



ENGINEERING
SURVEYING
PLANNING

Environmental Assessment Worksheet

Pelican Point
Florence Township
Goodhue County, Minnesota

Project: Pelican Point
RGU: Goodhue County

August 2026

Prepared for:

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Appendix B: Attachments

- Attachment 1: Bank Stabilization Plan
- Attachment 2: SHPO Project Review and Historic Resources Documentation
 - o July 14, 1015 Request for Project Review
 - o MnSHIP map/inventory information for GD-FLC-00173
 - o USGS map submitted to SHPO
 - o Existing building photographs
 - o July 15, 2026 SHPO email correspondence
 - o *Final SHPO review when received*
- Attachment 3: MN DNR Natural Heritage Review and Conservation Explorer Project Report
 - o Minnesota Conservation Explorer Final Project Report
 - o DNR Natural Heritage Review Letter Dated August 13, 2026
- Attachment 4: USDA NRCS Custom Soil Resource Report
- Attachment 5: U.S. Fish and Wildlife Service IPaC Endangered Species Review
 - o USFWS Official Species List
 - o Minnesota-Wisconsin Endangered Species Determination Key
 - o Northern Long-Eared Bat and Tricolored Bat Range-wide Determination Key
- Attachment 6: Trip Generation Memo (Traffic)
- Attachment 7: Greenhouse Gas Emissions Calculations and Supporting Documentation
- Attachment 8: Data Sources and References

December 2022 version

Environmental Assessment Worksheet

This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's website at: <https://www.eqb.state.mn.us/>. The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

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: Pelican Point

2. Proposer: G-Cubed – on behalf of owners

Owners: Jesse Hanson & Alexander Lacroque

Contact person: Chris Priebe

Title: Sr. Vice President

Address: 14070 Hwy 52 SE

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3. RGU: Goodhue County

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4. Reason for EAW Preparation: (check one)

Required:

☐ EIS Scoping

☒ Mandatory EAW

Discretionary:

☐ Citizen petition

☐ RGU discretion

☐ Proposer initiated

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

4410.4300 Subp. 20a Resorts, campgrounds, and RV parks in shorelands.

A. Construction or addition of 25 or more units or sites in a sensitive shoreland area or 50 units or sites in a nonsensitive shoreland area if at least 50 percent of the area in shoreland is common open space.

5. Project Location:

- County: Goodhue County
- City/Township: Florence Township
- PLS Location (¼, ¼, Section, Township, Range): SE 1/4, Section 13, Township 112N, Range 13 W
- Watershed (81 major watershed scale): Lower Mississippi Basin (40 Mississippi River – Winona)
- GPS Coordinates: Latitude: 44.498206° Longitude: -92.315269°
- Tax Parcel Number: 32.0132.100

At a minimum attach each of the following to the EAW:

- County map showing the general location of the project; [Figure 1](#)
- U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable); and [Figure 2](#)
- Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan. [Figure 3 and Figure 5](#)
- List of data sources, models, and other resources (from the Item-by-Item Guidance: *Climate Adaptation and Resilience* or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project during the life of the project (as detailed below in item 7. Climate Adaptation and Resilience).

Attachments to the EAW:

Appendix A: Figures

- Figure 1: General Location Map
- Figure 2: United States 7.5 Minute Geological Survey Quad Map
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Appendix B: Attachments

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- Attachment 2: SHPO Project Review Application, MnSHIP Inventory Information, and SHPO Correspondence
- Attachment 3: Minnesota DNR Natural Heritage Review and Minnesota Conservation Explorer Project Report
- Attachment 4: USDA NRCS Custom Soil Resource Report
- Attachment 5: U.S. Fish and Wildlife Service IPaC Endangered Species Review
- Attachment 6: Trip Generation Memo (Traffic)
- Attachment 7: Greenhouse Gas Emissions Calculations and Supporting Documentation
- Attachment 8: Data Sources and References

6. Project Description:

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

The Pelican Point property has been historically been known as Hanson's Harbor and used as a marina, harbor, office, indoor/outdoor boat storage, boat repair, and a mobile home park. The proposed project is to redevelop the existing property into a high-end campground, bar/off-sale, and recreational area while continuing the marina and boat repair services.

- 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 proposed project involves the redevelopment of the former Hansen's Harbor property into Pelican Point. Pelican Point is proposed to be a seasonal full-service marina and recreational destination on Lake Pepin. The existing property has historically operated as a full-service marina, boat maintenance/repair shop, and a mobile home park; however, significant improvements are necessary to modernize the site, bring it into compliance with current federal, state, and local regulations, and support the proposed long-term uses.

Upon completion, the facility will provide seasonal and transient boat docking, boat launching, marine fueling, boat repair/maintenance, marine storage, vessel sewage pump-out services, a campground, office, recreational areas, a bar, and a tiki bar. Existing structures, including the office building, community shower building, and northern shop building, will remain on the property and be renovated to support the proposed operations. The remaining structures, abandoned improvements, accumulated debris, and undesirable vegetation are proposed to be removed to prepare the site for redevelopment and improve overall site conditions.

Construction activities will include site clearing, grading, excavation, utility installation, shoreline stabilization, road construction, parking improvements, building renovations, and installation of new site infrastructure. Portions of the property will be regraded to elevate low-lying areas above the existing floodplain, improve drainage, and provide a more resilient site layout. Shoreline stabilization improvements will be completed along the Lake Pepin bank to reduce erosion and protect the property. Portions of the shoreline are currently armored with previously placed concrete debris. In coordination with the Minnesota Department of Natural Resources (MN DNR), plans are being developed to encapsulate, or otherwise cover, the existing concrete as part of a shoreline restoration effort to address this existing environmental condition.

Infrastructure improvements include construction of new private roadways, parking areas, utilities, and septic treatment systems to support the proposed development. The campground will be served by new septic treatment systems, designed in accordance with current regulatory requirements. Due to site constraints, the existing bar and community shower building will each be served by individual holding tanks that comply with current state and local standards. Existing and proposed impervious surface coverage has been evaluated and designed to comply with applicable shoreland management regulations.

The marina will also include the installation of aboveground marine fuel storage tanks and associated dispensing equipment designed, constructed, and operated in accordance with all applicable Minnesota Pollution Control Agency (MPCA) requirements. In addition, a marine vessel pump-out station with associated septic holding tank infrastructure will be installed to provide sanitary waste disposal services for recreational boaters, further supporting environmental protection of Lake Pepin.

Construction activities will result in typical construction-related disturbances, including earthmoving, temporary noise, dust generation, construction traffic, vegetation removal, and the generation of construction debris. Construction waste will be properly managed and disposed of at approved facilities, and erosion and sediment control measures will be implemented throughout construction to minimize impacts to adjacent properties and water resources. Once operational, the facility will generate routine solid waste, sanitary wastewater, and marine-related wastes, all of which will be managed in accordance with applicable local, state, and federal regulations.

Construction is anticipated to occur as a single-phase following receipt of all required approvals and permits from agencies such as the U.S. Army Corps of Engineers, the Minnesota Department of Natural Resources, the Minnesota Department of Transportation, the Minnesota Pollution Control

Agency, Goodhue County, Florence Township, and other applicable regulatory agencies. Subject to the timing of permit approvals, construction is expected to proceed continuously until completion, after which the marina and associated recreational facilities will become fully operational.

c. Project magnitude:

Description	Number
Total Project Acreage	12.41 acres +/-
Linear project length	1,400' +/-
Number and type of residential units	69 seasonal rv sites
Residential building area (in square feet)	Existing: 4,370 +/- Proposed: 0 – no permanent structures
Commercial building area (in square feet)	Existing: 19,468 +/- Proposed: 14,575 +/-
Industrial building area (in square feet)	0
Institutional building area (in square feet)	0
Other uses – specify (in square feet)	
Structure height(s)	<25'

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 proposed project is to redevelop the existing property into a high-end campground, bar/off-sale, and recreational area while continuing the marina and boat repair services.

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.

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.

Pelican Point is a redevelopment project of the former Hanson's Harbor. It is not a subsequent stage and to our knowledge there has been no past environmental review.

7. Climate Adaptation and Resilience:

a. Describe the climate trends in the general location of the project (see guidance: *Climate Adaptation and Resilience*) and how climate change is anticipated to affect that location during the life of the project.

According to the Minnesota Climate Explorer and statewide climate analyses, Goodhue County's climate reflects broader warming trends across Minnesota. Since approximately 1980, average annual temperatures have increased, with the greatest warming occurring during winter months. Annual precipitation has also increased, particularly during spring and summer, with more frequent heavy rainfall events. Although overall precipitation is increasing, the potential for seasonal droughts and more frequent summer heat waves also remains.

These trends are projected to continue throughout the anticipated life of the project, resulting in warmer temperatures, milder winters, increased annual precipitation, more intense rainfall

events, and greater climate variability. Because the project is located along the Lake Pepin shoreline in Florence Township, increased precipitation intensity may contribute to greater surface runoff, shoreline erosion, and sediment transport during major storm events. Appropriate stormwater management, erosion control, and resilient site design are expected to minimize long-term climate-related impacts to the project.

- b. For each Resource Category in the table below: Describe how the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.

Project Design and Proposed Landuse.	Climate Considerations	Climate change risks and vulnerabilities identified include	Adaptations
Campground	Projected increases in annual precipitation, heavier rainfall events, warmer temperatures, and more frequent heat waves may increase stormwater runoff, soil erosion, and localized flooding while placing additional stress on campground infrastructure and vegetation.	Campsites, internal roads, parking areas, and utilities may be susceptible to erosion, standing water, and localized flooding during intense storm events. Higher summer temperatures may reduce visitor comfort and increase maintenance requirements.	The campground has been designed with stormwater management features, site grading, erosion and sediment control measures, and stabilized access roads. Trees and other vegetation will be established to provide shade, reduce erosion, and improve resilience to changing climate conditions.
Bar and Tiki Bar	More frequent heavy rainfall events and higher temperatures may increase demands on stormwater infrastructure and expose buildings to more severe weather events.	Increased runoff may affect surrounding paved areas, while elevated temperatures may increase cooling demands and accelerate wear on exterior materials.	The building will utilize modern construction materials and comply with current building and stormwater standards. Site drainage will direct runoff away from the structure, and landscaping will minimize erosion around the building.

Marina	Increased precipitation intensity, fluctuating lake levels, and more frequent severe storm events may affect shoreline conditions, docks, and boating operations.	Shoreline erosion, increased runoff, floating debris, and periodic high-water conditions may require additional maintenance of docking facilities and shoreline improvements.	Shoreline stabilization and bank protection measures are incorporated into the project to reduce erosion. Docks and marina infrastructure will be maintained and repaired as needed to accommodate changing lake conditions throughout the life of the project.
Boat Maintenance Building	Heavier rainfall events and warmer temperatures may increase the potential for stormwater contact with maintenance activities.	Increased runoff may affect surrounding paved areas, while elevated temperatures may increase cooling demands.	Building operations will comply with applicable state and federal regulations for material storage and waste handling. Spill prevention measures, proper containment of maintenance materials, and stormwater best management practices will minimize the potential for releases during extreme weather events.
ResourceCategory	Climate Considerations	Project Information	Adaptations
Water Resources	Address in item 12	Address in item 12	Address in item 12
Contamination/ Hazardous Materials/Wastes	More intense rainfall events may increase the potential for stormwater to contact fuels, petroleum products, maintenance chemicals, cleaning supplies, wastewater systems, and other regulated materials associated with campground, marina, boat maintenance, and bar operations. Increased precipitation intensity may also increase the potential for transport of contaminants if spills	Marina fueling operations, boat maintenance activities, and routine storage and use of fuels, oils, lubricants, solvents, cleaning products, and wastewater systems associated with the campground and bar & grill may be more susceptible to stormwater exposure during extreme rainfall events. Without appropriate management, these	The project will incorporate best management practices, including compliant wastewater systems, proper storage and handling of hazardous materials, spill prevention measures, and stormwater and erosion controls to minimize the potential for contaminant releases to Lake Pepin and surrounding resources.

	or releases were to occur.	materials could be transported by runoff and affect adjacent soils or surface waters, including Lake Pepin.	
ResourceCategory	Climate Considerations	Project Information	Adaptations
Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	Address in item 14.	Address in item 14.	Address in item 14.

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

Cover Types	Before (acres)	After (acres)
Wetlands and shallow lakes (<2 meters deep)	0	0
Deep lakes (>2 meters deep) – Marina (not included in site acres as it is part of Lake Pepin)	6.81	6.81
Wooded/forest	0	0
Rivers/streams	0	0
Brush/Grassland	0	0
Cropland	0	0
Livestock rangeland/pastureland	0	0
Lawn/landscaping	10.01	8.76
Green infrastructure TOTAL (from table below*)	0	.55
Impervious surface	2.40	3.10
Stormwater Pond (wet sedimentation basin)	0	0
Other (describe)	0	0
TOTAL	12.41	12.41

Green Infrastructure*	Before (acreage)	After (acreage)
Constructed infiltration systems (infiltration basins/infiltration trenches/ rainwater gardens/bioretenion areas without underdrains/swales with impermeable check dams)	0	0
Constructed tree trenches and tree boxes	0	0

Constructed wetlands	0	0
Constructed green roofs	0	0
Constructed permeable pavements	0	0
Other (pervious aggregate parking areas)	0	.55
TOTAL*	0	.55

<u>Trees</u>	<u>Percent</u>	<u>Number</u>
Percent tree canopy removed or number of mature trees removed during development		42, Boxelder, silver maple, ash, and elm
Number of new trees planted		50+ Desirable trees will be replanted

9. 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.*

Unit of Government	Type of Application	Status
Goodhue County/Florance Township	Conditional Use Permit / applicable zoning, shoreland and floodplain approvals	Pending
MCPCA	NPDES/SDS Construction Stormwater General Permit	Required prior to construction
Goodhue County / applicable SSTS authority	SSTS permits and Operating Permit	Required prior to operation
Mn DNR	Public Water Work Permit/shoreline authorization	Coordination/Pending
MN DNR	Natural heritage Review	Completed – MCE-2026-00581
MN DNR	Water Appropriation Permit, if use exceeds 10,000 gpd or 1 million gal/year	If required
MnDOT	Highway 61 access/right-of-way approval, if required	To be Determined
MPCA	Fuel tank removal/replacement and marina fueling requirements	Required as applicable

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 10-20, or the RGU can address all cumulative potential effects in response to EAW Item No.22. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 21.

10. Land use:

a. Describe:

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

The Pelican Point property, formerly Hansen's Harbor, is located in Florence Township, Goodhue County, along Lake Pepin north of Lake City. The site has historically operated as a marina and mobile home park and contains existing marina facilities, buildings, internal access drives, parking areas, and other improvements associated with these former and existing uses. Existing buildings proposed to remain include the office, community shower building, and north shop, which will be renovated and incorporated into the proposed development.

The surrounding area consists primarily of rural residential, recreational, agricultural, open space, and shoreland uses associated with Lake Pepin and the Mississippi River corridor. The proposed project represents redevelopment of an existing developed recreational and marina property rather than conversion of previously undeveloped land. No known parks, cemeteries, public trails, or prime or unique farmland are located within the proposed development area.

- ii. 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 proposed development is subject to applicable Goodhue County and Florence Township land use requirements and applicable state and federal requirements associated with Lake Pepin and the Mississippi River corridor. The redevelopment maintains the site's historic recreational and marina character while improving existing conditions and introducing a campground and associated recreational amenities.

The project is also subject to applicable shoreland, floodplain, water resource, and environmental regulations administered by Goodhue County, the Minnesota Department of Natural Resources (DNR), Minnesota Pollution Control Agency (MPCA), and other agencies with jurisdiction. Proposed shoreline stabilization activities are being coordinated with the Minnesota DNR, including measures to address previously placed concrete material along portions of the shoreline.

- iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

The Pelican Point property is zoned Commercial Recreational and is located within the Shoreland Overlay District due to its location along Lake Pepin. Portions of the property are also located within the Floodplain Overlay District. The project is therefore subject to applicable Florence Township and Goodhue County zoning requirements, including standards governing land use, setbacks, impervious surface coverage, vegetation, grading, shoreline alterations, and development within flood-prone areas.

The proposed campground, marina, bar and grill/tiki bar, recreational areas, and boat maintenance facilities will be developed in accordance with the applicable Commercial Recreational zoning requirements and shoreland and floodplain standards. The site design has considered existing and proposed impervious surface coverage, floodplain conditions, and shoreline impacts. Proposed grading will raise portions of the development area where

appropriate to address existing floodplain conditions, while shoreline stabilization and other site improvements will be completed in accordance with applicable local and state requirements.

- iv. If any critical facilities (i.e. facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.

No critical facilities or facilities housing occupants with limited mobility are proposed within the floodplain. Portions of the marina and associated operations involving the storage and handling of fuels, oils, and other maintenance materials may be located near flood-prone areas. Projected increases in precipitation and more frequent intense rainfall events could increase the potential for localized flooding, runoff, and erosion. Fuels, hazardous materials, and wastes will be appropriately stored and contained to minimize the potential for releases during flooding or extreme precipitation events. Portions of the site are also proposed to be graded and elevated to reduce existing floodplain exposure.

- 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 generally compatible with nearby land uses and the established recreational character of the Lake Pepin shoreline. The property has historically operated as a marina and mobile home park, and the proposed redevelopment continues and improves upon these established recreational uses through the campground, marina, bar and grill/tiki bar, recreational areas, and boat maintenance facilities.

The property is zoned Commercial Recreational and is located within the Shoreland Overlay District, with portions also located within the Floodplain Overlay District. The proposed recreational and commercial activities are consistent with the intended use of the property, subject to applicable Florence Township and Goodhue County zoning and permitting requirements. Potential environmental effects associated with the redevelopment include increased stormwater runoff, shoreline disturbance, traffic, noise, lighting, and activity; however, these effects are generally consistent with the existing and historical recreational use of the property and can be managed through site design and applicable regulatory requirements.

- c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.

The project incorporates measures to minimize potential conflicts with surrounding properties and environmental resources, including organized internal roads and parking, appropriate setbacks, stormwater management, erosion and sediment controls, shoreline stabilization, compliant wastewater systems, and proper storage and handling of fuels and maintenance materials. Portions of the site will be graded and elevated to address existing floodplain conditions, and existing vegetation will be retained where practical to provide screening, shade, and soil stabilization. Activities associated with the campground, marina, bar and grill/tiki bar, and other recreational uses will be seasonal and operated within the County/Township hours of operation established through the Conditional Use Permit (CUP). The project will also comply with applicable

Commercial Recreational zoning and shoreland and floodplain requirements. These measures are intended to minimize impacts to neighboring properties and Lake Pepin while improving the long-term function and resiliency of the site.

11. 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.

The project is located within the Mississippi River valley along Lake Pepin in Florence Township, Goodhue County. Regional geology consists primarily of sedimentary bedrock, including sandstone and carbonate formations, overlain by unconsolidated river, glacial, and alluvial deposits. The Florence Township Comprehensive Plan similarly identifies sandstone and limestone as the predominant bedrock types within the Township.

The Minnesota Geological Survey's Goodhue County Geologic Atlas identifies the regional bedrock geology, bedrock topography, depth to bedrock, and surficial geology within Goodhue County. The Minnesota DNR's corresponding groundwater atlas identifies bedrock and water-table hydrogeology, sensitivity of the uppermost bedrock aquifers to pollution, and areas of sinkhole probability and known springs and seeps.

Karst conditions are known to occur within portions of Goodhue County where carbonate bedrock is sufficiently close to the land surface. Karst features can provide pathways for relatively rapid movement of surface water and contaminants into groundwater. However, review of available regional information did not identify a known sinkhole or other mapped surface karst feature within the Pelican Point project site. The absence of mapped surface features does not necessarily indicate the absence of karst conditions below the ground surface.

The project site has been previously developed and contains approximately 6 to 10 feet of sandy fill above the natural grade. The underlying natural soils consist predominantly of sandy and gravelly outwash and alluvial deposits. NRCS mapping indicates no restrictive soil feature within 80 inches of the surface for the mapped soil units. The Scotah soils located within portions of the site have a seasonal water table approximately 30 to 42 inches below the mapped natural soil surface and are associated with the Mississippi River floodplain.

The proposed project consists primarily of redevelopment of a previously developed and filled site. No mining, bedrock excavation, or substantial alteration of underlying geologic formations is proposed. Therefore, significant impacts to underlying bedrock or susceptible geologic features are not anticipated. Project design measures, including compliant wastewater treatment systems, proper storage and handling of fuels and maintenance materials, spill prevention measures, and stormwater management practices, will minimize the potential for contaminants to migrate through the site's permeable soils to groundwater. If unexpected bedrock, groundwater, or other geologic conditions are encountered during construction, appropriate construction practices and applicable regulatory requirements will be followed.

- 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 12.b.ii.

According to the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey, the project area contains three primary soil map units: Malardi loam (N608A), 0 to 3 percent slopes; Burkhardt sandy loam (N623B), 0 to 6 percent slopes; and Scotah loamy fine sand (N644A), 0 to 3 percent slopes, occasionally flooded.

Malardi loam (N608A) occurs on stream terraces and consists of coarse-loamy sediments over sandy and gravelly outwash. The soil is somewhat excessively drained, has moderately high to high permeability, a water table greater than 80 inches deep, and is not identified as subject to flooding or ponding.

Burkhardt sandy loam (N623B) also occurs on stream terraces and consists of coarse-loamy sediments over sandy and gravelly outwash. The soil is somewhat excessively drained, has moderately high to high permeability, a water table greater than 80 inches deep, and is not identified as subject to flooding or ponding.

Scotah loamy fine sand (N644A) occurs within the Mississippi River valley floodplain and consists of mixed sandy alluvium. It is moderately well drained, has high to very high permeability, a seasonal water table approximately 30 to 42 inches below the surface, and is identified as occasionally flooded.

The entire project site has been previously developed and disturbed through historic marina, mobile home park uses and other various commercial storage operations. Approximately 6 to 10 feet of sandy fill has previously been placed over the natural grade throughout the site. Therefore, the NRCS soil classifications generally represent the underlying natural soil conditions and may not accurately characterize the existing near-surface soils within previously filled portions of the property.

The project site is generally level to gently sloping, with mapped natural soil slopes ranging from 0 to 6 percent. Potential soil limitations include the sandy and highly permeable nature of both the existing fill and underlying soils, relatively low available water capacity, and underlying floodplain soil conditions. These characteristics will be considered during site grading, utility installation, wastewater system design, and construction of roads, campsites, buildings, and other improvements.

Construction will require grading and earthwork associated with the campground, internal roads and parking areas, buildings, utilities, stormwater improvements, and modifications to existing site elevations. Approximately 8.77 acres of the site will be disturbed during construction. The grading plan identifies approximately 25,883 cubic yards of fill associated with the primary

campground grading area. Because the site has been previously developed and substantially filled, proposed earthwork will primarily affect previously disturbed and filled areas rather than undisturbed native soils. Construction activities may temporarily expose soils and result in soil disturbance, compaction, and erosion.

Site grading will be designed to provide stable elevations and drainage while accounting for the sandy fill, underlying soil characteristics, and floodplain conditions. Suitable existing materials will be reused onsite where practical, and unsuitable materials encountered during construction will be removed or corrected as necessary. Disturbed areas will be stabilized and revegetated following construction. Specific erosion and sediment control measures associated with stormwater runoff are addressed in Item 12.b.ii.

- 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 12 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 11.

12. 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, shoreland classification and floodway/floodplain, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the 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 Pelican Point project is located directly adjacent to Lake Pepin, a naturally occurring lake forming part of the Mississippi River and Pool 4 of the Mississippi River navigation system. Lake Pepin is approximately 21 miles long, averages approximately 1.7 miles wide, and encompasses approximately 29,295 acres. Lake Pepin is the primary surface water feature within and immediately adjacent to the project site. No other lakes, streams, intermittent channels, or county/judicial ditches are known to occur within the project site.

Lake Pepin is identified as Public Waters Inventory (PWI) No. 25-0001 and is classified as a General Development Lake for shoreland management purposes. The project property is therefore located within the Shoreland Overlay District and is subject to applicable Florence Township, Goodhue County, and Minnesota DNR shoreland requirements. Portions of the property are also located within the mapped floodplain associated with Lake Pepin and the Mississippi River.

Lake Pepin, AUID 25-0001-00, is listed as impaired for excess nutrients/eutrophication associated with total phosphorus. The MPCA has completed a Lake Pepin and Mississippi River Eutrophication Total Maximum Daily Load (TMDL) addressing phosphorus and eutrophication within Lake Pepin and portions of the Mississippi River system. A site-specific eutrophication

water quality standard has also been established for Lake Pepin.

Review of available MPCA watershed and impaired-water information did not identify another impaired lake or stream within approximately one mile of the project site in addition to Lake Pepin. The Lake Pepin tributary watershed contains other impaired waters farther from the project area; however, these waters are not located within the immediate project vicinity.

Lake Pepin is designated by the Minnesota DNR as an infested water. Aquatic invasive species documented within the Mississippi River/Lake Pepin system include zebra mussels and Eurasian watermilfoil. Marina operations, watercraft, docks, lifts, and other water-related equipment will be managed in accordance with applicable Minnesota aquatic invasive species requirements to minimize the potential for transport of invasive species to other waters.

