered during project implementation would be handled and disposed of in accordance with applicable local, State, and Federal regulations.
Zoning and Land Use	Alts 1, 2 (proposed), and 3: No impacts anticipated.	None
Transportation	<p>Alt 1: Short-term increase in construction-related traffic in the vicinity of the site would occur, with no long-term impact changes.</p> <p>Alt 2 (proposed): Short-term increase in construction-related traffic in the vicinity of the site would occur. Long-term increase in traffic at this site but traffic at Alt 1 and 3 would be reduced and MSD#1-wide impacts would be slightly reduced due to more efficient centralized busing.</p>	To mitigate potential traffic congestion at the site, construction/demolition vehicles and equipment would be mobilized to the site only as needed. Appropriate traffic control and signage would be utilized. No significant adverse impacts to transportation, site access, or traffic levels are anticipated.

Impact and Mitigation Summary		
Affected Environment	Impacts	Mitigation
	Alt 3: Short-term increase in clean up/construction-related traffic in the vicinity of the site would occur. Long-term impacts of reopening the school would return to pre-flood conditions.	
Noise	<p>Alt 1: Short-term impacts from construction equipment would occur. No long-term impacts anticipated.</p> <p>Alt 2 (proposed): Short-term impacts from heavy equipment would occur during construction. Long-term impacts anticipated due to additional students and associated noise at location.</p> <p>Alt 3: Short-term impacts from clean up/construction equipment would occur. No long-term impacts anticipated.</p>	All clean up and/or construction would be limited to normal business hours and associated equipment would meet local, State, and Federal noise regulations.
Public Services and Utilities	<p>Alt 1: No impacts to utilities are anticipated.</p> <p>Alt 2 (proposed): Impacts to public services and utilities would increase to the new facility.</p> <p>Alt 3: Short-term impacts are anticipated for clean up/construction activities. Returning students to the facility would restore impacts to pre-flood levels.</p>	<p>Alt 1: None</p> <p>Alt 2: Effective staging and signage for construction equipment and personnel, as well as an increase of services and utilities, to the new facility would be required.</p> <p>ALT 3: Short-term impacts include an increase of services and utilities during clean up/construction activities. Long-term impacts would be similar to pre-flood condition.</p>
Environmental Justice	Alts 1, 2 (proposed), and 3: No disproportionately high or adverse effect on minority or low-income populations are anticipated.	None.

Impact and Mitigation Summary		
Affected Environment	Impacts	Mitigation
Safety and Security	Alts 1, 2 (proposed), and 3: Fencing and city protection would be needed during clean up and/or any construction activities. No adverse public safety public safety public safety impacts are anticipated.	Measures would be taken to ensure safe clean up and/or construction activities and subsequent safety and security at the new facility would follow applicable requirements.
Historic and Cultural Resources	Alts 1, 2 (proposed), and 3: No impacts anticipated.	None. All ground-disturbing activities would be monitored. Should human skeletal remains, historic, or archaeological materials be discovered, all ground-disturbing activities on the project site would cease and the coroner's office (in the case of human remains), FEMA, and the North Dakota SHPO would be notified.

E. Cumulative Impacts

According to CEQ regulations, cumulative impacts represent the “impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR 1508.7).” In accordance with NEPA and to the extent reasonable and practical, this EA considered the combined effect of the Locally Preferred Alternative and other actions occurring or proposed in the vicinity of the proposed project site.

The Locally Preferred Alternative would occur within an area that is already developed with a school; therefore, no significant cumulative impacts are anticipated other than those listed above.

F. Public Participation

FEMA is the lead Federal agency for conducting the NEPA compliance process for the Minot MSD#1 Longfellow Elementary School Addition in the City of Minot, Ward County, North Dakota. It is the goal of the lead agency to expedite the preparation and review of NEPA documents, as well as be responsive to the needs of the community and the purpose and need of the Locally Preferred Alternative, while meeting the intent of NEPA and complying with all NEPA provisions.

Inter-government consultation and reviews have been conducted in the form of letters and responses, in-person and telephone conversations, emails with the applicable entities, and internet references. Governments consulted are listed in Section G. Government responses are provided in Appendix B.

The schematic design process to date has been inclusive, with input gathered from the Minot Public Schools design team including select staff and administration, with constructability and budgetary input from Kraus-Anderson Construction Co., civil engineering from Ackerman-Estvold Engineering, MEP systems from Prairie Engineering, and technology systems from Elert & Associates. The public were invited to monthly school board meetings; during each meeting, an update on the flood recovery plan (and its impacts on the school system) was presented. A question and answer period followed each discussion of the flood recovery plan.

The MSD#1 will notify the public of the availability of the draft EA through publication of a public notice (Appendix C) in a local newspaper. FEMA will conduct a public comment period commencing on the initial date of publication of the public notice.

G. Government Coordination and Permits

The following government entities and organizations were contacted and/or consulted, which helped to provide project information and/or review in support of preparation for this EA. Relevant documentation received to date is included in Appendix B, or resides in the FEMA Region 8 and/or MSD#1 Superintendent Office.

1. U.S. Fish and Wildlife Service Ecological Services, North Dakota Field Office
2. North Dakota Historic Preservation Office, Deputy State Historic Preservation Officer
3. United States Department of Agriculture, Natural Resources Conservation Service

4. City of Minot
5. Minot School District #1
6. Spirit Lake Sioux Tribe
7. Mandan Hidatsa and Arikara Nation
8. Lower Sioux Indian Community
9. Turtle Mountain Band of Chippewa
10. Fort Peck Dakota and Assiniboine Tribes
11. Standing Rock Sioux Tribe
12. Sisseton/Wahpeton Oyate
13. Apsaalooke (Crow Tribe)
14. Northern Cheyenne Tribe
15. Wahpekute Band of Dakota
16. Rosebud Sioux Tribe
17. Ogalala Sioux Tribe
18. Santee Sioux Tribe
19. Santee Sioux Tribe of Nebraska

In accordance with applicable local, State, and Federal regulations, the applicant would be responsible for acquiring any necessary permits prior to commencing construction at the proposed project site. The following permits and approvals may be required prior to construction:

1. Building permits
2. Site Plan and associated approvals
3. Storm water Pollution Prevention Plans and Erosion Control permits
4. Sanitary sewer inspection/permits

H. References

The following government references were used as guidance and/or consulted, which helped to provide project information and/or perspective in support of preparation for this EA. Other references used to support project-specific details (i.e., A/E requirements and ROE requirements) for the Locally Preferred Alternative reside in the FEMA Region 8 and/or MSD#1 Superintendent Office.

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Figures

Appendix A

Preliminary Schematic Design Manual

Appendix B

Correspondence

Appendix C

Public Notice