No wetlands have been identified within the proposed upland development area based on available project information. The property has been previously developed and contains approximately 6 to 10 feet of previously placed sandy fill over the natural grade. Potential impacts associated with shoreline work and other surface water alterations are addressed further under Item 12.b.iv.

- 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.

Groundwater conditions at the project site are influenced by its location within the Mississippi River valley and its proximity to Lake Pepin. The site contains approximately 6 to 10 feet of previously placed sandy fill over natural soils consisting primarily of sandy, gravelly, and alluvial materials.

According to the NRCS Web Soil Survey, Malardi and Burkhardt soils have an estimated seasonal water table greater than 80 inches below the mapped natural soil surface. Scotch loamy fine sand, which occurs within portions of the floodplain, has an estimated seasonal water table approximately 30 to 42 inches below the mapped natural soil surface and has high to very high permeability. Actual groundwater elevations may fluctuate seasonally and in response to Mississippi River/Lake Pepin water levels.

Regional groundwater occurs within unconsolidated deposits and underlying bedrock aquifers. Because of the sandy and highly permeable characteristics of the site's fill and underlying soils, wastewater systems, stormwater controls, and the storage and handling of fuels and maintenance materials will be designed and operated to minimize potential impacts to groundwater.

The project site is not located within a Minnesota Department of Health (MDH) Wellhead Protection Area or Drinking Water Supply Management Area (DWSMA) based on review of available Minnesota Department of Health (MDH) County Well Index Map.

Two existing wells are known to be located on the project site. Both wells will remain in service

and will be utilized to provide water for the proposed development. The wells will be tested and monitored as required by the Minnesota Department of Health, and their continued use and maintenance will comply with applicable MDH requirements. No abandonment of the existing wells is proposed as part of the project.

The sandy and permeable characteristics of the site increase the importance of protecting groundwater and the existing wells from potential sources of contamination. The proposed wastewater systems, proper storage and handling of fuels and maintenance materials, spill prevention practices, and stormwater management measures will minimize the potential for contaminants associated with campground, marina, bar and grill, and boat maintenance activities to reach groundwater.

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.

Wastewater generated by the proposed project will consist primarily of domestic wastewater associated with the campground, bar and grill, office, tiki bar, marina shower building, and other sanitary uses. Wastewater is anticipated to consist of typical domestic sewage from restrooms, showers, handwashing, kitchen, and related sanitary uses. Boat maintenance activities will not discharge industrial wastewater to the sanitary wastewater systems. Oils, fuels, solvents, maintenance fluids, and other regulated materials will be separately collected, stored, and disposed of in accordance with applicable requirements.

- 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.

The project will not discharge wastewater to a publicly owned treatment facility. Therefore, no municipal wastewater infrastructure expansion or pretreatment is required.

- 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. If septic systems are part of the project, describe the availability of septage disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion.

Wastewater from the proposed campground will be treated through multiple Type III mound systems, with each individual system designed for a flow of less than 2,500 gallons per day. Holding tanks may also be utilized in limited areas of the campground where adequate area for soil treatment is not available. The total wastewater discharged to soil treatment systems onsite will be less than 10,000 gallons per day.

Final system locations, design flows, sizing, and configuration will be established through the SSTS design and permitting process in accordance with applicable state and local requirements.

The bar and grill, office, tiki bar, and marina shower building will utilize new compliant holding tanks. Wastewater collected within the holding tanks will be periodically pumped by a licensed service provider and transported to an approved wastewater treatment or disposal facility. Holding tanks associated with limited campground areas will be managed in the same manner.

The project is a seasonal recreational use, and the wastewater systems will operate primarily during the recreational season. The SSTS and holding tanks will be operated under an applicable operating permit and maintained by a licensed service provider. Required inspections, monitoring, pumping, and maintenance will be performed throughout operation to maintain system performance and prevent wastewater releases.

The NRCS Web Soil Survey identifies sandy and highly permeable soils within the project area. The property has also been previously developed and contains approximately 6 to 10 feet of previously placed sandy fill above the natural soils. Site-specific soil evaluations will therefore be used to establish suitable soil treatment areas and verify compliance with applicable SSTS requirements rather than relying solely on NRCS soil mapping.

Projected increases in annual precipitation and the frequency and intensity of heavy rainfall events could increase groundwater levels or create saturated soil conditions during extreme events. The proposed mound systems and holding tanks will be designed, located, operated, and maintained in accordance with applicable requirements to minimize the potential for inundation, system failure, or wastewater impacts to groundwater and Lake Pepin.

- 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, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.

No wastewater will be discharged directly to Lake Pepin or any other surface water. Domestic wastewater will be managed through the proposed Type III mound systems and holding tanks. Industrial wastewater associated with boat maintenance activities will not be discharged to the SSTS, holding tanks, or surface waters.

Proper system design, separation from groundwater and surface waters, routine monitoring, and operation and maintenance by a licensed service provider will minimize potential wastewater impacts to groundwater and Lake Pepin. The combination of multiple smaller soil treatment systems, holding tanks where soil treatment is not

suitable, and an operating permit provides for continued management of wastewater throughout the seasonal operation of the development.

- ii. Stormwater - Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post construction including how the project will affect runoff volume, discharge rate and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.

The Pelican Point property has been previously developed as a marina and mobile home park and currently contains buildings, internal roads, parking areas, marina facilities, and other previously disturbed surfaces. The proposed project will redevelop the existing property with a campground, marina improvements, bar and grill/tiki bar, boat maintenance facilities, internal roads, parking areas, and associated recreational improvements. The project therefore represents redevelopment of an existing developed site rather than conversion of previously undisturbed land.

The project grading plan and Stormwater Pollution Prevention Plan (SWPPP) state that approximately 8.77 acres will be disturbed during construction. Existing impervious surface coverage within the project area is approximately 2.4 acres, while proposed post-construction impervious surface coverage is approximately 3.10 acres, resulting in a net increase of approximately 0.70 acre of impervious surface. Because the project will disturb more than one acre, coverage under the MPCA NPDES/SDS Construction Stormwater General Permit will be required.

Stormwater from the project site generally drains toward Lake Pepin, which is the immediate receiving water and part of the Mississippi River system. The SWPPP identifies Lake Pepin (AUID 25-0001-00), the Mississippi River (AUID 07040001-531), and Wells Creek (AUID 07040001-708) as impaired waters within one mile that may receive stormwater runoff from the project area. None of these receiving waters are identified as a special water under the MPCA Construction Stormwater General Permit.

The proposed grading plan will modify existing drainage patterns to accommodate the campground, roads, parking areas, shoreline stabilization, and other site improvements. Runoff will continue to generally drain toward Lake Pepin; however, site grading, vegetated areas, and erosion and sediment controls will be used to slow and manage runoff prior to reaching the lake.

The sandy nature of the existing fill and underlying soils will also allow infiltration to occur throughout appropriate pervious portions of the site.

Post-construction stormwater may contain sediment, nutrients, petroleum residues, and other pollutants associated with roads, parking areas, campground activities, marina operations, and other developed surfaces. Because the net increase in impervious surface is limited to approximately 0.70-acre, substantial changes in overall site hydrology are not anticipated. Maintaining pervious areas, vegetation, and existing infiltration characteristics will help limit increases in runoff volume and discharge rates.

Current climate trends and projections for Goodhue County indicate increasing annual precipitation and an increased frequency and intensity of heavy rainfall events. These conditions could increase peak runoff, erosion, and sediment and pollutant transport during major storm events. The proposed grading, shoreline stabilization, vegetation, and construction and permanent erosion control measures will improve site resiliency and reduce the potential for sediment and other pollutants to reach Lake Pepin.

A project-specific SWPPP has been prepared as part of the grading plan. Construction-phase best management practices include temporary rock construction entrances, perimeter silt fence, redundant silt fence where appropriate, inlet protection, stabilization of stockpiles, erosion control blanket, temporary and permanent seeding, and stabilization of exposed soils. Along portions of the Lake Pepin shoreline where construction occurs near the water, the plan includes silt fence and flotation silt curtain/turbidity barriers to minimize sediment entering the lake. The grading plans also require stabilization of exposed soils as construction progresses and inspection and maintenance of erosion and sediment control measures throughout construction.

Lake Pepin, the Mississippi River, and Wells Creek are identified by the SWPPP as impaired waters rather than special waters. Under Section 23 of the MPCA Construction Stormwater General Permit, discharges to impaired waters for applicable pollutants, including phosphorus/nutrients, turbidity/TSS, dissolved oxygen, or aquatic biota, require enhanced erosion and sediment controls. These include initiating stabilization immediately and completing stabilization within seven calendar days after construction activity temporarily or permanently ceases within an affected portion of the site. A temporary sediment basin is also required when five or more acres of disturbed area drain to a common drainage location. The project SWPPP indicates that no common drainage location meeting this five-acre threshold is proposed; therefore, a temporary sediment basin is not required.

Permanent stormwater treatment under the MPCA Construction Stormwater General Permit is triggered when a project creates a net increase of one acre or more of cumulative impervious surface. The Pelican Point project proposes approximately 0.70 acre of new impervious surface; therefore, a permanent stormwater treatment system is not required by the Construction Stormwater General Permit. The SWPPP accordingly identifies permanent stormwater treatment as not required. Permanent site features such as vegetated areas, stabilized slopes, grading, shoreline stabilization, and the preservation of existing pervious areas will nevertheless provide infiltration, runoff reduction, and erosion protection following construction.

Overall, the project will maintain the site's existing general drainage toward Lake Pepin while incorporating erosion prevention, sediment control, shoreline protection, and vegetation measures intended to minimize changes in runoff volume, discharge rate, and pollutant loading during and after construction.

- 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. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.

The project will utilize two existing onsite groundwater wells for domestic water supply. Water use will primarily consist of potable and domestic water associated with the seasonal campground, bar and grill, office, tiki bar, marina shower building, and related marina operations. No appropriation of surface water from Lake Pepin is proposed, and no construction or permanent dewatering is anticipated.

The project will operate seasonally, and groundwater use is therefore expected to be greatest during the recreational season and substantially reduced or discontinued during the off-season. The final quantity of groundwater use will depend on actual campground occupancy, marina activity, and use of the associated facilities. The project will comply with applicable Minnesota DNR water appropriation requirements. A DNR Water Appropriation Permit is generally required if groundwater use exceeds 10,000 gallons per day or 1 million gallons per year, subject to applicable statutory exemptions. If project water use reaches applicable permitting thresholds, the required DNR Water Appropriation Permit will be obtained prior to exceeding those thresholds.

The two existing wells will remain in service and will be tested, monitored, operated, and maintained in accordance with applicable Minnesota Department of Health requirements. No existing wells are proposed for abandonment as part of the project. The development will not connect to a municipal water supply; therefore, no expansion or modification of municipal water infrastructure is required.

Groundwater is available within unconsolidated deposits and underlying bedrock aquifers in the project area. The proposed seasonal and primarily domestic nature of the water use is not anticipated to significantly affect regional groundwater availability or Lake Pepin. Actual water use and well performance will be monitored during operation to identify changes in water quantity or quality.

Climate change may result in periods of increased temperatures, longer recreational seasons, drought, and variable precipitation, potentially increasing seasonal water demand or reducing groundwater recharge during extended dry periods. Conversely, more frequent heavy precipitation events may temporarily increase groundwater levels. The use of existing groundwater wells provides a water source that is less directly affected by short-term fluctuations in Lake Pepin water levels than a surface-water supply. Water conservation practices and routine inspection and maintenance of the water system will be used to minimize unnecessary groundwater use.

If groundwater demand increases beyond the capacity of the existing wells, or if either well experiences a reduction in water quantity or quality, the project will evaluate appropriate corrective measures before increasing appropriation. Measures may include water conservation, modification of facility operations, repair or rehabilitation of the existing wells, or development of an alternative permitted water supply, as necessary. Any increase in groundwater appropriation will comply with applicable DNR and MDH permitting requirements.

No significant adverse effects to groundwater or surface water resources are anticipated from the proposed water appropriation based on the seasonal nature of the development, continued use and monitoring of the existing wells, and compliance with applicable state water appropriation requirements.

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, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. 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.

No wetlands have been identified within the proposed upland development area, and the project does not propose draining, filling, dredging, permanent inundation, or removal of wetland vegetation. The property has been previously developed and substantially disturbed through its historic use as a marina and mobile home park, including placement of approximately 6 to 10 feet of sandy fill above the natural grade.

The proposed campground, buildings, roads, parking areas, wastewater systems, and other upland improvements will occur within previously developed and disturbed portions of the property. Therefore, no direct physical alteration or loss of wetlands is anticipated, and compensatory wetland mitigation is not currently proposed.

Potential indirect effects to nearby aquatic resources could occur from erosion, sedimentation, or stormwater runoff during construction. These effects will be

minimized through implementation of the project SWPPP and associated erosion and sediment control measures, including perimeter sediment controls, stabilization of exposed soils, erosion control blanket, temporary and permanent vegetation, and shoreline protection measures. The grading plan includes additional sediment controls adjacent to Lake Pepin to prevent disturbed soils from entering the water.

Projected increases in the frequency and intensity of heavy precipitation events could increase runoff and erosion during construction and operation. The proposed erosion controls, permanent stabilization, vegetation, and stormwater management practices will reduce the potential for these changing conditions to indirectly affect wetlands or other aquatic resources. If wetlands are identified during subsequent permitting or construction plan review, impacts will be avoided where practicable, and any unavoidable impacts will be addressed in accordance with applicable federal, state, and local wetland regulations.

- b) Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicialditches) 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, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. 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.

Lake Pepin is the primary surface water feature associated with the project. The property contains an existing developed marina and harbor with extensive existing docking, a boat launch, fueling facilities, and other improvements associated with the site's historic marina operations. The proposed project will continue the established marina use while redeveloping the upland property and improving and stabilizing portions of the existing shoreline. No draining, stream diversion, impoundment, or permanent inundation of additional upland areas is proposed. No streams, ponds, intermittent channels, or county/judicial ditches are proposed to be physically altered by the project.

Portions of the existing Lake Pepin shoreline have previously been armored with concrete and other materials. The project proposes shoreline stabilization to address existing erosion and improve the condition and long-term stability of the shoreline. Plans for treatment of the existing concrete and shoreline stabilization are being coordinated with the Minnesota DNR. Any work below the ordinary high-water level or otherwise requiring authorization will be completed in accordance with applicable Minnesota DNR, U.S. Army Corps of Engineers, and other regulatory requirements.

Construction activities immediately adjacent to Lake Pepin could temporarily increase turbidity and sedimentation if disturbed soils enter the water. The project grading and erosion control plans incorporate measures specifically intended to minimize these effects, including silt fence along the shoreline, redundant sediment controls where appropriate, erosion control blanket, stabilization of exposed soils, and flotation silt curtain/turbidity barriers within Lake Pepin adjacent to shoreline work areas. The plans provide specific construction details for flotation silt curtains and turbidity barriers to isolate shoreline construction activities from the surrounding water. Temporary and permanent seeding, stabilized construction entrances, stockpile controls, and other upland erosion prevention measures will further reduce the potential for sediment to reach Lake Pepin.

Direct environmental effects from the shoreline work are anticipated to be localized and primarily temporary during construction. Shoreline stabilization is intended to provide a long-term benefit by reducing continued erosion and the transport of sediment and existing shoreline materials into Lake Pepin. Work will be limited to areas necessary to stabilize and improve the previously developed shoreline, thereby minimizing unnecessary disturbance of Lake Pepin and the associated riparian area.

Current climate trends and projections for the project area indicate increasing annual precipitation and more frequent intense rainfall events. Lake Pepin and Mississippi River water levels may also fluctuate in response to precipitation, runoff, and watershed conditions. These conditions could increase shoreline erosion, runoff, and sediment transport over the life of the project. The proposed shoreline stabilization, permanent vegetation, site grading, and stormwater management measures are intended to improve site resilience and reduce future erosion and sediment delivery to Lake Pepin.

The project will continue operation of an existing marina rather than construct a new marina. The existing site plan documents marina docking throughout the harbor, together with an existing boat launch and fueling area. The proposed redevelopment does not create a new harbor or introduce a substantially different type of watercraft use. Recreational motorized watercraft will remain the predominant type of watercraft using the marina and Lake Pepin. The existing marina facilities are being restored and incorporated into the overall redevelopment, and marina activity may increase compared with recent levels as the property returns to full seasonal operation. However, the nature and general intensity of watercraft use will remain consistent with the site's historic marina use.

The proposed grading plans primarily modify upland areas for the campground, roads, parking, buildings, and shoreline improvements and do not indicate a substantial enlargement of the existing harbor footprint. Therefore, significant changes to Lake Pepin hydrology or navigation as a result of marina operations are not anticipated.

Potential environmental effects associated with marina and watercraft activity include accidental fuel or oil releases, shoreline disturbance, and aquatic invasive species transport. Fueling and maintenance activities will utilize appropriate containment, spill

prevention, and response procedures. Watercraft, docks, lifts, and other equipment will also be managed in accordance with applicable Minnesota aquatic invasive species requirements due to Lake Pepin's designation as an infested water.

Overall, the project is not anticipated to substantially alter the physical character or hydrology of Lake Pepin. Proposed surface-water impacts are primarily associated with improvements to an existing marina and stabilization of an already developed shoreline. Regulatory review, erosion and sediment controls, in-water turbidity barriers, shoreline stabilization, spill prevention measures, and aquatic invasive species requirements will be utilized to avoid and minimize potential impacts to Lake Pepin during construction and long-term operation.

13. 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.

The project property has historically operated as a marina and mobile home park and is currently developed with marina facilities, existing buildings, internal roads, parking areas, boat storage areas, fueling facilities, and other improvements associated with these historic uses. Due to the historic marina, fueling, boat maintenance, and residential uses of the property, petroleum products, fuels, oils, maintenance materials, storage tanks, and other potential sources of environmental contamination have historically been used or stored onsite.

No known soil or groundwater contamination, abandoned dump, closed landfill, or hazardous liquid or gas pipeline has been identified within the project area based on information currently available for preparation of the EAW. However, because the property has been previously developed and contains approximately 6 to 10 feet of previously placed sandy fill, undocumented buried materials, petroleum-affected soils, tanks, or other environmental conditions could potentially be encountered during excavation and redevelopment. The existing marina fuel tanks will be removed as part of the project, and conditions beneath and surrounding the tanks will be evaluated during removal. If evidence of a petroleum release is encountered, the release will be reported and managed in accordance with applicable MPCA requirements.

Construction activities could expose or disturb previously unidentified contaminated soil, buried waste, tanks, or other environmental hazards. If evidence of contamination is encountered, including stained or discolored soil, petroleum odors, buried containers or tanks, or other suspect materials, work in the affected area will be stopped and the material will be evaluated and managed in accordance with applicable regulatory requirements. Contaminated soil, groundwater, tanks, or wastes identified during construction will be properly characterized, removed, treated, or disposed of at an approved facility, as applicable.

A project-specific Contingency Plan or Response Action Plan will be implemented as necessary to establish procedures for responding to previously unidentified contamination encountered during construction. The plan will include procedures for stopping work, securing the affected area, notifying appropriate regulatory agencies when required, evaluating the material, and completing appropriate cleanup and disposal before construction resumes in the affected area.

- 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.

Construction will generate typical construction and demolition wastes associated with redevelopment of the site, including concrete, asphalt, wood, packaging materials, vegetation, excess or unsuitable soils, and other construction debris. Reusable materials will be salvaged or reused onsite where practical, recyclable materials will be separated where feasible, and remaining wastes will be transported to approved recycling, processing, or disposal facilities.

During operation, solid waste will primarily consist of typical municipal solid waste generated by the campground, bar and grill, tiki bar, office, marina, community/shower building, and recreational activities. Waste will be collected in appropriate containers at designated locations and regularly removed by a commercial waste collection service for recycling or disposal at approved facilities. Recycling opportunities will be provided where practical to reduce the quantity of waste requiring disposal.

Improper storage of solid waste could result in litter, odors, attraction of wildlife, or transport of waste and pollutants to Lake Pepin. Covered or otherwise appropriate waste containers, routine collection, good housekeeping practices, and proper storage will minimize these potential effects. Construction and operational wastes will not be buried, burned, or otherwise disposed of onsite except as specifically authorized by applicable regulations.

- 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 new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size and age of existing tanks on the property that the project will use. 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.

Hazardous materials used during construction are expected to consist primarily of fuels, lubricants, hydraulic fluids, paints, solvents, adhesives, and similar products associated with construction equipment and building activities. These materials will be stored and handled in accordance with manufacturer recommendations and applicable state and federal requirements. Appropriate containment, secure storage, and spill response materials will be provided where necessary.

During operation, the primary hazardous materials will be associated with marina fueling and boat maintenance activities and may include gasoline, diesel fuel, motor oil, lubricants, hydraulic fluids,

solvents, paints, cleaners, batteries, and similar marine maintenance products. The campground, bar and grill, tiki bar, office, and community/shower building are expected to use relatively small quantities of typical cleaning and maintenance products.

The existing marina fuel storage tanks will be removed and replaced with new compliant fuel storage tanks as part of the redevelopment. Existing tanks will be properly removed and closed in accordance with applicable MPCA and other regulatory requirements. If evidence of a release or contaminated soil is identified during tank removal, the affected materials will be evaluated, reported, and managed in accordance with applicable requirements. The proposed site plan identifies the new fuel tanks and associated fuel station near the existing boat launch at the south end of the marina harbor. The proposed fueling system will include one new 3,000-gallon tank for 91-octane gasoline and one new 2,000-gallon diesel fuel tank. The replacement tanks and fueling system will be installed in accordance with applicable state and federal requirements, manufacturer specifications, and applicable tank and fueling permits.

The primary potential environmental effect from hazardous material use is an accidental release of fuel, oil, or maintenance products to soil, groundwater, stormwater, or Lake Pepin. This risk is particularly important because of the site's proximity to Lake Pepin and the sandy and permeable nature of the existing fill and underlying soils. The new fueling and boat maintenance areas will incorporate appropriate spill prevention and containment measures. Hazardous materials will be stored in designated areas protected from precipitation and runoff where appropriate, and incompatible materials will be separated.

A spill prevention and response plan will be maintained for marina fueling and other activities involving petroleum products or hazardous materials. Spill response materials will be readily available near fueling and maintenance areas, and personnel responsible for these operations will be trained in appropriate fueling, material handling, and spill response procedures. Any release will be contained, cleaned up, documented, and reported to appropriate agencies when required.

The proposed site plan also identifies new holding tanks serving project facilities near the southern marina activity area. These tanks will contain domestic wastewater rather than petroleum or hazardous materials and will be constructed, maintained, and pumped in accordance with applicable wastewater requirements.

- 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

Boat maintenance activities have the greatest potential to generate hazardous or regulated wastes during project operation. Potential wastes may include used oil, waste fuel, solvents, paints and coatings, contaminated absorbents, batteries, antifreeze, oily wastes, and other maintenance-related materials. Construction may also generate limited quantities of waste paints, solvents, petroleum products, contaminated absorbents, and similar materials.

Hazardous and regulated wastes will not be discharged to the SSTS, holding tanks, stormwater system, ground surface, or Lake Pepin. Wastes will be identified, separated from general solid waste,

properly labeled, and temporarily stored in appropriate containers within designated areas protected from spills and precipitation. Used oil, batteries, antifreeze, and other recyclable materials will be recycled through approved facilities where practical. Remaining hazardous wastes will be transported and disposed of through appropriately licensed or authorized waste management facilities in accordance with applicable requirements.

Good housekeeping, inventory management, use of less hazardous products where practical, recycling, employee training, secondary containment, and routine inspection of storage areas will minimize hazardous waste generation and the potential for accidental releases. Spill kits and appropriate response materials will be maintained in areas where hazardous wastes or petroleum products are handled. These practices will minimize the potential for hazardous wastes generated by the project to affect soil, groundwater, stormwater, or Lake Pepin.

14. 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.

The project site is located directly adjacent to Lake Pepin and the Mississippi River and has historically been developed as a marina, boat repair/storage facility, and mobile home park. The entire upland project site has been disturbed and transformed multiple times over approximately the past 75 years, and the Minnesota Conservation Explorer project report identifies no remaining natural habitat within the property. Existing upland vegetation is therefore primarily associated with previously disturbed and developed areas rather than intact native plant communities.

Lake Pepin and the Mississippi River provide significant aquatic and riparian habitat for fish, freshwater mussels, waterfowl, shorebirds, turtles, and other aquatic and terrestrial wildlife. The DNR identifies Lake Pepin as a Lake of Outstanding Biological Significance based on its unique plant and animal resources. Aquatic vegetation and shoreline vegetation provide habitat, stabilize sediments and shoreline soils, filter pollutants, and provide food, cover, nesting, nursery, and travel habitat for fish and wildlife.

The proposed project will primarily redevelop previously disturbed upland portions of the property while continuing the existing marina use and stabilizing portions of the existing Lake Pepin shoreline.

- b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-____) and/or correspondence number ([MCE 2026-00581](#)) from which the data were obtained and attach the Natural Heritage Review letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.

A formal Minnesota DNR Natural Heritage Information System (NHIS) review was completed for the project through Minnesota Conservation Explorer. The applicable correspondence/project number is MCE-2026-00581. The formal Natural Heritage Review letter is dated August 13, 2026. The DNR review determined that rare species and other significant natural features occur in the vicinity of the project and may potentially be affected.

The Minnesota Biological Survey has identified Frontenac State Park East as a Site of High Biodiversity Significance in the vicinity of the project. Sites ranked High contain very good quality occurrences of rare species, high-quality examples of rare native plant communities, and/or important functional landscapes. Lake Pepin (Mississippi River) has also been identified as a Lake of Outstanding Biological Significance based on unique plant and animal resources.

The DNR Natural Heritage Review identified several state-listed aquatic species documented in the Mississippi River in the vicinity of the project. These include the yellow sandshell (*Lampsilis teres*) and washboard (*Megaloniais nervosa*), both state-listed endangered species; spike (*Eurynia dilatata*), a state-listed threatened species; and round pigtoe (*Pleurobema sintoxia*), a state-listed species of special concern. The DNR requires evaluation of the activity impact area for suitable mussel habitat and, if suitable habitat is present, completion of an appropriate survey by a qualified surveyor. No disturbance to the riverbed, including sedimentation resulting from bank work, may occur until avoidance has been approved or an applicable permit to take has been issued.

The paddlefish (*Polyodon spathula*), a state-listed threatened fish species, has also been documented in the Mississippi River in the vicinity of the project. To protect spawning paddlefish, the DNR recommends that in-water work be avoided from April through mid-June. If this avoidance period cannot be implemented, a project-specific avoidance plan may be required.

The DNR review also addressed potential bat habitat. The NHIS database is not an exhaustive inventory of bat occurrences, and the DNR notes that Minnesota bats, including the federally endangered northern long-eared bat, may occur throughout Minnesota. The DNR recommends avoiding tree removal from June 1 through August 15 to minimize potential effects to roosting bats.

A separate federal threatened and endangered species review was completed using the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system. The Pelican Point project was assigned USFWS Project Code 2026-0132371. The official IPaC species list identified seven federally endangered, threatened, proposed, candidate, or experimental-population species potentially occurring within or potentially affected by the project area.

The Minnesota-Wisconsin Endangered Species Determination Key was subsequently completed for the project. Based on the project information submitted through IPaC, USFWS documented No Effect determinations for the federally endangered Higgins eye (pearlymussel) (*Lampsilis higginsii*), federally endangered spectaclecase (*Cumberlandia monodonta*), proposed threatened monarch butterfly (*Danaus plexippus*), and the non-essential experimental population of whooping crane (*Grus americana*). USFWS stated that no further coordination is necessary for species receiving these No Effect determinations.

The initial determination identified the northern long-eared bat (*Myotis septentrionalis*), tricolored bat (*Perimyotis subflavus*), and western regal fritillary (*Argynnis idalia occidentalis*) as species requiring additional review. A separate USFWS Northern Long-Eared Bat and Tricolored Bat Range-wide Determination Key was therefore completed. That review resulted in a determination of May Affect, but Not Likely to Adversely Affect (NLAA) for the federally endangered northern long-eared bat and the proposed endangered tricolored bat. The determination considered the presence of trees within 1,000 feet of the action area and proposed tree cutting, among other project characteristics. USFWS concluded that coordination for these species is complete and that the conservation

measures associated with the determination should be implemented as proposed. No further consultation or coordination is required for the northern long-eared bat provided the project does not change and there are no relevant updates to listed species.

The USFWS documentation further indicates that the project is not within 0.5 mile of a known bat hibernaculum or winter roost and does not contain identified caves, mines, rocky outcroppings, tunnels, or similar features that could provide bat hibernation habitat.

No previous habitat assessments or species surveys were identified for the site in the MCE Final Project Report. The report further states that the entire site has been disturbed and transformed multiple times during approximately the past 75 years and that no natural habitat remains on the property. Any additional habitat assessment or species survey required by the DNR for the proposed shoreline work, including evaluation for protected freshwater mussels, will be completed prior to activities requiring such review.

- c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. 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.

Because the upland project area has been previously developed and contains no remaining natural habitat identified by the MCE project report, direct impacts to intact native upland plant communities are anticipated to be limited. The primary potential ecological effects are associated with shoreline construction and stabilization, grading, vegetation and limited tree removal, stormwater runoff, sedimentation, continued marina activity, and increased recreational use adjacent to Lake Pepin.

Shoreline stabilization and other construction near Lake Pepin could temporarily disturb riparian habitat and increase the potential for turbidity or sedimentation. Sedimentation is of particular concern because state-listed freshwater mussels have been documented in the Mississippi River in the vicinity of the project. The DNR identified the state-endangered yellow sandshell and washboard, state-threatened spike, and special concern round pigtoe. The DNR requires evaluation of suitable mussel habitat and appropriate survey or avoidance measures before activities that could disturb the riverbed or cause sedimentation into suitable habitat.

The state-threatened paddlefish has also been documented in the Mississippi River near the project. In-water construction occurring during the spring spawning period could potentially affect this species. The DNR therefore recommends avoiding in-water work from April through mid-June or developing an alternative project-specific avoidance plan in coordination with the DNR.

A federal threatened and endangered species review was completed through the USFWS IPaC system under Project Code 2026-0132371. The Minnesota-Wisconsin Endangered Species Determination Key resulted in No Effect determinations for the federally endangered Higgins eye (pearlymussel) and spectaclecase, proposed threatened monarch butterfly, and the non-essential experimental population of whooping crane. USFWS indicated that no further coordination is necessary for species receiving these No Effect determinations.

A separate Northern Long-Eared Bat and Tricolored Bat Range-wide Determination Key resulted in a determination of May Affect, but Not Likely to Adversely Affect (NLAA) for the federally endangered northern long-eared bat and proposed endangered tricolored bat. The review considered the presence of trees within 1,000 feet of the action area, proposed tree cutting, and artificial lighting, among other project characteristics. The project is not located within 0.5 mile of a known bat hibernaculum or winter roost, and no caves, mines, rocky outcroppings, tunnels, or similar potential hibernation features were identified within the action area.

Current climate trends and projected climate change for the project area include warmer temperatures and increased frequency and intensity of heavy precipitation events. These conditions may increase shoreline erosion, stormwater runoff, sediment transport, water-level fluctuations, and stress on aquatic and riparian habitats. Shoreline stabilization, erosion prevention, stormwater management, and establishment or maintenance of shoreline vegetation will reduce the potential for these conditions to compound project-related effects.

Construction and operation also have the potential to introduce or spread invasive species through construction equipment, imported soil or seed, boats, docks, trailers, and other water-related equipment. This is particularly relevant because the project includes continued operation of a marina on Lake Pepin. Construction equipment will be cleaned as appropriate, weed-free seed and mulch will be utilized, and applicable Minnesota aquatic invasive species requirements will be followed during marina operation.

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

The project will incorporate avoidance and minimization measures identified through the Minnesota DNR Natural Heritage Review and USFWS IPaC review. Development will be concentrated within the previously developed property to the extent practical, thereby limiting disturbance to natural habitat and sensitive ecological resources.

Shoreline and upland construction will utilize erosion prevention and sediment controls consistent with the project SWPPP, including sediment barriers, stabilization of exposed soils, erosion control measures, and in-water turbidity controls where shoreline work occurs. Existing shoreline vegetation will be maintained where practical, disturbed areas will be revegetated following construction, and native or appropriate weed-free seed and mulch materials will be utilized.

Prior to riverbed disturbance, the affected area will be evaluated for suitable habitat for protected state-listed freshwater mussels in accordance with DNR requirements. If suitable habitat is present, required surveys will be completed by a qualified surveyor or the appropriate avoidance/permitting process will be followed. No disturbance of the riverbed, including sedimentation resulting from shoreline work, will occur until applicable DNR requirements for protected mussels have been satisfied.

In-water work will be avoided from April through mid-June to protect spawning paddlefish unless an alternative project-specific avoidance plan is coordinated with the DNR. Tree removal will also be timed and minimized consistent with applicable DNR and USFWS recommendations and conservation

measures to reduce potential effects to roosting bats.

The USFWS IPaC review determined that the project may affect, but is not likely to adversely affect the northern long-eared bat and proposed endangered tricolored bat. USFWS states that coordination for these species is complete and that applicable conservation measures identified through the determination process should be implemented as proposed. If the project scope, timing, duration, or location changes, new information indicates effects not previously considered, or the status of a potentially affected species changes, the project will be reevaluated through IPaC and additional coordination with USFWS will be completed as necessary.

Construction equipment will be inspected and cleaned as appropriate to minimize the introduction or spread of invasive species. Weed-free seed, mulch, and revegetation materials will be used where practical. Boats, docks, lifts, trailers, and other marina equipment will be managed in accordance with applicable Minnesota aquatic invasive species requirements.

Overall, implementation of the DNR Natural Heritage Review recommendations, USFWS IPaC determinations and associated conservation measures, erosion and sediment controls, shoreline stabilization measures, invasive species controls, and applicable timing restrictions will minimize potential effects to fish, wildlife, plant communities, and sensitive ecological resources during construction and long-term operation.

15. 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 Pelican Point property has been used and developed for commercial and recreational purposes for more than 75 years, including operation as a marina, boat sales/service and storage facility, and mobile home park. Existing structures identified in the SHPO project review submittal include the maintenance shop/office, quonset storage building, marina bath house, and boat storage building.

Review of the Minnesota State Historic Preservation Office (SHPO) MnSHIP inventory information indicates that the project is located within or adjacent to an area associated with Historic Inventory Number GD-FLC-00173. A formal Request for Project Review was submitted to SHPO on July 14, 2026, including the project site plan, photographs of existing structures, USGS quadrangle map, and MnSHIP mapping. The formal SHPO review remains pending, and no final determination regarding effects to historic properties has been received as of preparation of this EAW.

SHPO correspondence dated July 15, 2026 indicated that a Phase Ia archaeological assessment could assist in determining whether the project has the potential to affect known or suspected archaeological sites and that a Phase I archaeological survey could provide additional information regarding known or previously unidentified archaeological resources within the project area. SHPO also indicated that the Office of the State Archaeologist's inventory identifies a burial mound site in

the project vicinity and recommended consultation with the Office of the State Archaeologist (OSA) and Minnesota Indian Affairs Council (MIAC) pursuant to Minnesota Statutes § 307.08.

No archaeological resources are currently known to occur within the Pelican Point project boundaries based on the information available to the project proposer. The SHPO project review application accordingly identified no known archaeological resources within the project area. However, the nearby archaeological inventory information identified by SHPO indicates that the general vicinity has archaeological sensitivity and warrants consideration as part of the agency review process.

The potential for the proposed project to affect intact archaeological resources is reduced by the extensive previous disturbance of the property. The site has been commercially developed and repeatedly modified for more than 75 years. The entire project area has previously been disturbed, and approximately 6 to 10 feet of fill has been placed above the original natural ground surface across the site. Proposed construction excavation is generally expected to occur within this previously disturbed fill and is not anticipated to extend to the depth of the underlying original ground surface. These existing conditions substantially reduce the potential for proposed ground disturbance to encounter intact archaeological deposits within the areas of existing fill. The project proposer provided these site conditions to SHPO while requesting completion of the formal review.

The proposed redevelopment will also continue established commercial and recreational uses of the property. Existing marina and boat maintenance activities will continue, while the historically developed mobile home area will be redeveloped as a campground. The project review submitted to SHPO specifically identified the site's existing marina and boat maintenance use, proposed campground redevelopment, and extensive previous disturbance. Therefore, significant effects to known historic architectural resources are not currently anticipated based on the information available.

The project will continue coordination with SHPO regarding potential historic and archaeological resources. When the formal SHPO review is received, its findings and recommendations will be made available and incorporated into the project review. A plan for proceeding with construction, including any additional investigation, consultation, avoidance, minimization, or mitigation determined necessary through the review process, will be developed in response to those findings. Consultation with OSA and MIAC will also be undertaken as applicable to address the burial mound site identified by SHPO in the project vicinity.

If previously unidentified archaeological materials, human remains, or suspected burial features are encountered during construction, work within the affected area will cease and the appropriate agencies will be contacted before work resumes. Any human remains or suspected burial features will be addressed in accordance with the Minnesota Private Cemeteries Act and applicable agency requirements.

If the project becomes subject to a federal undertaking, including through a required federal permit such as an applicable U.S. Army Corps of Engineers permit, additional review under Section 106 of the National Historic Preservation Act may be necessary. SHPO has indicated that such a federal undertaking could require additional consultation to establish the appropriate Area of Potential Effects and historic property identification and evaluation requirements.

Overall, based on currently available information, the extensive historic disturbance and placement of 6 to 10 feet of fill across the property substantially reduce the likelihood that proposed construction will disturb intact archaeological resources within the project area. However, because archaeological resources, including a burial mound site, have been identified in the broader vicinity, the project will rely on completion of the formal SHPO review and applicable OSA/MIAC consultation to determine whether additional archaeological protective measures are warranted.

16. 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.

The project site is located along the western shoreline of Lake Pepin, immediately east of U.S. Highway 61. Scenic views in the area are primarily associated with Lake Pepin, the Mississippi River valley, surrounding wooded bluffs, shoreline areas, and views across the lake toward Wisconsin. The project site is visible from portions of Highway 61, Lake Pepin, and nearby properties. The existing property has been developed for more than 75 years and historically contained a marina, mobile home park, boat sales and service facilities, boat storage buildings, docks, parking areas, and other commercial and recreational improvements.

The proposed project represents redevelopment of this existing commercial/recreational property rather than development of a previously undeveloped shoreline. The project will continue the existing marina and boat maintenance uses while introducing the proposed campground, bar and grill, tiki bar, recreational areas, parking and circulation improvements, and associated site improvements. Existing buildings proposed to remain will be renovated, while deteriorated or unnecessary structures and site debris will be removed. As a result, the overall visual character of the property will remain consistent with a seasonal marina and recreational development along Lake Pepin.

The campground will introduce recreational vehicles, campers, vehicles, and associated campground activity to portions of the property historically occupied by a mobile home park. These uses will be visible seasonally from surrounding areas; however, they are generally consistent with the established recreational and commercial character of the site. The marina will continue to include boats, docks, boat storage, fueling, and maintenance activities similar to the property's historic use.

No industrial processes or other project components are proposed that would generate visible vapor plumes or similar emissions. Exterior lighting associated with buildings, campground areas, parking, marina facilities, and pedestrian areas could create localized nighttime light and glare. Exterior lighting will be directed toward areas requiring illumination and away from Lake Pepin and neighboring properties to the extent practicable. Shielded and downward-directed fixtures will be utilized where appropriate to minimize unnecessary light trespass, glare, and illumination of the night sky.

Temporary visual effects will occur during construction from grading equipment, material stockpiles, construction vehicles, exposed soils, and installation or renovation of buildings and infrastructure. These effects will be limited to the construction period. Disturbed areas will be permanently stabilized and revegetated following construction, and removal of deteriorated structures, debris, and

miscellaneous materials associated with the former development is expected to improve the overall appearance of the property.

Potential long-term visual effects will primarily consist of the increased organization and intensity of seasonal recreational use, including campers, vehicles, marina activity, buildings, and outdoor recreational areas. Existing and proposed vegetation will be maintained or established where practical to provide visual screening, maintain the shoreline character, and soften views of developed areas. Shoreline stabilization and revegetation will also improve the appearance and long-term condition of portions of the existing developed shoreline.

Overall, the project is not anticipated to substantially alter scenic views or vistas associated with Lake Pepin or the Mississippi River valley. The redevelopment will remain within an existing developed commercial/recreational site and will generally maintain the property's historic marina and recreational character. Building placement and scale, maintenance of vegetation, landscaping, shoreline stabilization, directed exterior lighting, and restoration of disturbed areas will be used to minimize potential visual effects.

17. 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. 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.

The project does not propose major stationary sources of air emissions such as industrial boilers, manufacturing processes, or significant exhaust stacks. Stationary emission sources associated with the completed project will be limited to typical equipment serving the campground, bar and grill, tiki bar, marina, office, and boat maintenance facilities. Potential sources may include building heating and ventilation equipment, commercial cooking equipment, emergency or maintenance equipment, marina fueling activities, and limited emissions associated with boat repair and maintenance.

Boat maintenance activities may involve limited use of paints, coatings, solvents, cleaners, fuels, lubricants, and similar products that can generate volatile organic compound (VOC) or other air emissions. Marina fuel storage and dispensing may also result in small quantities of gasoline vapors during fuel transfer and dispensing. These activities will be conducted using properly maintained equipment and in accordance with applicable product handling, storage, ventilation, fire code, and environmental requirements.

No significant quantities of criteria pollutants or hazardous air pollutants are anticipated from stationary sources based on the type and scale of the proposed uses. The project does not include an industrial process expected to require air dispersion modeling or other project-specific air quality analysis. Any stationary equipment requiring an air quality permit or other regulatory approval will be installed and operated in accordance with applicable MPCA requirements.

Potential sensitive receptors include nearby residences and recreational users of the campground and Lake Pepin. Because stationary emissions will be relatively small, intermittent, and associated with typical commercial and recreational activities, significant effects to ambient air quality or human health are not anticipated. Proper equipment maintenance, appropriate ventilation, use and storage of paints and solvents in accordance with manufacturer requirements, and good housekeeping practices will minimize stationary-source emissions.

- 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 project will generate vehicle traffic associated with campground guests, marina users, employees, bar and grill patrons, boat trailers, deliveries, waste collection, septage pumping, and boat maintenance activities. Recreational boats using the marina will also generate engine exhaust while operating within the harbor and on Lake Pepin.

Traffic and associated emissions will be seasonal, with the greatest activity occurring during the spring, summer, and fall recreational season. The redevelopment may increase traffic compared with the site's recent level of activity as the campground and marina return the property to more active use. However, the site has historically supported a marina, mobile home park, boat sales and service, and other commercial/recreational activities. The proposed traffic therefore represents continued and modified use of an established commercial/recreational property rather than introduction of a major new industrial or transportation-related emission source.

Vehicle-related emissions will primarily consist of typical combustion products, including carbon monoxide, nitrogen oxides, particulate matter, volatile organic compounds, and greenhouse gases. Given the seasonal nature and scale of the development and direct access to Highway 61, project-generated traffic is not anticipated to result in concentrations approaching applicable ambient air quality standards or cause significant localized air-quality effects.

Vehicle emissions will be minimized through efficient internal circulation and parking design to reduce unnecessary vehicle movement and congestion. Unnecessary idling of construction equipment, delivery vehicles, maintenance equipment, and other diesel-powered vehicles will be discouraged. Proper maintenance of vehicles and equipment will further reduce exhaust emissions.

- 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 17a). 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.

Temporary fugitive dust will be generated during construction from grading, excavation, placement and movement of sandy fill, demolition, construction traffic, material stockpiles, and travel over unpaved or disturbed surfaces. Because the site contains substantial sandy fill, dry and windy conditions could temporarily increase dust generation during active construction. These effects will

be temporary and concentrated within and immediately adjacent to active construction areas.

Dust will be controlled as necessary through application of water or other approved dust-control methods, stabilization of disturbed areas, stabilization of construction entrances, management of vehicle speeds, covering or stabilizing soil stockpiles, and timely establishment of temporary or permanent vegetation. Construction equipment and haul trucks will be maintained and operated to minimize unnecessary emissions and tracking of sediment onto Highway 61 and other paved surfaces.

Operational dust is expected to be limited. Potential sources include vehicle movement on any unpaved surfaces and boat maintenance activities. Permanent vegetation and stabilization of disturbed areas following construction will substantially reduce the potential for long-term fugitive dust.

Potential operational odors may originate from the bar and grill/tiki bar cooking operations, marina fueling, boat maintenance activities, solid waste storage, campground activities, and wastewater holding tanks. These odors are expected to be localized and intermittent. The new SSTs and holding tanks will be properly designed, operated, maintained, and routinely serviced by a licensed service provider to minimize wastewater-related odors. Solid waste will be stored in appropriate containers and regularly removed from the property. Fuels, solvents, waste oils, and other maintenance materials will be stored in appropriate closed containers, and good housekeeping practices will be used within marina and boat maintenance areas.

The seasonal nature of the development, separation of activities throughout the property, proper waste and wastewater management, dust suppression, equipment maintenance, and good housekeeping practices are expected to minimize potential air-quality, dust, and odor effects. Significant long-term adverse effects to nearby residences, recreational users, or regional air quality are not anticipated.

18. Greenhouse Gas (GHG) Emissions/Carbon Footprint

- a. GHG Quantification: For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.

Greenhouse gas emissions associated with the Pelican Point project will occur during construction and long-term seasonal operation. Emissions are expressed as carbon dioxide equivalent (CO₂e) and include direct fuel combustion, purchased electricity, project-related transportation, and other applicable sources.

GHG emissions were estimated using the methodology and source categories contained in the Minnesota Environmental Quality Board (EQB) Minnesota Environmental Review Climate Calculator, Version 1.2 (March 2026), supplemented with project-specific information and emission factors from the U.S. Environmental Protection Agency (EPA), U.S. Energy Information Administration (EIA), and U.S. Department of Energy (DOE). The EQB Climate Calculator is intended to provide consistent

estimates for EAW Items 7 and 18 and allows best-effort assumptions where specific project information is not yet available.

Construction Emissions

The project will disturb approximately 8.77 acres during construction. Construction activities will include grading, excavation, placement of fill, shoreline stabilization, road and parking construction, utility installation, building renovation, and campground development. The grading plan identifies approximately 25,883 cubic yards of fill associated with the primary campground grading area. Because a final contractor equipment schedule and actual fuel consumption are not yet available, construction equipment emissions were estimated using the anticipated earthwork volume and reasonable construction assumptions. For purposes of this assessment, imported fill was assumed to be transported in approximately 12-cubic-yard truck loads an average of 10 miles each way, with approximately 3,000 gallons of additional diesel fuel attributed to onsite grading, excavation, compaction, shoreline, and other construction equipment. Using current EPA combustion emission factors, total construction-related mobile source emissions are estimated at approximately 115 tons CO₂e.

The property has been commercially developed and repeatedly disturbed for more than 75 years, and the Minnesota DNR project review identifies no remaining natural habitat within the project site. Therefore, no significant loss of forest, wetland, or other existing natural carbon sink is attributed to the proposed land-use conversion.

The following tables are examples; other layouts are acceptable for providing GHG quantification results

Scope	Type of Emission	Emission Sub-type	Project-related CO ₂ e Emissions (tons/year)	Calculation method(s)
Scope 1	Combustion	Mobile Equipment and haul trucks	115 tons/year	Estimated construction fuel use; EPA GHG emission factors
Scope 1	Land Use	Conversion	0 tons/year	Previously developed/disturbed commercial site
Scope 1	Land Use	Carbon Sink	0 tons/year	No significant forest/wetland/native habitat conversion
TOTAL			115 tons/year	

Embodied GHG emissions associated with manufactured construction materials were not separately quantified because final material quantities, suppliers, and environmental product declarations are not currently available. The construction estimate therefore represents direct construction equipment and transportation emissions and is considered a planning-level estimate.

Operational Emissions

Pelican Point will operate primarily from April through November. The development includes 69 permanent seasonal RV sites; an approximately 3,000-square-foot office/bar and grill; a 550-square-foot tiki bar; a 585-square-foot marina shower building; and an approximately 10,440-square-foot boat

maintenance building. Purchased electricity and either natural gas or propane will provide the principal building energy sources.

Annual electricity consumption was estimated at approximately 356,000 kWh/year. The estimate includes electricity used by the RV sites, buildings, exterior lighting, pumps, and common-area infrastructure. Commercial building energy assumptions were based on available EIA Commercial Buildings Energy Consumption Survey (CBECS) information, with adjustments for the seasonal nature and specific uses of the Pelican Point development. EIA identifies food-service buildings as among the most energy-intensive commercial building types.

EPA's eGRID data identify the applicable MRO West (MROW) regional output GHG emission rate at approximately 926.55 pounds CO₂e/MWh. Applying this emission rate to approximately 356 MWh of annual electricity consumption results in approximately 165 tons CO₂e/year from purchased electricity.

Stationary combustion was estimated using commercial-building energy intensities and EPA fuel emission factors. If natural gas is used, approximately 540 thousand cubic feet (Mcf) per year is estimated, resulting in approximately 33 tons CO₂e/year. An equivalent propane-heated scenario would require approximately 6,100 gallons/year and result in approximately 39 tons CO₂e/year. Only one of these fuel scenarios would occur; therefore, the operational total is presented as a range. EIA's CBECS data provide energy-intensity information by commercial building use, including substantially greater natural gas intensity for food-service uses than the commercial-building average.

Transportation emissions were estimated using anticipated traffic associated with the proposed seasonal development. The estimate assumes an average seasonal utilization of approximately 70 percent for the 69 permanent RV sites and approximately two vehicle trips per occupied site per day. An additional 80 one-way vehicle trips per operating day were assumed for marina users, restaurant and bar patrons, employees, boat-maintenance customers, deliveries, and other site activities. Based on the April through November operating season and an estimated average trip length of 15 miles, project-related traffic is estimated to generate approximately 646,000 vehicle miles traveled annually. Applying the EPA passenger-vehicle GHG emission factor, with a 10 percent adjustment to account for the anticipated use of pickup trucks, boat trailers, and similar recreational vehicles, results in estimated transportation emissions of approximately 320 tons CO₂e per year.

Approximately 11 tons CO₂e/year are additionally estimated for onsite mobile equipment associated with marina, campground, and property maintenance activities.

Scope	Type of Emission	Emission Sub-type	Existing facility CO ₂ e Emissions (tons/year)	Project-related CO ₂ e Emissions (tons/year)	Total CO ₂ e Emissions (tons/year)	Calculation method(s)
Scope 1	Combustion	Mobile/site Equipment	Not estimated	11	11	EPA fuel emission factors
Scope 1	Combustion	Stationary Equipment	Not estimated	33	33	Energy intensity/EPA factors

Scope 1	Combustion	Area	Not estimated	39	39	Energy intensity/EPA factors
Scope 1	Land Use	Stationary Equipment	0	0	0	Previously developed site
Scope 2	Purchased Electricity	Grid-based electricity	Not estimated	165	165	EPA eGRID MROW
Scope 2	Off-site Steam Production	Not Applicable	0	0	0	Not applicable
Scope 3	Transportation	Visitor, employee and service traffic	Not estimated	320	320	Estimated VMT/EPA vehicle emission factor
Scope 3	Off-site Waste Management	Municipal solid waste	Not estimated	Not estimated	Not estimated	Unable to calculate project specific waste quantities
Total – Natural Gas					529 tons/year	
Total - Propane					535 tons/year	

Existing-facility emissions were not separately quantified because recent operating levels at the former Hansen's Harbor property are not representative of the historic fully operational marina and mobile home park. The table therefore conservatively presents emissions associated with operation of the completed Pelican Point development rather than subtracting an uncertain existing-condition baseline.

Solid waste GHG emissions are not included in the quantified total because reliable estimates of annual waste tonnage and composition are not available or able to be properly estimated. Because waste management is expected to represent a comparatively small portion of the project's GHG inventory, exclusion of this source is not anticipated to materially change the overall conclusion of the assessment.

b. GHG Assessment

i. Describe any mitigation considered to reduce the project's GHG emissions.

Existing-facility emissions were not separately quantified because recent operating levels at the former Hansen's Harbor property are not representative of the historic fully operational marina and mobile home park. The table therefore conservatively presents emissions associated with operation of the completed Pelican Point development rather than subtracting an uncertain existing-condition baseline.

The project incorporates several measures that will limit GHG emissions. Pelican Point represents redevelopment of an existing commercial and recreational property rather than development of previously undeveloped land. Existing buildings, including the office/bar building, marina shower building, and boat maintenance facilities, will be renovated and reused where practical, reducing the need for complete replacement of existing structures and associated construction materials.

Additional measures include limiting the increase in impervious surface, retaining existing vegetation where practical, revegetating disturbed areas, utilizing energy-efficient lighting and building equipment, minimizing unnecessary vehicle and construction-equipment idling, maintaining efficient internal traffic circulation, and properly maintaining equipment to reduce fuel consumption. The seasonal April-November operating period also limits annual heating and building-energy demand compared with equivalent year-round commercial uses.

- ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.

The primary quantifiable mitigation incorporated into the GHG estimate is the seasonal operating period. Building and campground energy-consumption estimates were adjusted to reflect approximately eight months of primary operation. Without this adjustment, annual operational energy-related emissions would be higher.

The project also reuses existing buildings and a previously developed site rather than converting forested, wetland, or other natural carbon-sequestering land. This avoids significant land-use carbon losses that could otherwise result from development of an undisturbed property.

Other mitigation measures, including efficient lighting, equipment maintenance, reduced idling, vegetation retention, and recycling, are expected to further reduce emissions but have not been assigned numerical reductions because final equipment specifications and operational characteristics are not sufficiently developed to support reliable project-specific calculations. The current EQB Climate Calculator includes quantitative mitigation functionality that can be used when sufficient project-specific information is available.

- iii. Quantify the proposed projects predicted net lifetime GHG emissions (total tons/#of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.

For purposes of this EAW, a 50-year project life was used to estimate the project's predicted net lifetime greenhouse gas emissions. Because the final heating fuel has not yet been selected, emissions were evaluated using both natural gas and propane scenarios.

Under the natural gas scenario, annual operational GHG emissions are estimated at approximately 529 tons CO₂e per year. Over a 50-year project life, operational emissions would total approximately 26,450 tons CO₂e. When approximately 115 tons CO₂e of one-time construction emissions are included, total predicted lifetime emissions are approximately 26,565 tons CO₂e over 50 years.

Under the propane scenario, annual operational GHG emissions are estimated at approximately 535 tons CO₂e per year. Over a 50-year project life, operational emissions would total approximately 26,750 tons CO₂e. When approximately 115 tons CO₂e of one-time construction emissions are included, total predicted lifetime emissions are approximately 26,865 tons CO₂e over 50 years.

Accordingly, depending on the final heating source selected, the project's planning-level predicted net lifetime GHG emissions are estimated to range from approximately 26,565 to 26,865 tons CO₂e

over 50 years. These estimates conservatively apply current emission factors throughout the 50-year analysis period and do not account for anticipated reductions in the carbon intensity of Minnesota's electrical supply over time.

Minnesota's Next Generation Energy Act, as amended, establishes statewide GHG reduction goals under Minnesota Statutes § 216H.02. Current statutory goals call for statewide GHG emissions to be reduced 50 percent from 2005 levels by 2030 and to net zero by 2050. Minnesota Statutes § 216H.02 Minnesota has also established a carbon-free electricity standard requiring electric utilities to progress toward 100 percent carbon-free electricity by 2040. Minnesota Statutes § 216B.1691

The project will result in incremental GHG emissions, primarily from project-related transportation, purchased electricity, and combustion of natural gas or propane. However, Pelican Point is a seasonal redevelopment of an existing commercial and recreational property rather than development of previously undeveloped land. The project will reuse existing buildings where practical, avoid substantial conversion of natural carbon-sequestering land, retain vegetation where practical, and operate primarily from April through November. Energy-efficient equipment and lighting, efficient site circulation, reduced unnecessary idling, and other operational practices will further limit GHG emissions.

As Minnesota's electrical generation transitions toward carbon-free sources, the project's actual Scope 2 electricity-related emissions are expected to decrease over its operating life. Therefore, the 50-year estimates presented above are considered conservative planning-level estimates. While the project will contribute incrementally to statewide GHG emissions, its relatively small scale, seasonal operation, redevelopment of an existing developed site, and incorporated GHG reduction measures are not anticipated to materially affect Minnesota's ability to achieve the statewide GHG reduction goals established under the Next Generation Energy Act.

19. 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.

Existing noise in the vicinity of the project is primarily associated with traffic on U.S. Highway 61, recreational and commercial boat traffic on Lake Pepin, existing marina activities, vehicles, and other residential and recreational activities in the surrounding area. The property has historically operated as a marina, mobile home park, and boat sales, storage, and maintenance facility; therefore, vehicle, boat, and commercial recreational noise are established components of the site's existing and historic noise environment.

Construction Noise

Temporary noise will be generated during project construction from grading and excavation equipment, trucks, loaders, compactors, construction vehicles, building construction and renovation, shoreline stabilization, and installation of utilities and other site improvements. Construction noise will vary

depending on the type and location of equipment being operated and will generally be greatest during periods of active grading, earthwork, demolition, and material delivery.

Construction-related noise will be temporary and limited to the construction period. Equipment will move throughout the site as construction progresses rather than operate continuously at a single location. Nearby sensitive receptors include residences in the surrounding area, campground and recreational users, and users of Lake Pepin. Highway 61 traffic and existing recreational activity contribute to the background noise environment at these locations.

Construction equipment will be properly maintained and equipped with manufacturer-required mufflers and noise-control devices. Unnecessary equipment idling will be minimized, and construction activities will generally be limited to reasonable daytime working hours and applicable Township or County requirements. These practices will minimize temporary noise effects on surrounding properties and recreational users.

Operational Noise

Operational noise will primarily be generated by vehicles entering and leaving the property, recreational vehicles and campground activities, marina and boat traffic, boat launching and retrieval, the bar and grill and tiki bar, deliveries and waste collection, grounds maintenance, and activities associated with the boat maintenance building. Boat engines may periodically generate higher noise levels during starting, launching, fueling, and movement into or out of the marina; however, these activities will generally be intermittent and consistent with the site's established marina use.

The campground will primarily generate typical recreational and residential-type noise from vehicles, campers, outdoor conversations, and normal campground activities. The bar and grill and tiki bar may generate noise associated with patrons, vehicles, outdoor activities, and amplified music if provided. Boat-maintenance activities may generate intermittent noise from tools, equipment, engines, and movement of boats. Maintenance activities will primarily occur within or immediately adjacent to the boat maintenance building, which will provide some attenuation of equipment-related noise.

Project activity will be greatest during the April through November operating season, with the highest activity generally expected during warmer months, weekends, and holidays. Noise levels will decrease substantially during the off-season.

The nearest sensitive receptors consist primarily of nearby residential properties and recreational users of Lake Pepin and the surrounding area. The proposed uses are consistent with the property's Commercial Recreational zoning and its historic use as a marina, mobile home park, and boat sales, storage, and maintenance facility. Although redevelopment may increase activity compared with recent conditions, the general character of operational noise will remain consistent with the property's established commercial and recreational use.

Project construction and operation will be conducted in accordance with applicable Minnesota Pollution Control Agency (MPCA) noise standards, which establish daytime and nighttime limits based on the applicable Noise Area Classification (NAC) of the receiving property. Minnesota's noise standards are expressed as hourly L10 and L50 sound levels, meaning the applicable sound level may not be exceeded for more than 10 percent and 50 percent of an hour, respectively. For residential-type NAC 1 receptors, the applicable standards are 65 dBA L10 and 60 dBA L50 during daytime hours (7:00 a.m. to 10:00 p.m.)

and 55 dBA L10 and 50 dBA L50 during nighttime hours (10:00 p.m. to 7:00 a.m.). Minnesota Rules 7030.0040 – Noise Standards

Potential quality-of-life effects will primarily result from temporary construction noise and seasonal increases in recreational activity. These effects will be minimized through reasonable construction hours, maintenance of construction equipment, minimizing unnecessary idling, locating and conducting higher-noise maintenance activities within buildings where practical, and management of campground and commercial activities. Outdoor activities and amplified sound, if provided, will be managed to minimize impacts to surrounding properties.

In addition, project activities will be seasonal and will operate within the applicable County/Township hours of operation established through the Conditional Use Permit (CUP). Compliance with these operating hours will limit late-night and early-morning noise and reduce potential effects on nearby residential properties and other sensitive receptors.

Based on the seasonal nature of the project, existing Highway 61 and marina-related background noise, continuation of historically established commercial/recreational uses, and implementation of the identified noise-control measures, significant long-term adverse noise effects are not anticipated. Project construction and operation will be required to comply with applicable state noise standards and conditions established through the CUP.

20. 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 Pelican Point property is located along U.S. Highway 61 in Florence Township, Goodhue County, north of Lake City. The site has historically operated as a marina, mobile home park, boat sales/service facility, and boat storage facility and has historically generated vehicle and boat-trailer traffic associated with these uses. The proposed project will continue the marina and boat-maintenance uses while redeveloping the former mobile home park area as a 69-site seasonal RV campground and adding a bar and grill, tiki bar, recreational areas, and associated improvements.

The site is primarily accessed from the frontage road through a full-movement, side-street stop-controlled intersection with U.S. Highway 61. In 2023, the U.S. Highway 61/frontage-road intersection was upgraded for safety with dedicated right- and left-turn lanes on both Highway 61 approaches. The frontage road was also raised to improve visibility and provide a gentler grade for vehicles towing trailers.

During construction, temporary traffic will consist primarily of construction employees, grading and excavation equipment, dump trucks, material deliveries, utility contractors, and building contractors. Truck traffic will be greatest during grading and placement of fill and will decrease as the project transitions to building renovation, utility installation, landscaping, and final site improvements. Construction traffic will use the established roadway system serving the property and U.S. Highway 61.

Following construction, traffic will primarily consist of campground occupants, marina users, bar and grill/tiki bar patrons, employees, boat-maintenance customers, boat trailers, deliveries, waste collection, septage pumping, and maintenance/service vehicles. Traffic will be seasonal, with the majority occurring during the April through November operating season and the highest traffic generally expected during summer weekends and holidays.

Parking. Parking will be provided throughout the development in conjunction with the individual project uses. The 69 permanent RV sites will accommodate vehicles within the individual campsite areas, reducing demand for centralized campground parking. Additional parking areas are proposed to serve the marina, bar and grill, tiki bar, office, boat-maintenance facility, boat launch, and recreational uses. The proposed site plan reorganizes parking and internal circulation as part of the overall redevelopment.

Much of the existing property has historically been used informally for vehicle, trailer, boat, and marina parking; therefore, a direct existing-versus-proposed striped parking-space comparison is not representative of the site's historic parking capacity. The proposed project will provide defined parking and circulation areas appropriate to the individual uses and will accommodate parking onsite rather than relying on parking along U.S. Highway 61.

Trip Generation. SSTS, LLC prepared a Trip Generation Memo dated August 17, 2026, to estimate traffic generated by the proposed Pelican Point development. Trip generation was estimated for the typical summer weekday AM and PM peak hours of adjacent street traffic, typical weekday daily traffic, and the Saturday peak hour using data and methodology from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Marina trip generation was calculated using ITE Land Use Code 420 – Marina from the 11th Edition because this land use is not included in the current 12th Edition. Campground traffic was calculated using ITE Land Use Code 416 – Campground/Recreational Vehicle Park from the 12th Edition, and bar/tiki bar traffic was estimated using ITE Land Use Code 975 – Drinking Place from the 12th Edition.

The trip-generation analysis includes the existing 180 marina berths as well as the proposed 40 additional berths, 69-site campground, bar, and tiki bar. Marine storage and repair services are considered typical services associated with the marina and are included in the marina traffic estimate. Although trips are expected to be shared between complementary onsite uses, such as a campground occupant visiting the tiki bar or marina, no shared-trip reduction was applied, providing a conservative estimate of site-generated traffic.

The resulting trip-generation estimates are summarized below:

Land Use	Typical Weekday Daily Trips
Existing Marina – 180 berths	434
Proposed Marina Expansion – 40 berths	96
Campground – 69 sites	72
Bar / Drinking Place	210

Land Use	Typical Weekday Daily Trips
Tiki Bar	80
Total Site Traffic	892

The completed development is estimated to generate 892 total trips on a typical summer weekday. Of these trips, approximately 434 are associated with the existing 180-berth marina, while the remaining calculated trips are associated with the marina expansion and other proposed uses. Accordingly, the 892-trip total represents estimated traffic for the overall completed development and should not be interpreted as 892 entirely new trips resulting from the redevelopment.

Peak-hour traffic is estimated as follows:

- Weekday AM peak hour: 20 trips – 6 entering and 14 exiting.
- Weekday PM peak hour: 81 trips – 50 entering and 31 exiting.
- Saturday peak hour: 88 trips – 41 entering and 47 exiting.

The Saturday peak hour represents the highest analyzed peak-hour condition. The traffic memo characterizes this level of trip generation as less than two site-generated trips per minute during the peak hour.

Alternative Transportation. The rural location of the project limits the availability of fixed-route public transit as a practical means of accessing the property. Most guests and customers are expected to arrive by private automobile, recreational vehicle, or vehicle towing a boat. The marina also provides direct access from Lake Pepin, allowing some users to access the bar, marina services, and other facilities by boat without generating an additional roadway trip.

Walking will be accommodated internally between the campground, marina, bar and grill, tiki bar, recreational areas, and other facilities. The mixed-use arrangement of the property allows campground and marina guests to walk between onsite destinations rather than making separate vehicle trips.

- 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,

Project traffic will primarily access the regional roadway system through the frontage road intersection with U.S. Highway 61. The project will generate seasonal traffic associated with campground, marina, restaurant/bar, and recreational activities, with the greatest activity anticipated during the summer operating season.

The completed development is estimated to generate approximately 892 trips on a typical summer weekday, with 81 trips during the weekday PM peak hour and 88 trips during the Saturday peak hour.

These estimates include traffic associated with the existing 180-berth marina and therefore do not represent entirely new traffic on the regional transportation system. The property has historically generated traffic associated with the marina, boat launch, boat sales/service, boat storage, and former mobile home park.

Traffic effects are expected to be greatest during summer weekends and holidays when both project activity and general recreational traffic along the Lake Pepin/Highway 61 corridor are highest. Short-duration increases may occur during campground arrivals and departures, boat launching and retrieval, restaurant activity, and other periods of concentrated recreational use. Boat trailers and recreational vehicles require additional maneuvering space compared with passenger automobiles; therefore, adequate internal circulation and prevention of vehicle queuing onto the frontage road and Highway 61 are important components of site operation.

The existing Highway 61/frontage-road intersection was upgraded in 2023 with dedicated right- and left-turn lanes on both Highway 61 approaches. The frontage road was also raised to improve sight visibility and provide a gentler grade for vehicles towing trailers. Based on the trip-generation analysis, the traffic engineer concluded that the upgraded intersection is expected to operate safely and acceptably with the estimated site-generated traffic.

The estimated 892 weekday daily trips and 88 maximum analyzed peak-hour trips are below the EAW transportation thresholds of 2,500 total daily trips or 250 peak-hour vehicles requiring preparation of a traffic impact study as part of the EAW. Significant effects on regional roadway capacity or traffic congestion are therefore not anticipated.

Based on the traffic analysis, substantial offsite roadway capacity improvements are not anticipated to be necessary. Any future modifications to project access involving the U.S. Highway 61 right-of-way will be coordinated with MnDOT as applicable.

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

The project site plan incorporates internal roads, parking areas, and circulation routes intended to accommodate passenger vehicles, RVs, boat trailers, delivery vehicles, and service vehicles within the property. Adequate onsite parking and maneuvering areas will reduce the potential for vehicles to queue or park along the frontage road or U.S. Highway 61.

Campground occupants will be able to park at their individual sites and walk to the marina, bar and grill, tiki bar, and recreational areas, reducing unnecessary internal vehicle trips and repeated entrances and exits onto Highway 61. Marina customers arriving by boat will similarly be able to access onsite amenities without generating additional roadway trips.

Construction deliveries and heavy-truck activity will be coordinated to minimize congestion where practical. Temporary traffic-control signs or other controls will be used if necessary, during construction consistent with applicable MnDOT and Minnesota Manual on Uniform Traffic Control Devices requirements.

Internal roads, intersections, parking areas, and access points will be maintained to provide adequate sight distance and safe vehicle circulation. Signage and pavement markings will be provided where

appropriate to direct campground guests, marina users, boat trailers, and other visitors to their destinations and minimize unnecessary circulation.

The existing 2023 improvements to the Highway 61/frontage-road intersection, including dedicated right- and left-turn lanes and improvements to frontage-road visibility and grade, provide additional accommodation for traffic entering and exiting the site. Based on the August 17, 2026 Trip Generation Memo, the completed development's estimated 892 typical weekday trips and maximum analyzed peak-hour volume of 88 trips are not anticipated to result in significant congestion or capacity effects on U.S. Highway 61 or the regional transportation system.

21. 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.

Potential cumulative effects from the Pelican Point project are primarily associated with Lake Pepin and the Mississippi River corridor, the immediate Florence Township/Goodhue County area, and the U.S. Highway 61 transportation corridor. The geographic scale varies depending on the environmental resource being considered. Effects related to shoreline disturbance, stormwater, water quality, aquatic habitat, and recreational boating are primarily associated with the project shoreline and Lake Pepin. Traffic and transportation effects extend to U.S. Highway 61 and the surrounding regional roadway system. Noise and visual effects are primarily localized to the project property and immediately surrounding area. Greenhouse gas emissions contribute incrementally at a regional, statewide, and global scale.

Construction-related effects will generally be temporary and occur during site grading, utility installation, building renovation, campground development, road and parking improvements, and shoreline stabilization. Potential construction effects include temporary noise, dust, traffic, soil disturbance, erosion, sedimentation, and disturbance adjacent to Lake Pepin. These effects will substantially cease following completion of construction and stabilization of disturbed areas.

Operational effects will occur primarily during the project's April through November seasonal operating period and may continue throughout the anticipated 50+ year life of the project. These effects include traffic, recreational boating and marina activity, wastewater generation, stormwater runoff, solid waste generation, energy consumption, GHG emissions, noise, and use of the campground, bar and grill, tiki bar, and recreational facilities.

The cumulative-effects analysis also considers changing environmental conditions over the life of the project. Increasing temperatures, more frequent intense precipitation events, variable Lake Pepin and Mississippi River water levels, and periods of drought may interact with development throughout the watershed by increasing stormwater runoff, shoreline erosion, sediment transport, and stress on aquatic and riparian resources.

- 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 project is located within an established recreational and transportation corridor along Lake Pepin and U.S. Highway 61. Existing development in the surrounding area includes residential, recreational, marina, transportation, agricultural, and commercial land uses. Continued maintenance, redevelopment, and incremental development of existing properties and public infrastructure within the Lake Pepin corridor can reasonably be expected over the operational life of the project.

No specific major future development project has been identified in the immediate project vicinity that is known to have environmental effects that would substantially interact with the Pelican Point project. Therefore, the cumulative-effects analysis primarily considers the proposed project in combination with existing development, ongoing recreational use of Lake Pepin, traffic on U.S. Highway 61, other marina and boating activity, and reasonably foreseeable incremental development and redevelopment within the surrounding area and watershed.

Pelican Point itself represents redevelopment of an existing commercial and recreational property rather than development of an undisturbed site. The property has historically supported a marina, mobile home park, boat maintenance, boat storage, fueling, and related commercial and recreational activities. The proposed project will continue the established marina and boat-maintenance uses while replacing the former mobile home park with a 69-site seasonal RV campground and adding or improving associated commercial and recreational facilities. As a result, many of the project's operational activities are similar in character to uses that have historically occurred on the property.

- 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.

The environmental resource with the greatest potential for cumulative effects is Lake Pepin and the Mississippi River system. Stormwater runoff, shoreline erosion, sedimentation, recreational boating, aquatic invasive species, and other activities occurring throughout the watershed can collectively affect water quality and aquatic habitat. Pelican Point could incrementally contribute to these effects through shoreline construction, stormwater runoff, marina activity, and increased recreational use. These potential contributions will be minimized through shoreline stabilization, stormwater management, erosion and sediment controls, in-water turbidity controls, spill prevention, wastewater management, and compliance with applicable aquatic invasive species requirements.

The proposed shoreline stabilization is also expected to provide a long-term benefit by reducing erosion and the continued movement of shoreline soils and existing materials into Lake Pepin. The project SWPPP and permanent stabilization measures will further reduce sediment transport from the property during and following construction.

Potential cumulative ecological effects include disturbance of aquatic habitat, increased sedimentation, recreational boating activity, invasive species movement, and effects associated with other development along Lake Pepin. The DNR Natural Heritage Review identified protected mussels and paddlefish in the vicinity of the project and established appropriate review and avoidance measures. The project will comply with applicable DNR requirements for mussel habitat assessment, in-water work, erosion and sediment control, and other protective measures. Federal threatened and

endangered species review has also been completed through the U.S. Fish and Wildlife Service IPaC process, and applicable conservation measures will be incorporated into the project.

Traffic generated by the project will contribute incrementally to existing traffic on U.S. Highway 61, particularly during summer weekends and other periods of high recreational activity. Project traffic is estimated at approximately 175–200 vehicle trips per average operating day, with approximately 40–50 vehicle trips during the maximum peak hour. These volumes are substantially below the EAW traffic-impact-study thresholds and are not anticipated to result in significant cumulative effects on regional roadway capacity. Onsite parking, internal circulation, and the ability of campground and marina guests to walk between onsite amenities will further limit additional roadway trips.

Noise and visual effects will primarily be localized. The surrounding environment already includes U.S. Highway 61 traffic, recreational boating, marina activity, residences, and other recreational uses. Pelican Point will contribute seasonal recreational activity to this environment; however, the general character of these effects is consistent with the property's historic commercial and recreational use. Seasonal operation and compliance with County/Township hours of operation established through the Conditional Use Permit will further minimize cumulative noise and quality-of-life effects.

The project will also contribute incrementally to cumulative greenhouse gas emissions. As evaluated in Item 18, estimated 50-year GHG emissions range from approximately 26,565 tons CO₂e under the natural gas scenario to approximately 26,865 tons CO₂e under the propane scenario. The project redevelops an existing developed property, reuses existing structures where practical, avoids substantial conversion of natural carbon-sequestering land, and operates seasonally. Future reductions in the carbon intensity of Minnesota's electrical supply are also expected to reduce actual electricity-related emissions over the project's operating life.

Wastewater and groundwater effects are expected to remain primarily localized. Campground wastewater will be treated through multiple compliant Type III mound systems, each designed for less than 2,500 gallons per day, with limited holding tanks where soil treatment is not feasible. The bar and grill, office, tiki bar, and marina shower building will utilize compliant holding tanks. Total onsite soil treatment will remain below 10,000 gallons per day, and the seasonal wastewater systems will be operated under an applicable operating permit with a licensed service provider. These measures will minimize the project's contribution to cumulative groundwater and surface-water effects.

Overall, the project will incrementally contribute to traffic, recreational activity, GHG emissions, wastewater generation, stormwater runoff, and other effects associated with existing and future development within the Lake Pepin corridor. However, the project represents redevelopment of a previously developed commercial and recreational property, and many proposed uses are continuations or modifications of historic site activities. The environmental protection measures identified throughout this EAW—including wastewater treatment, stormwater management, shoreline stabilization, erosion and sediment controls, spill prevention, protected-species avoidance measures, invasive species controls, seasonal operating limitations, and applicable regulatory permitting—will minimize the project's contribution to cumulative environmental effects. Based on the information currently available, the project is not anticipated to result in significant cumulative potential environmental effects when considered together with existing and reasonably foreseeable activities in the surrounding area.

22. 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.

The potential environmental effects associated with the Pelican Point redevelopment have been addressed in the preceding sections of this EAW, including effects related to land use, geology and soils, surface water and groundwater, wastewater, stormwater, shoreline modification, contamination and hazardous materials, fish and wildlife resources, historic properties, visual resources, air quality, greenhouse gas emissions, noise, transportation, and cumulative potential effects.

The project involves redevelopment of a property that has been commercially and recreationally developed for more than 75 years and has historically supported a marina, mobile home park, boat maintenance and repair, boat storage, fueling, and related activities. The proposed development will continue the established marina and boat-maintenance uses while replacing the former mobile home park with a seasonal RV campground and providing associated bar and grill, tiki bar, office, recreational, parking, and infrastructure improvements.

No additional environmental effects beyond those evaluated in Items 1 through 21 have been identified based on the proposed project activities and information currently available. Potential effects associated with construction and operation will be avoided, minimized, or mitigated through the project design, applicable federal, state, County and Township permitting requirements, and the mitigation measures described throughout this EAW.

These measures include stormwater management and erosion and sediment controls; shoreline stabilization; compliant wastewater treatment and holding tanks; proper fuel, hazardous-material and solid-waste management; spill prevention and response procedures; protection of groundwater and onsite wells; fish, wildlife and protected-species avoidance measures; invasive species controls; appropriate construction practices; noise and dust controls; onsite parking and traffic management; and compliance with applicable seasonal and hours-of-operation requirements established through the Conditional Use Permit.

Additional agency review and permitting will continue as applicable during final project design and prior to construction. Any additional environmental protection measures identified through the remaining regulatory reviews, including the pending formal SHPO review and other applicable agency permits or approvals, will be incorporated into the project as required.

Based on the information currently available and the mitigation measures incorporated into the project; no additional potentially significant environmental effects have been identified that are not otherwise addressed within this EAW.

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

Megan Smith

Date

8/18/26

Title

*Land Use Management Director
Goodhue Co.*

Appendix A

Appendix A: Figures

Figure 1: General Location Map

Figure 2: United States 7.5 Minute Geological Survey Quad Map

Figure 3: Pre-Construction Site Plan

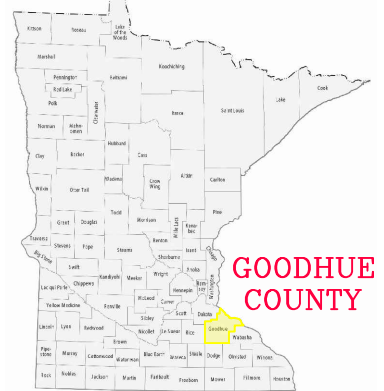
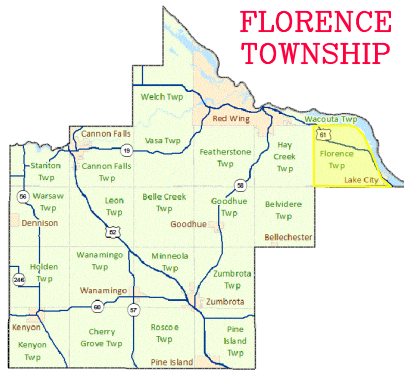
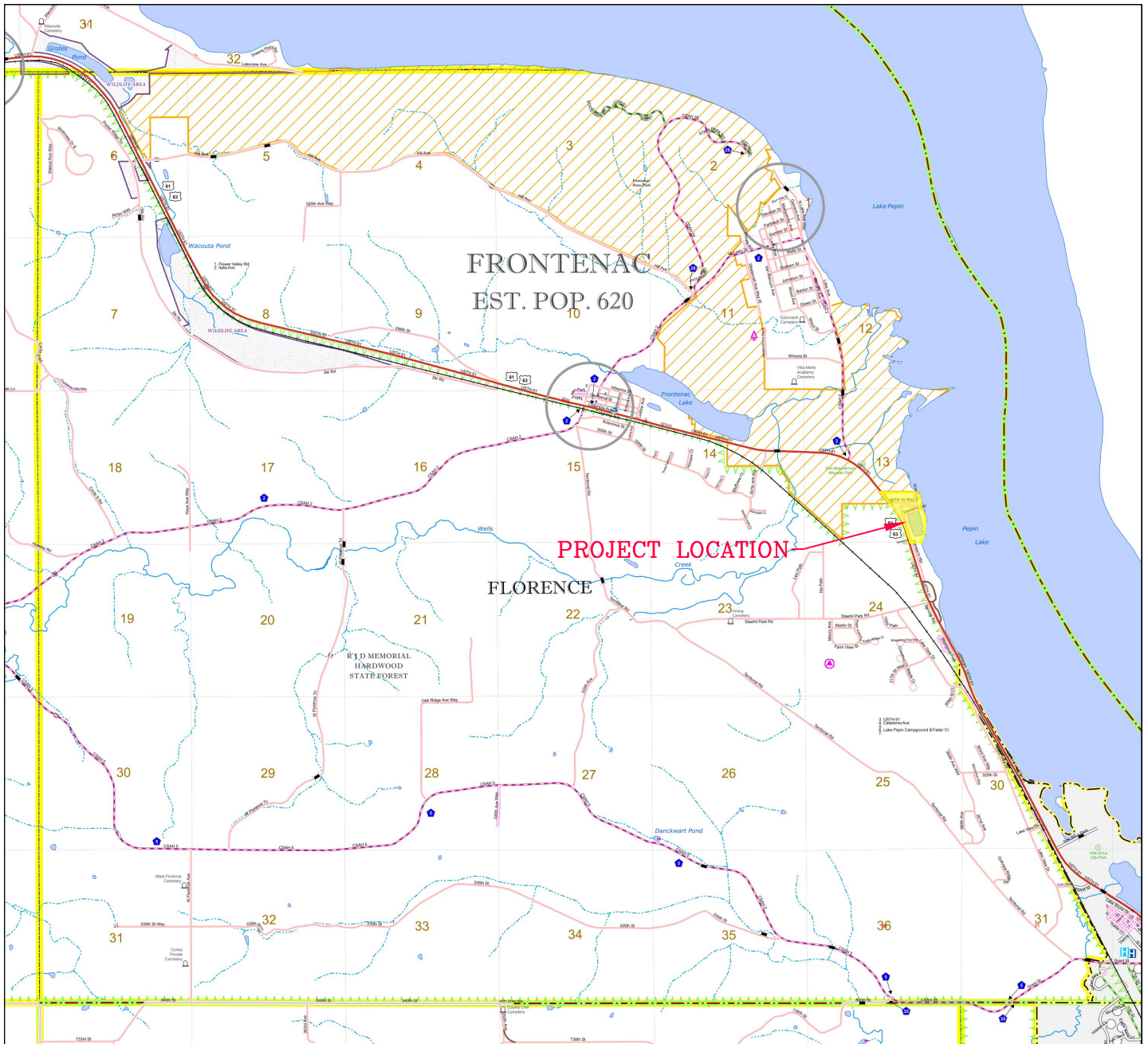
Figure 4: Removal/Demo Plan

Figure 5: Post Construction Site Plan

Figure 6: Grading and Erosion Control Plan

Figure 1:

General Location Map



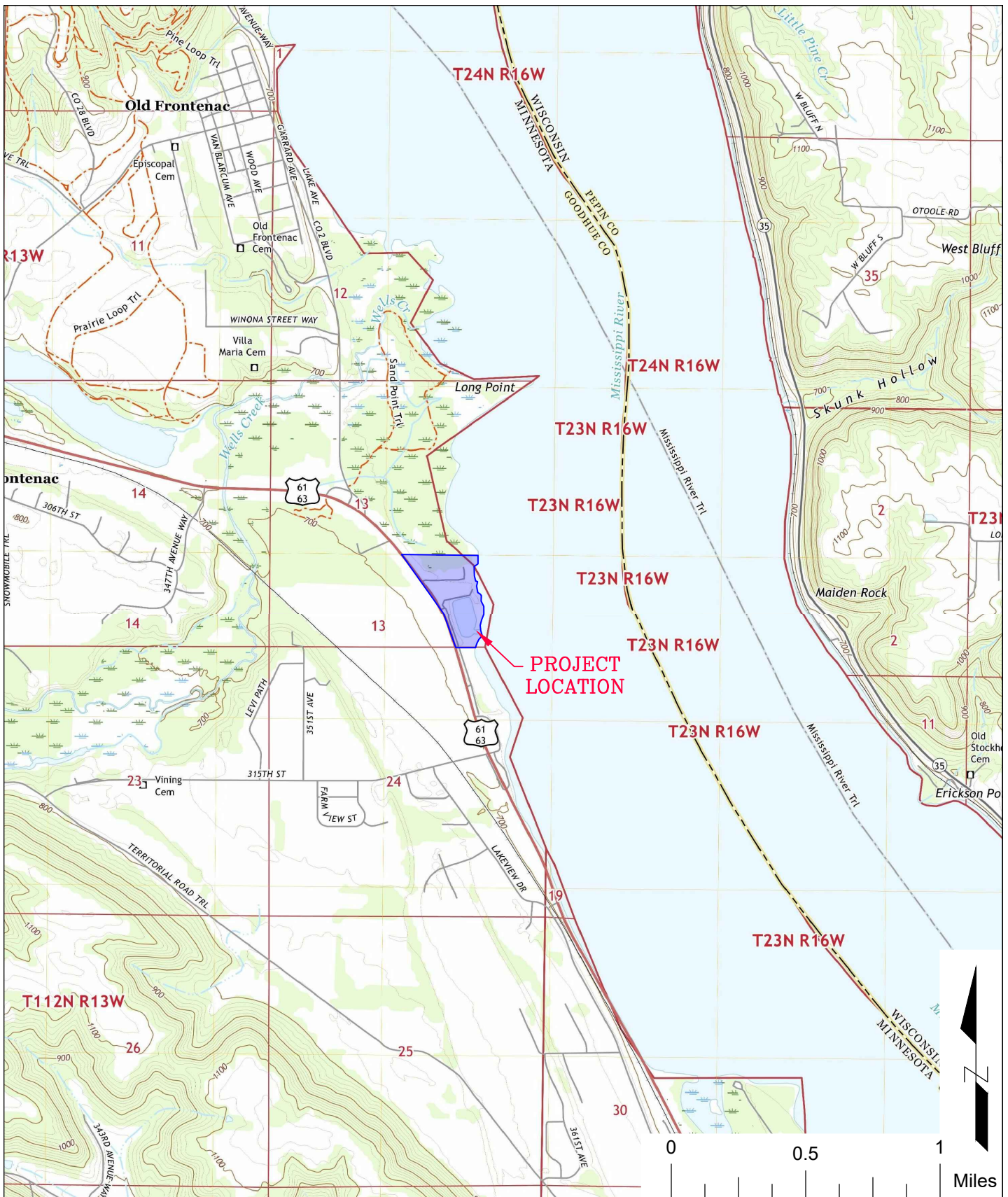
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FIGURE 1
GENERAL LOCATION MAP
 PELICAN POINT
 FLORENCE TOWNSHIP
 GOODHUE COUNTY, MINNESOTA

Figure 2:

United States 7.5 Minute Geological Survey Quad Map



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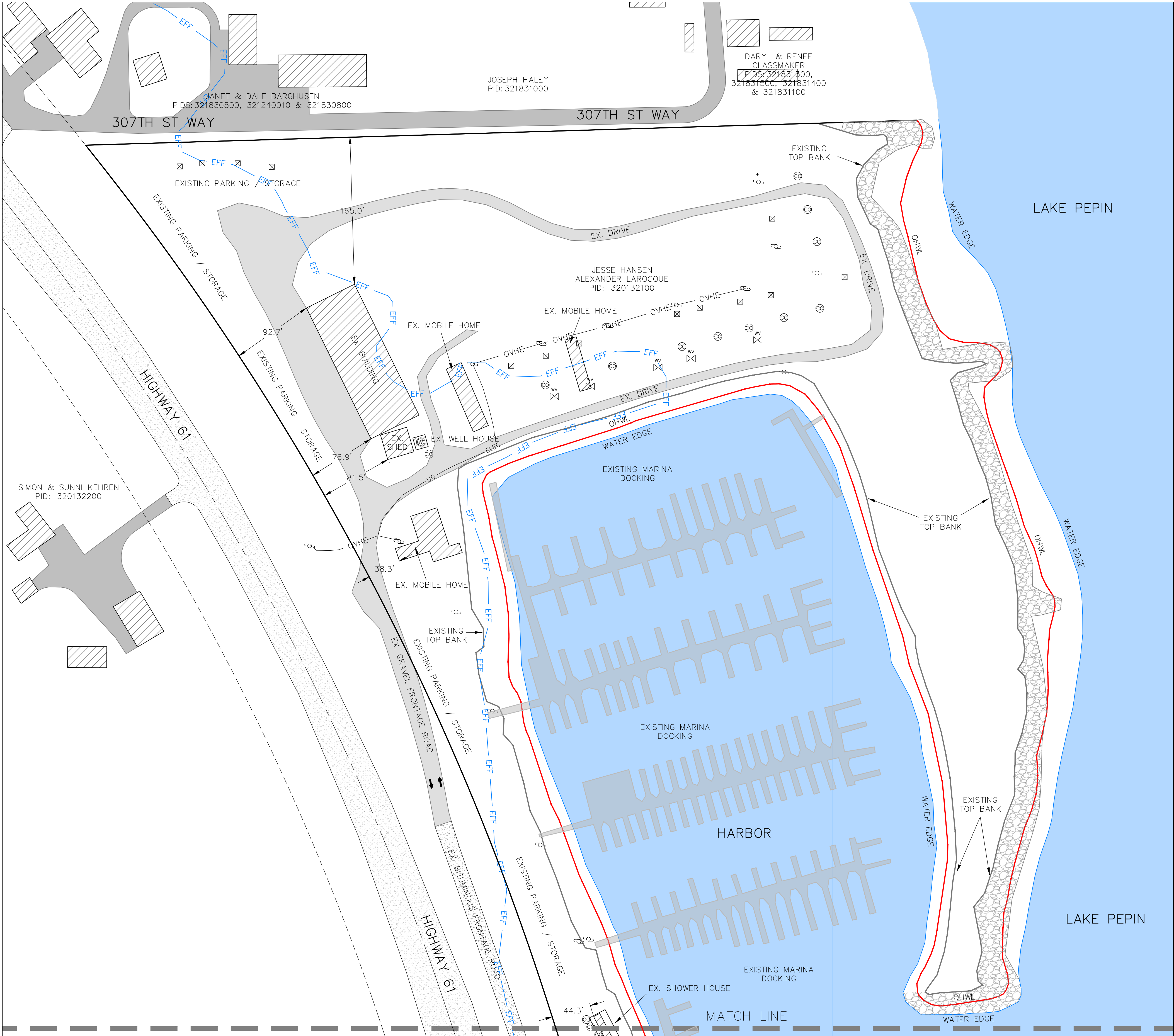
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FIGURE 2
USGS 7.5 MINUTE QUAD MAP
PELICAN POINT
FLORENCE TOWNSHIP
GOODHUE COUNTY, MINNESOTA

Figure 3:

Pre-Construction Site Plan

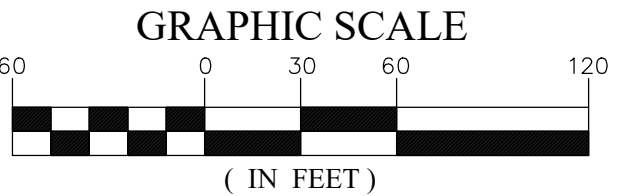


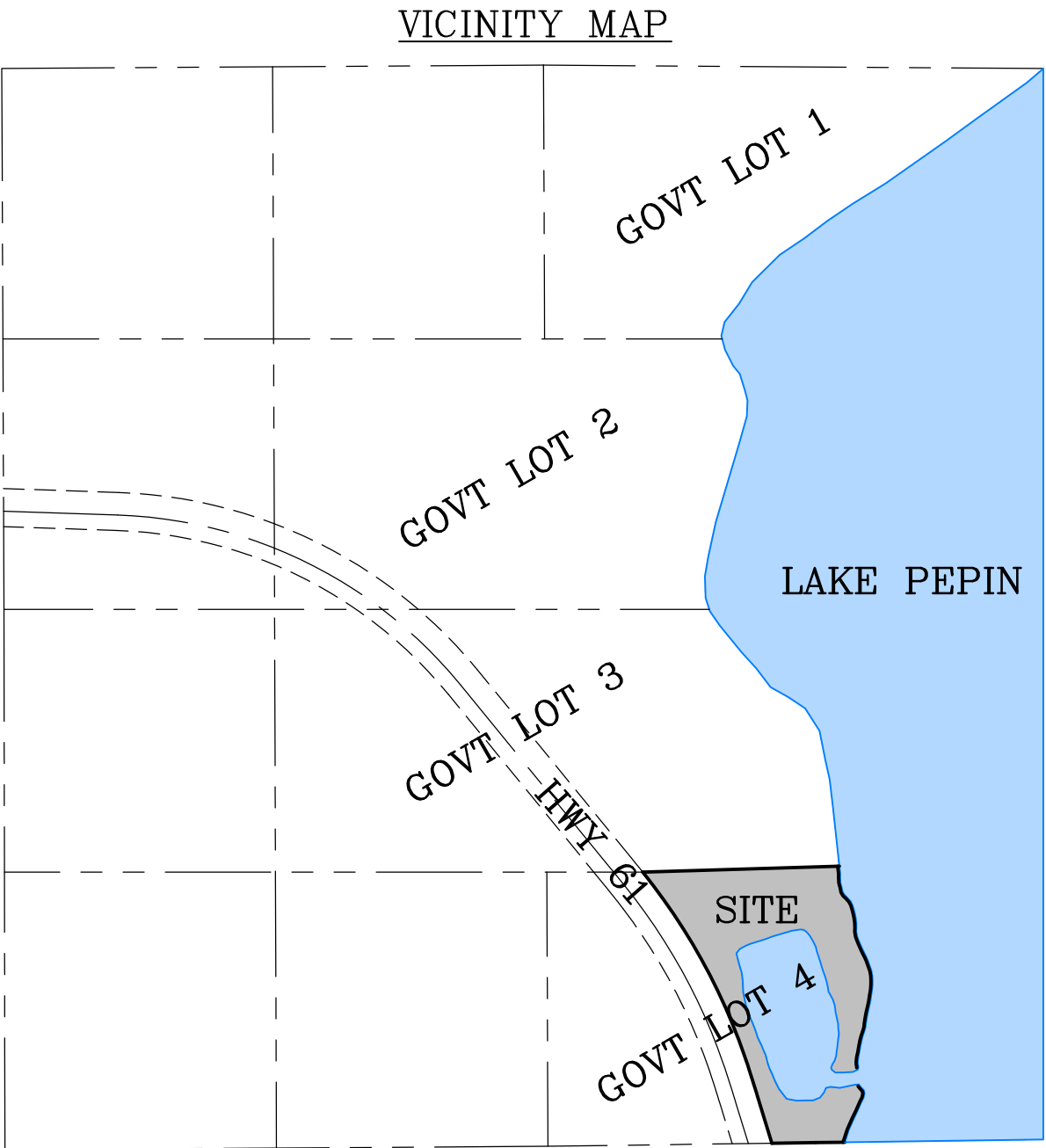
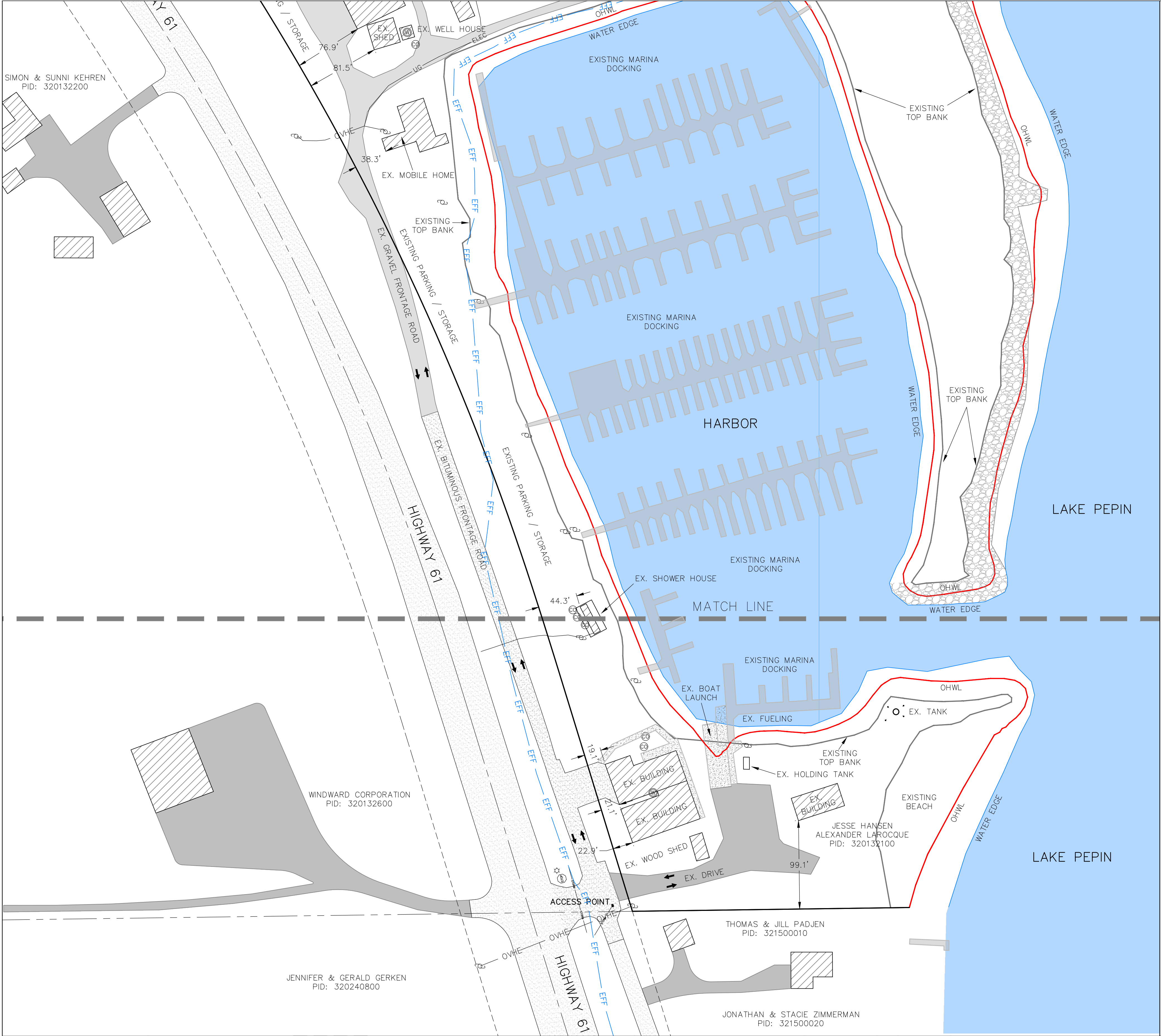
EXISTING LAND DESCRIPTION:
All of that part of Government Lot Four in Section Thirteen, Township 112 North, Range 13 West, described as follows: Beginning on the north line of Government Lot Four at a point 348 feet east of the inter-section of the north line of said Government Lot Four with the center line of the Red Wing and Lake City Highway, and running thence southerly 620 feet more or less to the south line of the land formerly owned by George J. Petsinger, at a point 145 feet due east of the center line of the Red Wing and Lake City Highway, thence due east to the east line of said Government Lot Four; thence northerly along the east line of said Government Lot Four to the northeast corner thereof, thence West to the place of beginning. Also beginning on the south line of said Government Lot Four at a point 1066 feet east from the southwest corner of said Lot Four (at the center of the Red Wing and Lake City Highway) for a place of beginning, and running thence north and northwesterly along said center line of said highway 800 feet more or less to the north line of the land formerly owned by Ray M. Boatmen and Addie Boatman, his wife, thence east along said north line of the land of said Ray M. Boatmen and Addie Boatman, to the east line of said Government Lot Four, thence southerly along the easterly line of said Government Lot Four to the southeast corner thereof, thence due west 320 feet, more or less, to the place of beginning, subject to all existing easements.

Also, all that part of Government Lot Four in Section Thirteen in Township 112 North, Range 13 West, described as follows: Beginning at the intersection of the center line of Trunk Highway No. 61 and the North line of said Government Lot Four, thence East 348 feet, thence southerly 620 feet to a point 145 feet east of the center line of Trunk Highway No. 61 thence west 145 feet to the center of Trunk Highway No. 61, thence northerly along the center line of Trunk Highway No. 61 to the point of beginning, excepting therefrom that part taken for Trunk Highway purposes by recent condemnation.

- GENERAL NOTES:**
- BASE FLOOD ELEVATION (BFE)(100-YR)(FEMA): 681.4
 - ORDINARY HIGH WATER LEVEL: 672.9
 - WATER LEVEL DATE OF SURVEY 11/19/2025: 667.00
 - FEMA FLOOD ZONE: AE
 - THE ENTIRE PROPERTY IS LOCATED WITHIN SHORELAND OF LAKE PEPIN (1,000 FEET).
 - EXISTING MARINA BOAT SLIPS 190

ZONING TABLE	
PARCEL IDENTIFICATION NUMBER	320132100
SITE ADDRESS	35699 HIGHWAY 61 BLVD LAKE CITY, MN 55041
PARCEL AREA	12.41 ACRES
IMPERVIOUS SURFACE LIMIT (25% TOTAL PARCEL AREA)	3.10 ACRES
EXISTING IMPERVIOUS	2.4 ACRES
CURRENT ZONING DISTRICT	CR COMMERCIAL RECREATION
EXISTING USE	MARINA/HARBOR MOBILE HOME PARK MARINE REPAIR/SERVICE MARINE STORAGE
FRONT YARD SETBACK (ARTICLE 30, SECTION 4, SUB. 3)	45 FEET
SIDE AND REAR YARD SETBACK (ARTICLE 30, SECTION 4, SUB. 4)	30 FEET
OHWL SETBACK (ARTICLE 31, SECTION 8, SUB. 2)	75 FEET

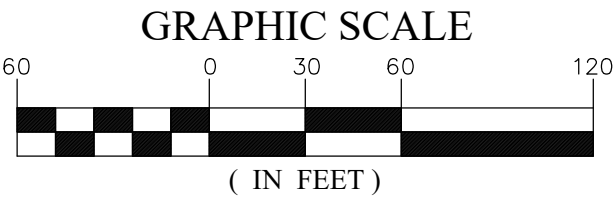




SECTION 13, T 112 N., R 13 W.
NOT TO SCALE

LEGEND

- EXISTING WELL
- EXISTING SEPTIC LID / CLEANOUT
- ELECTRIC POLE
- LIGHT POLE
- WATER SHUT OFF, GATE VALVE & HYDRANT
- STORM MANHOLE & CATCHBASIN
- COMMUNICATION / ELECTRIC BOX OR HOOKUP
- SIGNS
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- ORDINARY HIGH WATER LEVEL
- WATER EDGE AT DATE OF SURVEY 11-19-2025
- EXISTING TOP BANK
- EXISTING FLOOD FRINGE (BFE) (OBTAINED FROM FEMA)
- EXISTING STORM
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING BITUMINOUS SURFACING
- EXISTING AGGREGATE SURFACING
- EXISTING CONCRETE SURFACING
- EXISTING BUILDING
- EXISTING CONCRETE ALONG BANK



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 7/22/2026 REG. NO. 21940

Prepared For:
Jesse Hansen & Alex LaRocque
35699 HWY 61 BLVD
LAKE CITY, MN 55041
FILE NO.: 25-302 BASE EXISTING

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DRAWN GGG
CHECKED CMP

REVISED	BY	DATE
EXISTING SP	GGG	7/22/26

FLORENCE TOWNSHIP
GOODHUE COUNTY

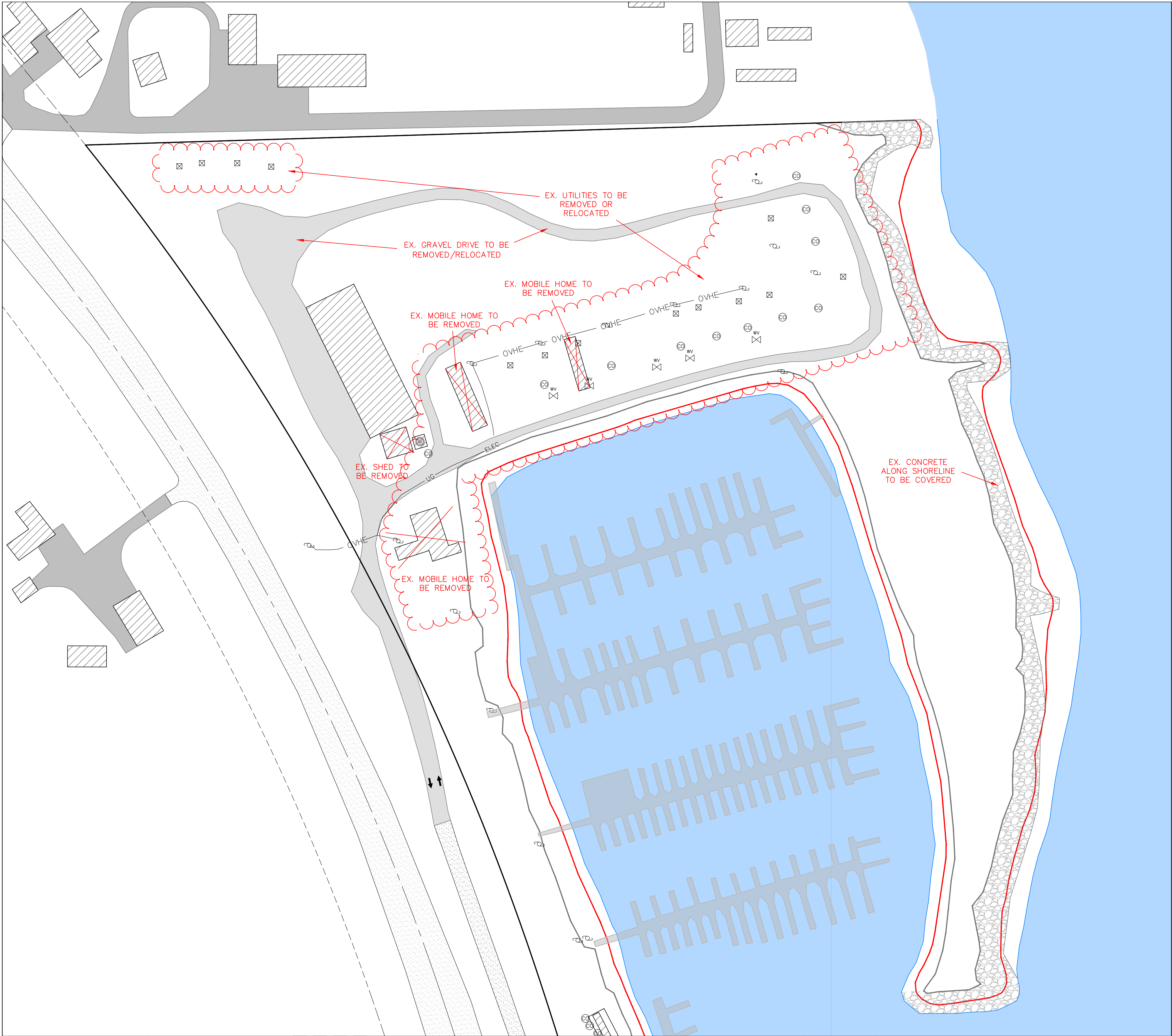
BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

PELICAN POINT
EXISTING SITE PLAN

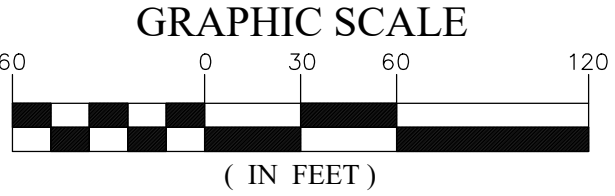
SHEET 2
OF 2 SHEETS

Figure 4:

Removal/Demo Plan



- REMOVAL PLAN NOTES:**
- EXISTING MOBILE HOMES (3) TO BE REMOVED.
 - EXISTING BUILDINGS TO BE REMOVED (3).
 - EXISTING SEWER SYSTEM TO SERVE PREVIOUS MOBILE HOME PARK TO BE ABANDONED AND REMOVED.
 - EXISTING WATER SERVICES TO SERVE PREVIOUS MOBILE HOME PARK TO BE REMOVED.
 - EXISTING ELECTRIC UTILITIES TO SERVE PREVIOUS MOBILE HOME PARK TO BE RELOCATED.
 - EXISTING TANK TO BE REMOVED.
 - EXISTING CONCRETE ALONG BANK TO BE COVERED WITH PROPOSED RIPRAP BANK.
 - EXISTING MOBILE HOME ROAD TO BE REMOVED/RELOCATED.
 - PORTION OF EXISTING OFFICE CONCRETE SIDEWALK TO BE REMOVED.



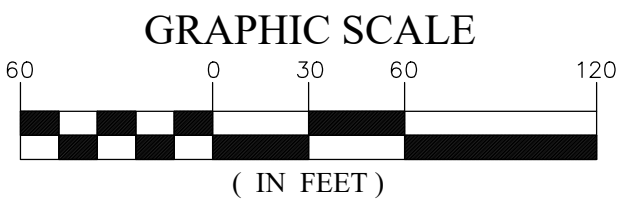
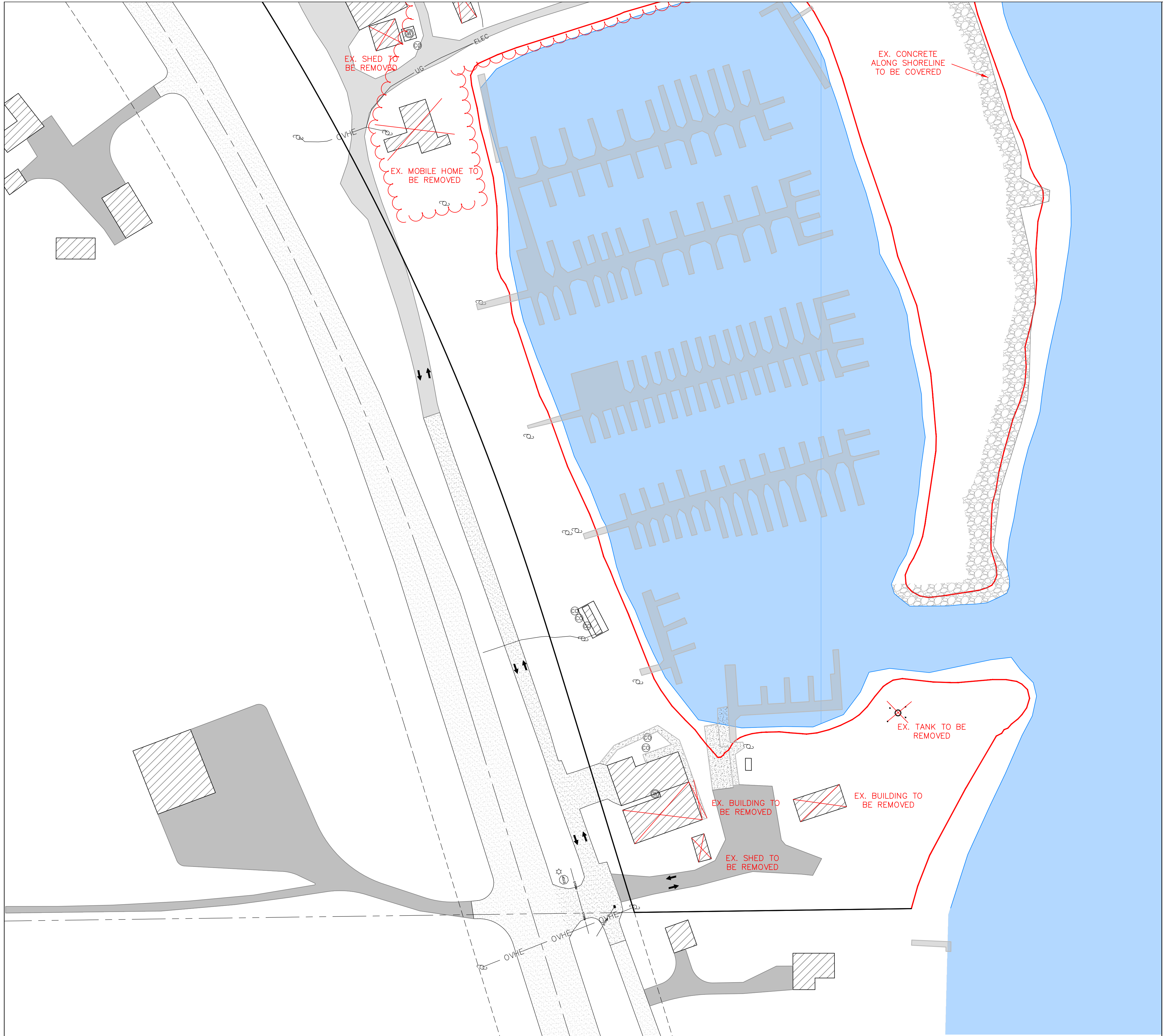
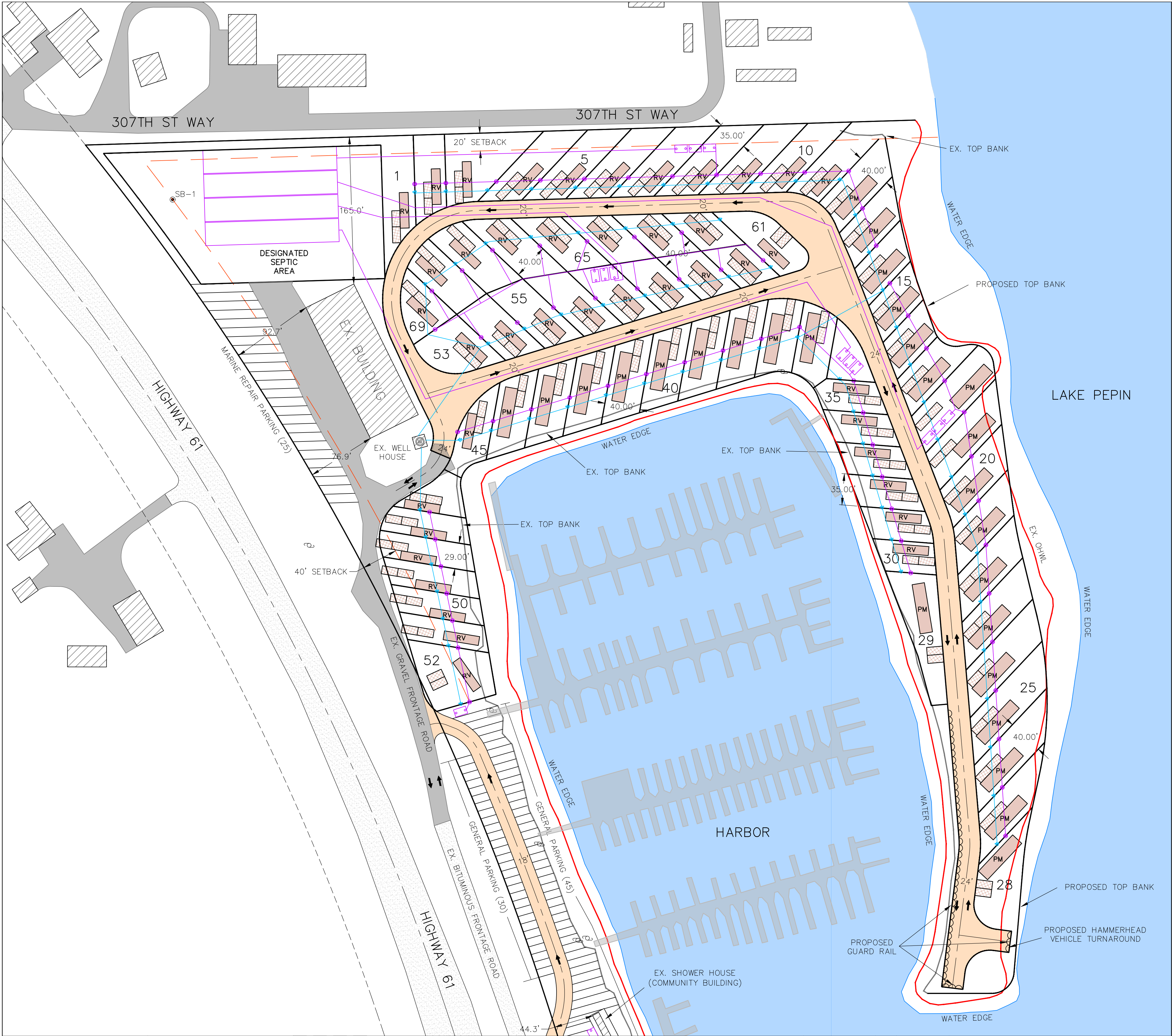


Figure 5:

Post-Construction Site Plan



PROPOSED LAND DESCRIPTION:
That part of Section 13, Township 112 North, Range 13 West, Goodhue County, Minnesota, lying South of LAKE PEPIN ESTATES, according to the recorded plat thereof on file at the office of the County Recorder; North of COCHRAN'S SUBDIVISION, according to the recorded plat thereof on file at the office of the County Recorder; East of the easterly right of way of State Highway No. 61; West of the Ordinary High Water Level of Lake Pepin.

The above described parcel contains 12.41 acres, more or less, and is subject to any easements, covenants and restrictions of record.

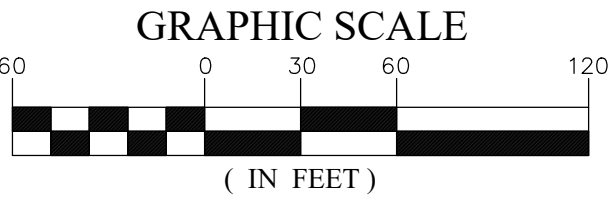
- CAMPGROUND CALCULATIONS:**
- 69 CAMP SITES
 - 27 PARK MODELS (14' BY 56')
 - 42 CAMPERS (10' BY 40')
 - MINIMUM LOT AREA: 2,000 SQFT

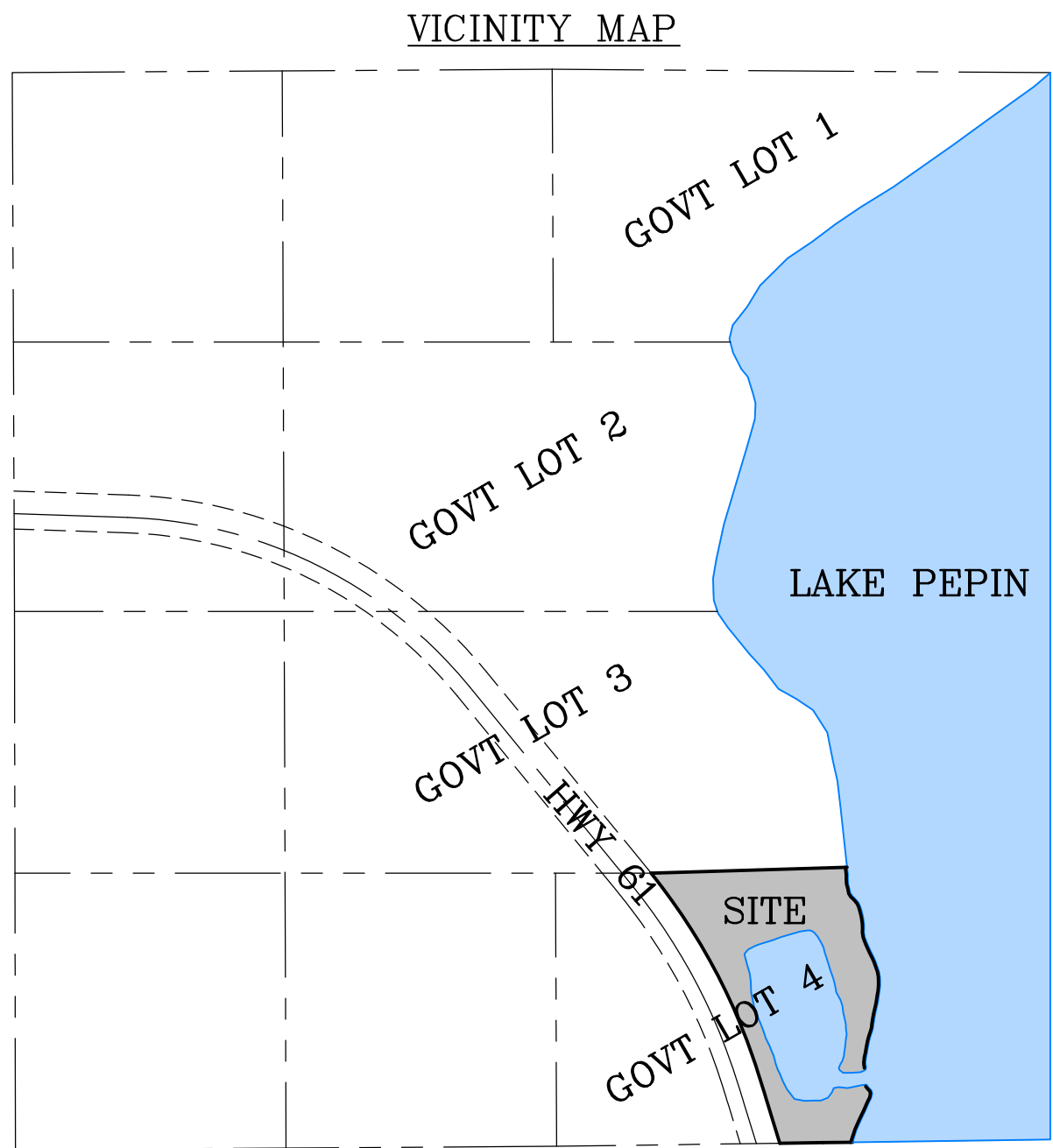
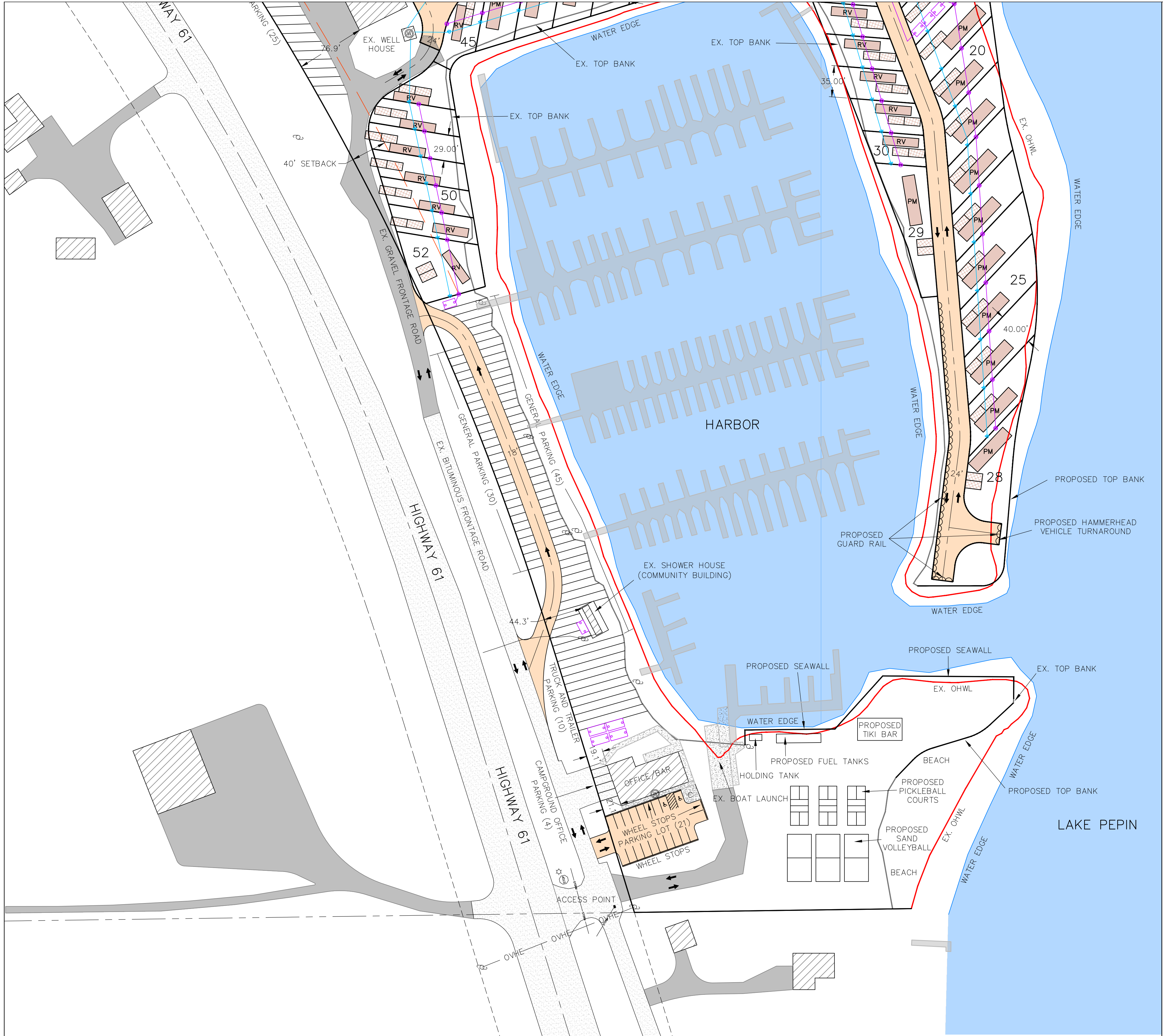
- GENERAL NOTES:**
- ORDINARY HIGH WATER LEVEL: 672.9
 - WATER LEVEL DATE OF SURVEY 11/19/2025: 667.00
 - BASE FLOOD ELEVATION (BFE)(100-YR): 681.4
 - CURRENT ZONING: CR COMMERCIAL RECREATIONAL
 - FEMA FLOOD ZONE: AE
 - PARCEL AREA: 12.41 ACRES

- PROPOSED PARKING:**
- CAMPGROUND PARKING MINIMUM OF 200 SQFT / SITE (10' FROM SIDE YARD)
 - MARINE REPAIR PARKING 25
 - GENERAL PARKING 75
 - TRUCK AND TRAILER PARKING 10
 - OFFICE PARKING 4
 - BAR PARKING 21 (2 ADA)
 - BOAT DOCKING 220

LEGEND

	EXISTING WELL
	EXISTING SEPTIC LID / CLEANOUT
	ELECTRIC POLE
	LIGHT POLE
	WATER SHUT OFF, GATE VALVE & HYDRANT
	STORM MANHOLE & CATCHBASIN
	COMMUNICATION / ELECTRIC BOX OR HOOKUP
	SIGNS
	SOIL BORING
	PROPERTY LINE
	PROPOSED CAMP SITE
	PROPOSED SEWER SERVICE LINE / CLEANOUT
	PROPOSED 2" WATER SERVICE LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	ORDINARY HIGH WATER LEVEL
	WATER EDGE AT DATE OF SURVEY 11-19-2025
	EXISTING TOP BANK
	PROPOSED TOP BANK
	EXISTING STORM SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED GUARD RAIL
	EXISTING BITUMINOUS SURFACING
	EXISTING AGGREGATE SURFACING
	EXISTING BUILDING
	EXISTING CONCRETE SURFACING
	CONCEPTUAL CAMPER (10' x 40')
	CONCEPTUAL PARK MODEL (14' x 56')
	PROPOSED PARKING (200 SQFT REQUIRED) 2X 9' X 18' SHOWN (324 SQFT)
	PROPOSED ROADWAY / PARKING LOT
	PROPOSED CONCRETE SURFACING

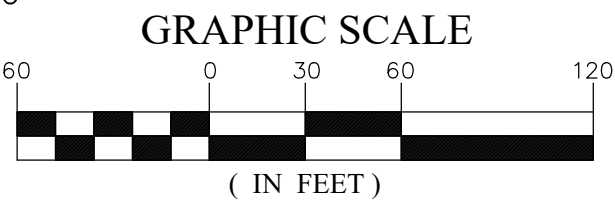




SECTION 13, T 112 N., R 13 W.
NOT TO SCALE

LEGEND

- EXISTING WELL
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- EXISTING UNDERGROUND ELECTRIC
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2X 9' X 18' SHOWN (324 SQFT)
- PROPOSED ROADWAY / PARKING LOT
- PROPOSED CONCRETE SURFACING



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DATE 7/23/2026 GEOFFREY G. GRIFFIN REG. NO. 21940

Prepared For:
Jesse Hansen & Alex LaRocque
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LAKE CITY, MN 55041
FILE NO.: 25-302 BASE

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SP	GGG	7/23/26

FLORENCE TOWNSHIP
GOODHUE COUNTY

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

PELICAN POINT
SITE PLAN

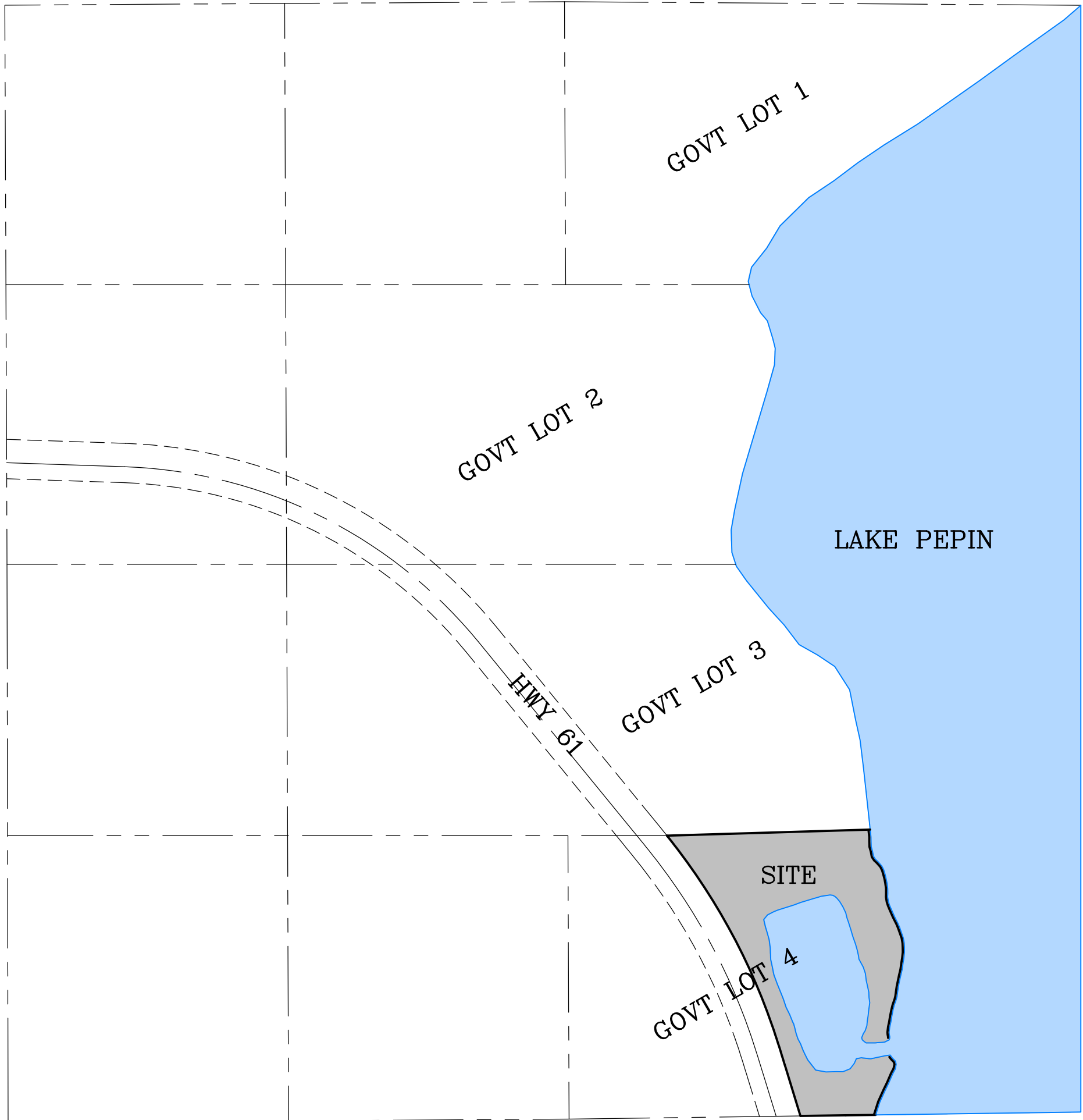
SHEET 2
OF 2 SHEETS

Figure 6:

Grading Plan and Erosion Control Plan

WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW

VICINITY MAP



SECTION 13, T 112 N., R 13 W.
NOT TO SCALE

ENGINEER & SURVEYOR

G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
Grant Griffin EIT, LSIT
grantg@ggg.to
Geoffrey Griffin PE, LS
geoffg@ggg.to

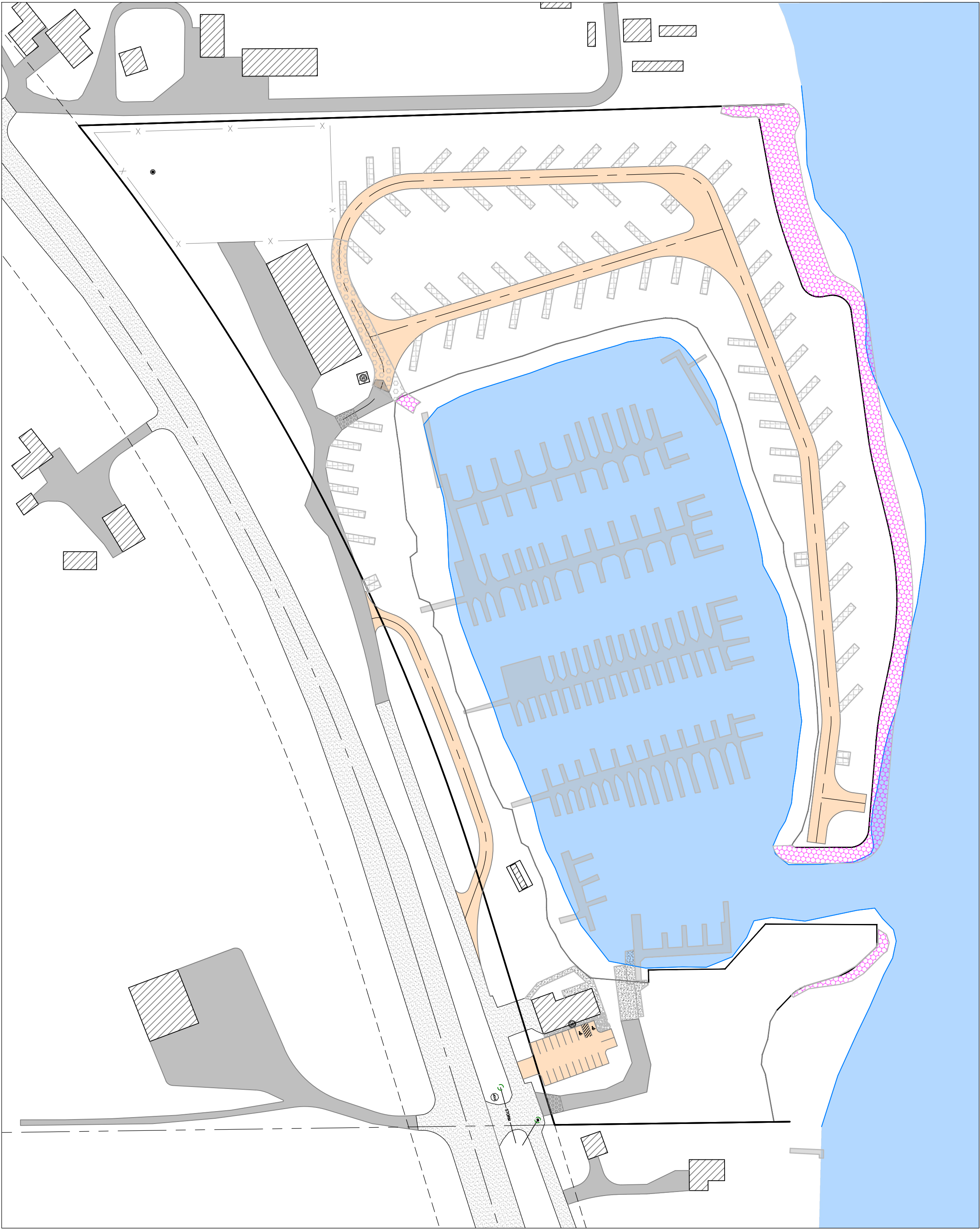
OWNERS

Jesse Hansen
Alexander LaRocque
35699 Hwy 61 Boulevard
Lake City, MN 55041
JesseHansen2@gmail.com
mississippilawncafe1@gmail.com

SHEET INDEX

SHEET 1	SHEET INDEX AND VICINITY MAP
SHEET 2	GENERAL NOTES, TYPICALS, LEGEND & QUANTITIES
SHEET 3-4	GRADING PLAN
SHEET 5	TEMPORARY SEDIMENT CONTROL MNDOT STANDARD PLATE
SHEET 6-7	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT OVERVIEW



I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MINNESOTA.

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REG. NO. 21940

Prepared For:
Jesse Hansen & Alex LaRocque
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LAKE CITY, MN 55041
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SUBMITTAL	GGG	7/24/2026

FLORENCE TOWNSHIP
GOODHUE COUNTY

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

PELICAN POINT
TITLE PAGE

PRELIMINARY - NOT FOR CONSTRUCTION
(SUBJECT TO REVIEW).

SHEET 1
OF 7 SHEETS

- 1) CONSTRUCT AND MAINTAIN TEMPORARY ROCK OR CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ENTRANCES USED DURING CONSTRUCTION TO CONTROL SEDIMENT FROM LEAVING SITE PER ROCHESTER STD. PLATE 7-06, CLOSE OTHER ENTRANCES WITH SILT FENCE.
- 2) REMOVE ALL TOPSOIL AND ORGANIC MATERIAL. STOCKPILE IN APPROVED LOCATIONS ON-SITE. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PROVIDE TEMPORARY COVER IF STOCKPILE WILL BE IN-PLACE MORE THAN 7 DAYS.
- 3) ALL EXCAVATED MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER OR HAULED TO AN APPROVED LOCATION. ANY TEMPORARY STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND THE DOWN SLOPE EDGE TO PREVENT DOWNSTREAM SEDIMENTATION. TEMPORARY COVER SHALL BE ESTABLISHED AFTER 7 DAYS.
- 4) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 5) THE CONTRACTOR SHALL ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING.
- 6) PLACE MACHINE SLICED SILT FENCE AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER, TO PROTECT INFILTRATION BASIN FROM FILLING WITH SEDIMENT WHILE VEGETATION ESTABLISHES ONSITE.
- 7) THIS PROJECT DOES REQUIRE AN NPDES PERMIT BASED ON AREA DISTURBED AND DOES NOT REQUIRE PERMANENT STORM WATER TREATMENT DUE TO THE INCREASE IN IMPERVIOUS SURFACING BEING LESS THAN ONE ACRE. BEST MANAGEMENT PRACTICES BEYOND WHAT MAY BE SHOWN ON THIS PLAN SHOULD BE CONSIDERED IF GRADING CAUSES EROSION NOT CONTAINED BY MEASURES SHOWN ON THIS PLAN.
- 8) RESPREAD TOPSOIL (4" MIN.), FERTILIZE, SEED, & DISK ANCHOR MULCH ALL DISTURBED AREAS. SOD OR SEED WITH MNDOT MIXTURE 25-131 WITH THE FOLLOWING ADDITIONS. FERTILIZER SHALL BE 24-12-24 AND BE APPLIED AT A RATE OF 300 LBS/ACRE. MIXTURE 25-131 SEEDING SHALL BE APPLIED AT A RATE OF 220 LBS/ACRE. MIXTURE 33-261 SEEDING SHALL BE APPLIED AT A RATE OF 35 LBS/ACRES. (STORMWATER FACILITIES)
MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
*THE SEASON FOR SEEDING SHALL BE FROM APRIL 1ST – JUNE 1ST AND JULY 20TH – SEPTEMBER 20TH, AND AS DORMANT SEEDING AFTER NOV. 1ST. ONLY TEMPORARY SEEDING WILL BE ALLOWED SEPT. 20TH – NOV. 1ST) (REFERENCE MNDOT SEEDING MANUAL FOR ADDITIONAL SEEDING INFORMATION)
- 9) TEMPORARY SEED WITH MNDOT MIX 22-111 (MAY 1ST THRU AUGUST 1ST) OR MNDOT MIX 22-112 (AUGUST 1ST THRU OCTOBER 1ST) AT A RATE OF 100LB/ACRE. INCLUDING DISK ANCHORED MULCH ON ALL SLOPES GREATER THAN 200' OR 5%.
- 10) PER CURRENT MPCA REQUIREMENTS. CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE; APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ON SITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE ([HTTP://WWW.PCA.STATE.MN.US/PUBLICATIONS/WQ-STRM2-24.PDF](http://www.pca.state.mn.us/publications/WQ-STRM2-24.PDF)).
- 11) OWNER HAS BEEN MADE AWARE THAT THERE ARE DESIGN SLOPES LESS THAN 2% AND ACCEPTS ANY ISSUES THAT MAY RESULT FROM THIS DESIGN.
- 12) SLOPES STEEPER THAN 4:1 AND 4:1 SLOPES LONGER THAN 30' ARE SEEDED AND PROTECTED WITH EROSION CONTROL BLANKETS OR SODDED AND STAKED. BLANKET CATEGORY 20 PER MNDOT 3885. SLOPES STEEPER THAN 4:1 ARE STABLE FROM LAND-SLIDING AND SURFACE EROSION.
- 13) MINIMIZE CONSTRUCTION TRAFFIC OVER UNPAVED AREAS OF THE SITE.
- 14) GOVERNING SPECIFICATIONS – THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SUBJECT TO ANY AMENDMENTS & THEN 2023 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN, ALONG WITH ANY DESIGN CRITERIA LOCATED WITHIN THE FLORENCE TOWNSHIP AND GOODHUE COUNTY ZONING ORDINANCE. UNLESS OTHERWISE SPECIFIED WITHIN THIS PLAN.

DISTURBED AREA = 7.26 ACRES
CUT (C-) = 1,310 CYD
FILL (F+) = 25,883 CYD
NOTE: ALL QUANTITIES ARE BASED ON EXISTING GROUND
TO FINISHED GRADE.
PERVIOUS AGGREGATE (PARKING) = 785 CYD
CLASS V AGGREGATE (ROAD) = 1,750 CYD
MNDOT CLASS V RIP RAP = 4,685 CYD
12" MNDOT SPEC 3601.2 B.1.b = 1,510 CYD
GEOCELL EROSION CONTROL WEB = 5,000 SQFT
GUARD RAIL = 350 LF
SILT FENCE = 700 LF
SILT CURTAIN = 2,300 LF
(RIP RAP INSTALL MAY BE PHASED TO REDUCE SILT
CURTAIN)
SEEDING = 5.75 ACRES
ROCK CONSTRUCTION ENTRANCE = 1X

DISTURBED AREA = 0.32 ACRES
CLASS V AGGREGATE = 305 CYD

DISTURBED AREA = 0.25 ACRES
CUT (C-) = 18 CYD
FILL (F+) = 322 CYD
NOTE: ALL QUANTITIES ARE BASED ON EXISTING GROUND
TO FINISHED GRADE.
CONCRETE SURFACING = 960 SQFT
CLASS V AGGREGATE (PARKING LOT) = 215 CYD
21 WHEEL STOPS
SILT FENCE = 285 LF
SILT CURTAIN = 100 LF
SEEDING = 1,000 SQFT
EROSION CONTROL BLANKET = 200 SQYD

DISTURBED AREA = 0.94 ACRES
SEAWALL = 370 LF
SILT CURTAIN = 450 LF
SILT FENCE = 400 LF
CUT (C-) = 10 CYD
FILL (F+) = 3,626 CYD
NOTE: ALL QUANTITIES ARE BASED ON EXISTING GROUND
TO FINISHED GRADE.
(SEAWALL INSTALL MAY BE PHASED TO REDUCE SILT
CURTAIN)
MNDOT CLASS V RIP RAP = 300 CYD
12" MNDOT SPEC 3601.2 B.1.b = 86 CYD
SEEDING = 0.90 ACRES
ROCK CONSTRUCTION ENTRANCE = 1X

07040001-531 MISSISSIPPI RIVER - ALUMINUM; MERCURY;
PCBs, AND TOTAL SUSPENDED SOLIDS (TSS)
07040001-708 - WELLS CREEK - ESCHERICHIA COLI (E. COLI);
TOTAL SUSPENDED SOLIDS (TSS)
25-0001-00 - LAKE PEPIN - NUTRIENTS (N)

Diagram illustrating the cross-section of a 4" thick pavement structure, labeled "NOT TO SCALE". The structure consists of the following layers (from top to bottom):

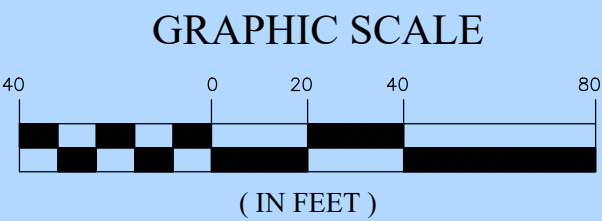
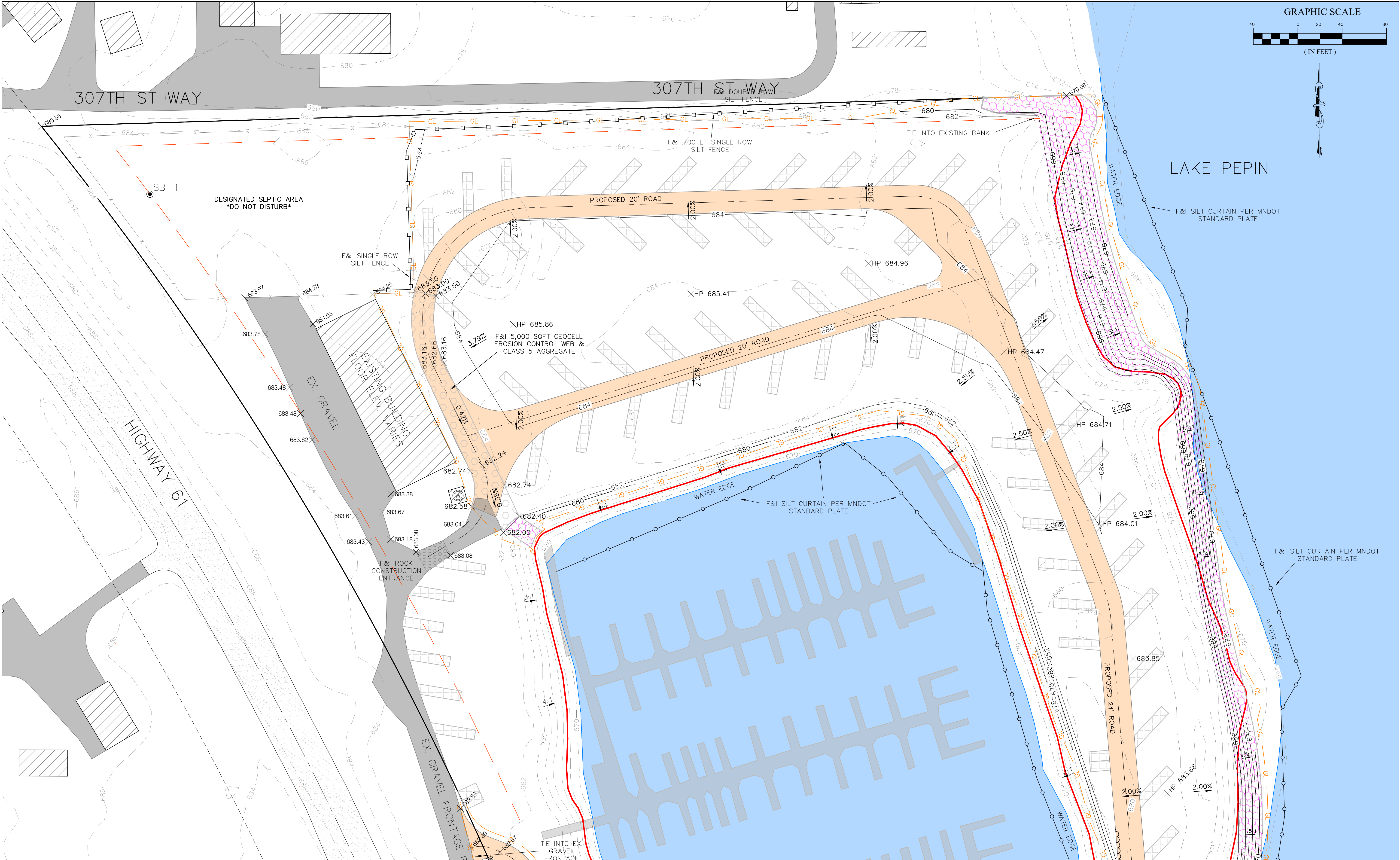
- 1.5" BITUMINOUS WEAR COURSE
- TACK COAT LAYER REQUIRED BETWEEN BITUMINOUS LIFTS
- 2.5" BITUMINOUS BASE COURSE
- 8" CLASS 5 OR 7 AGGREGATE (COMPACTED VOLUME)

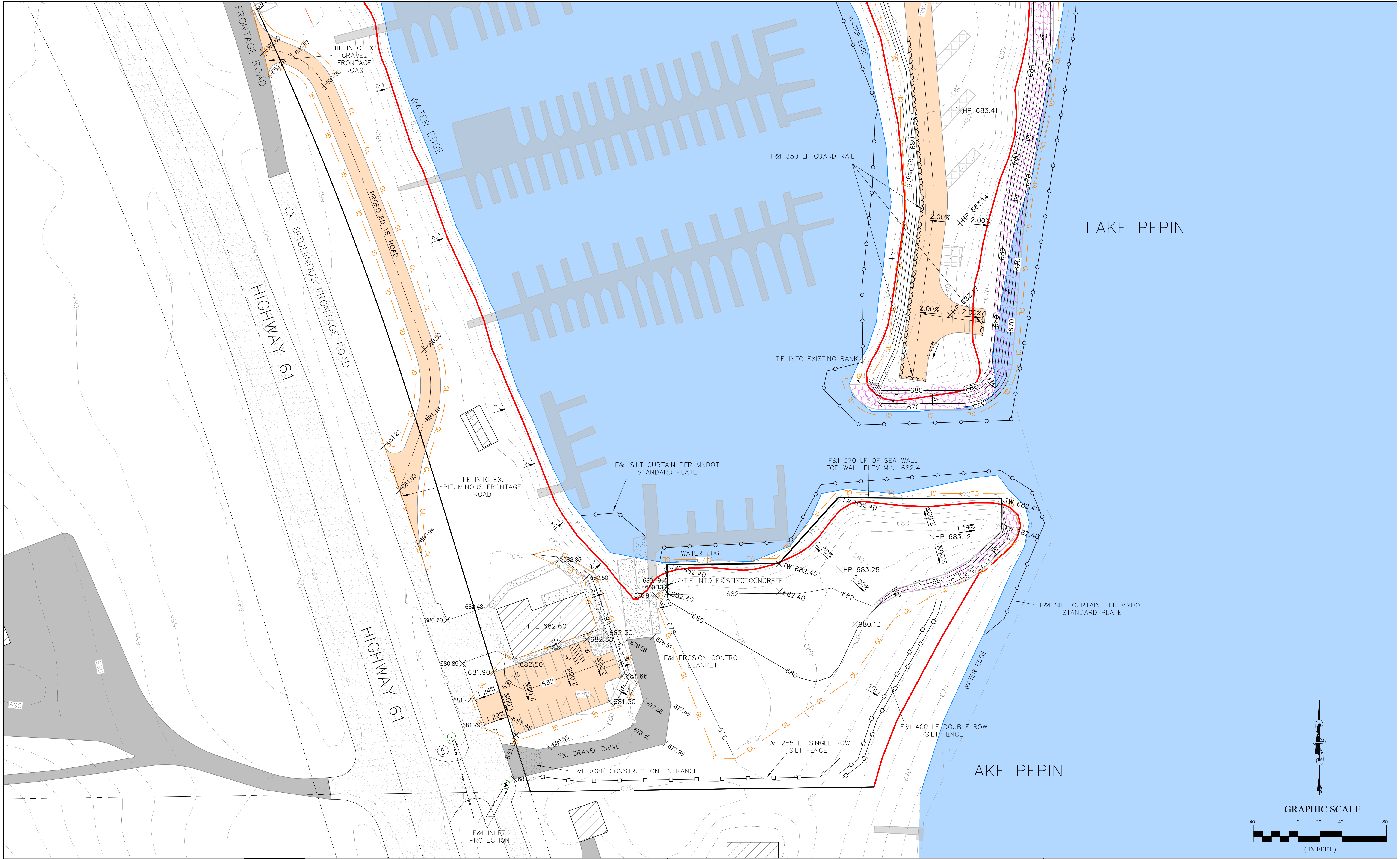
The total thickness of the structure is indicated as 4" on the left side.

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

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SHEET 2
OF 7 SHEETS





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GEOFFREY G. GRIFFIN
DATE 7/23/2026 REG. NO. 21940

Prepared For:
Jesse Hansen & Alex LaRocque
35699 HWY 61 BLVD
LAKE CITY, MN 55041

FILE NO.: 25-302 GP

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DESIGNED _____ GGG
DRAWN _____ GGG
CHECKED _____ JWK

REVISED	BY	DATE
SUBMITTAL	GGG	7/24/2026

**FLORENCE TOWNSHIP
GOODHUE COUNTY**

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

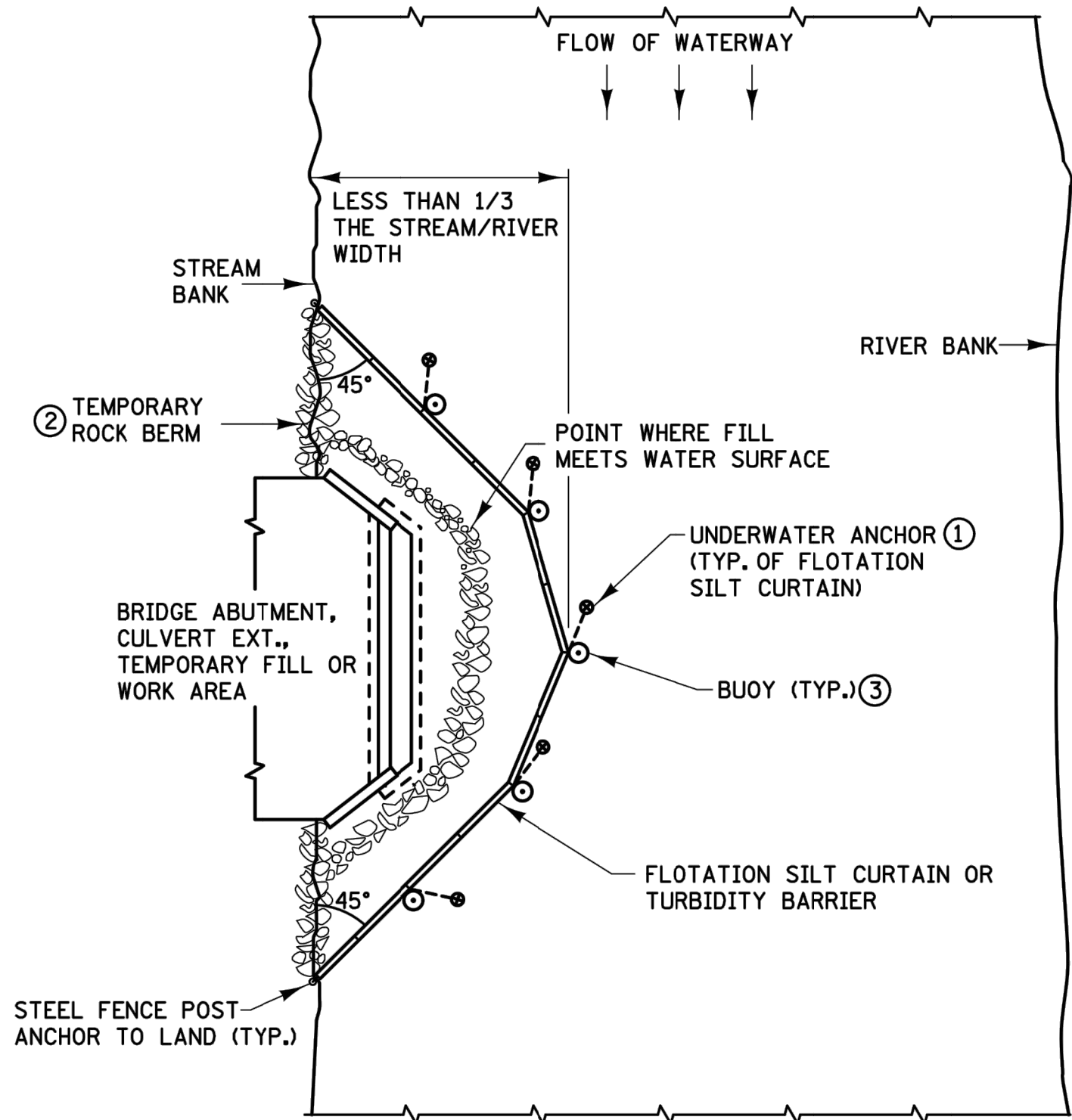
**PELICAN POINT
GRADING PLAN**

PRELIMINARY – NOT FOR CONSTRUCTION
(SUBJECT TO REVIEW).

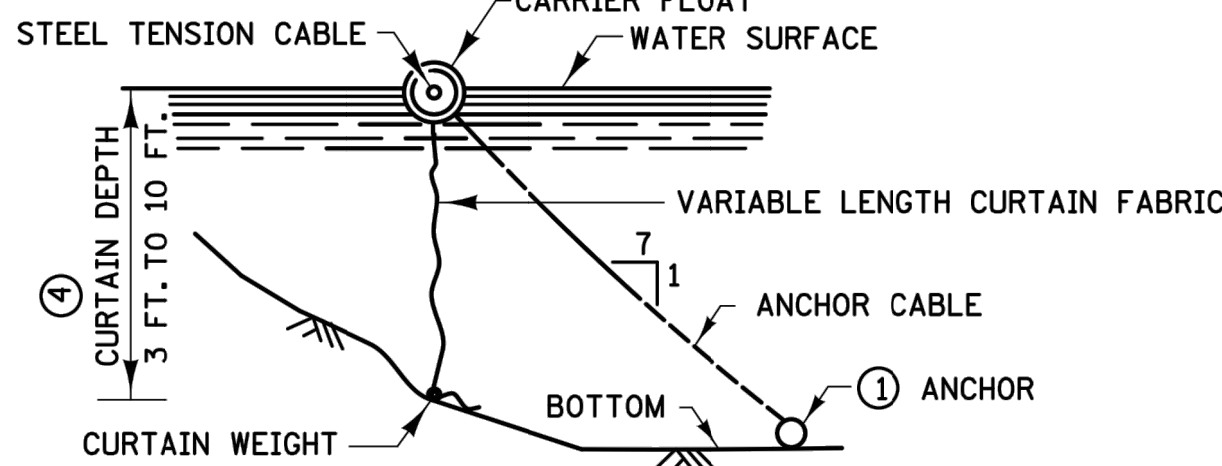
**SHEET 4
OF 7 SHEETS**

PLOTTED/REVISED: 23-OCT-2013

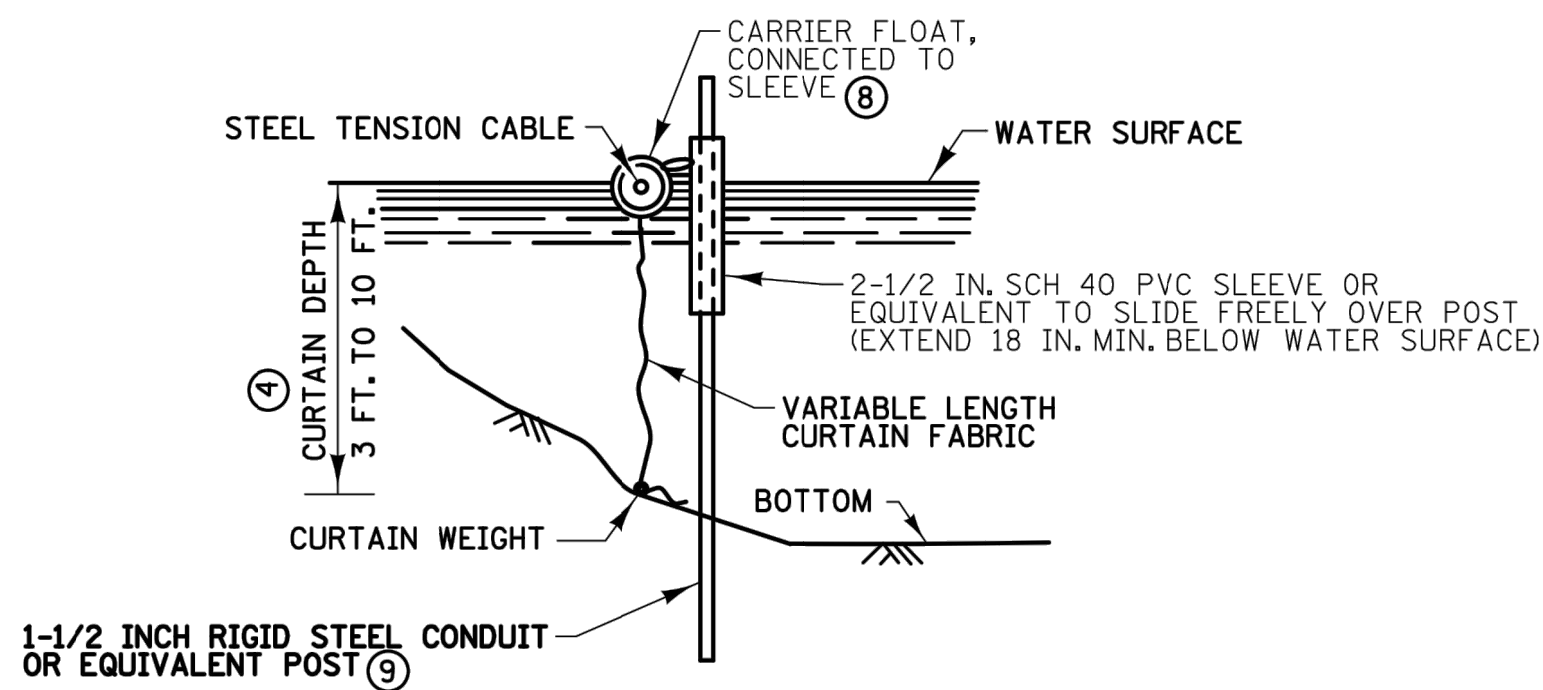
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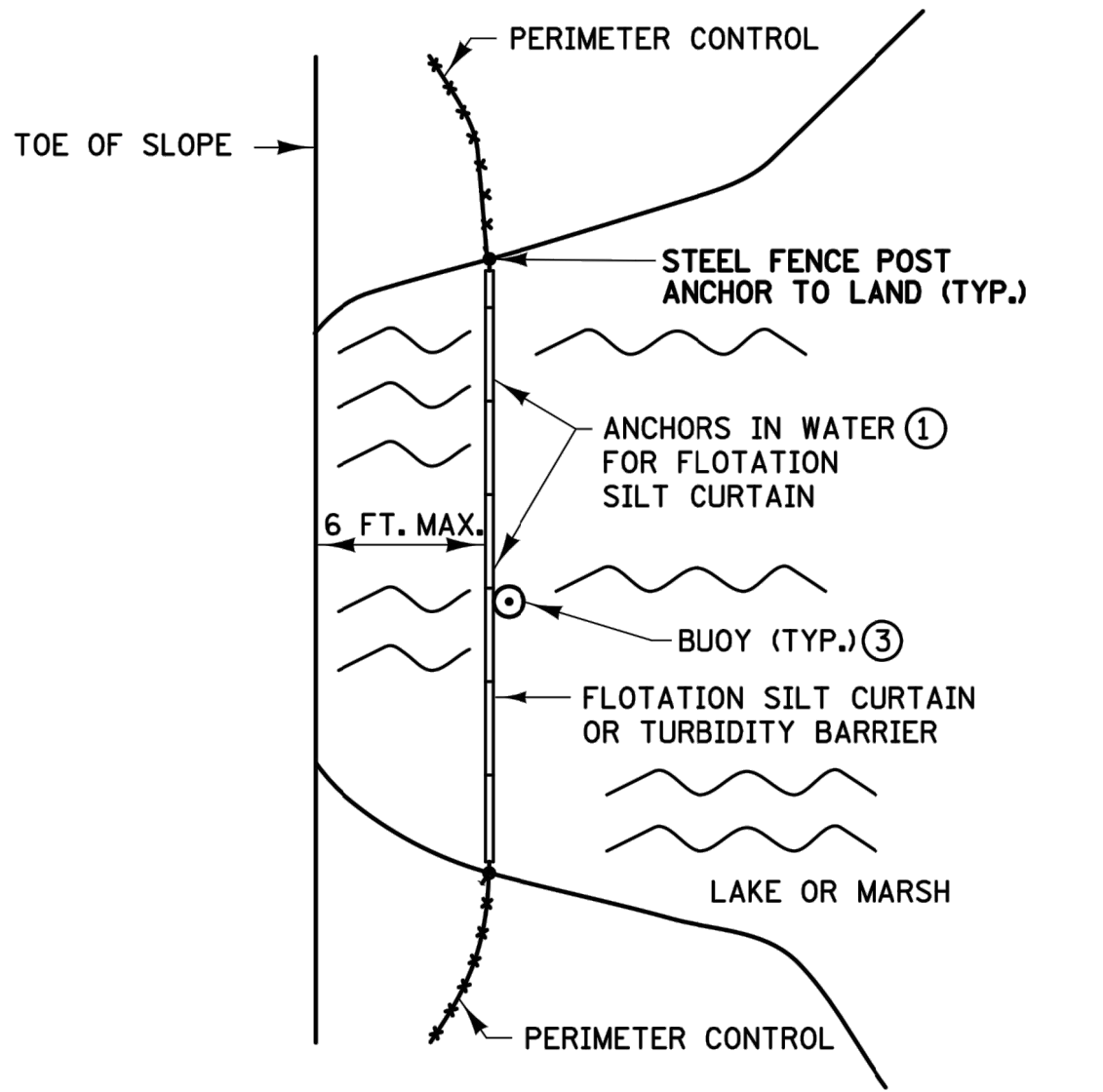
PLAN VIEW FOR STREAM 6 7



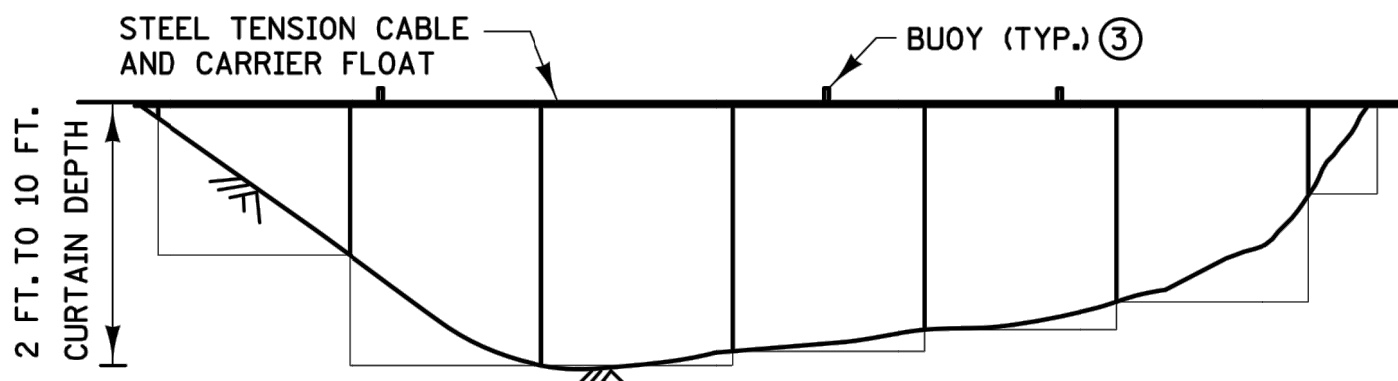
FLOTATION SILK CURTAIN



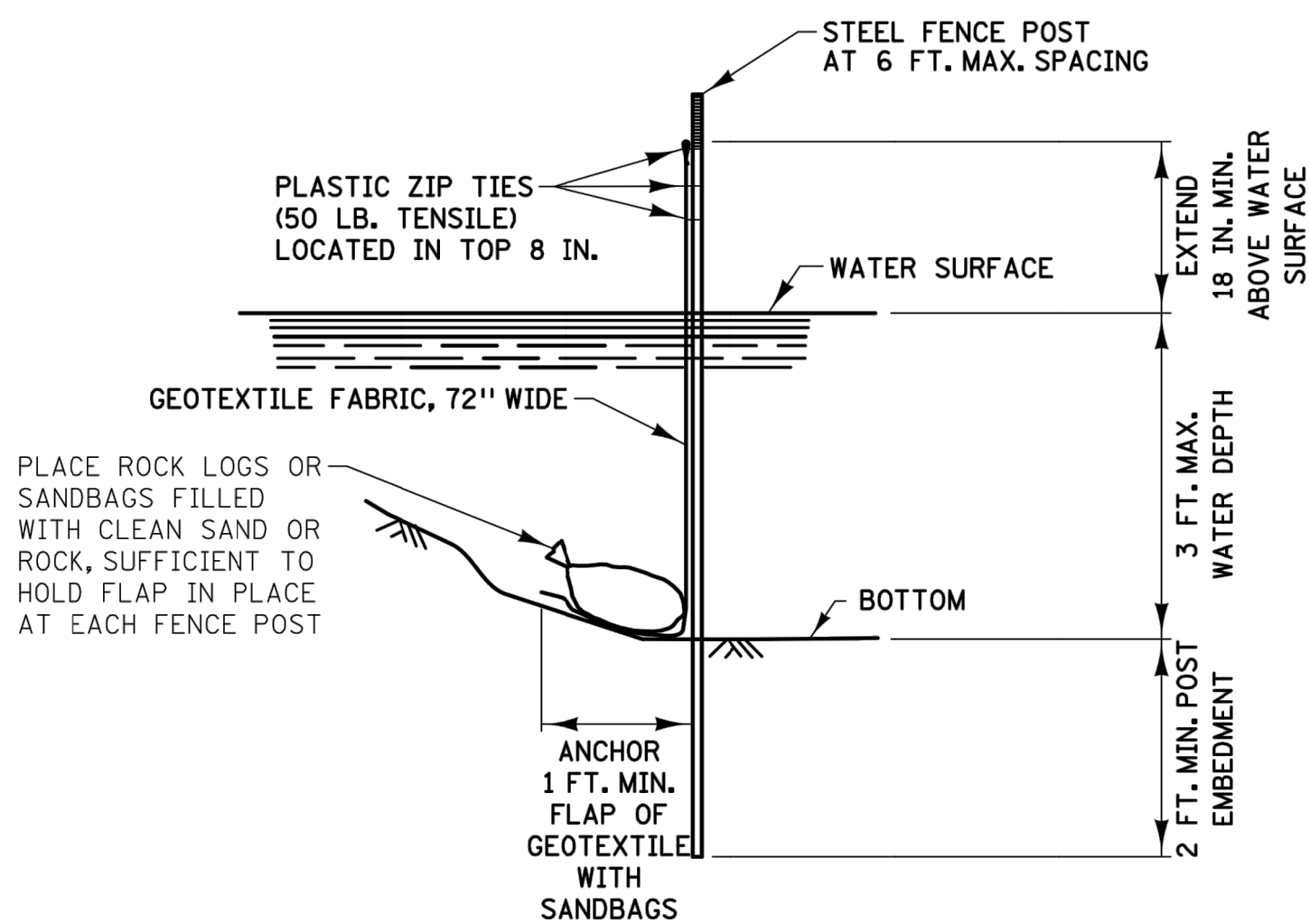
ALTERNATE FLOTATION SILK CURTAIN



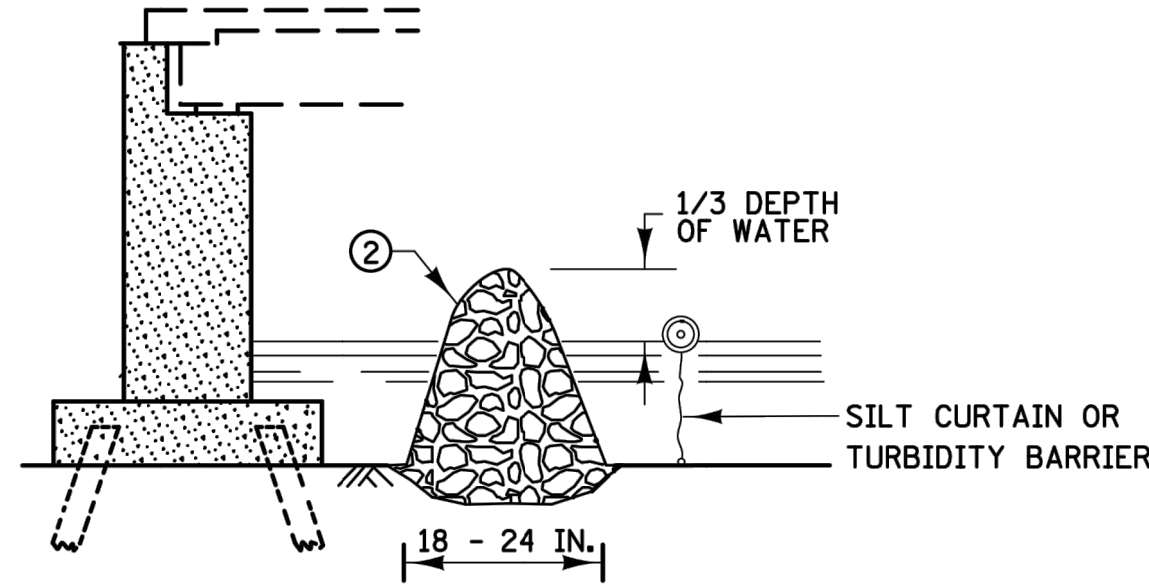
PLAN VIEW FOR LAKE OR MARSH 6 7



FRONT VIEW FOR FLOTATION SILT CURTAIN 4



TURBIDITY BARRIER (SILT FENCE TYPE TB)



TEMPORARY ROCK BERM FOR SEDIMENT CONTROL

INSTALLATION GUIDELINES 4
 TURBIDITY BARRIER
 MINIMUM WATER DEPTH: 1 FT.
 MAXIMUM WATER DEPTH: 3 FT.
 MAXIMUM WATER VELOCITY: 5 FT./SEC.

INSTALLATION GUIDELINES 5
 FLOTATION SILT CURTAIN
 TYPE: STILL WATER
 MINIMUM WATER DEPTH: 3 FT.
 MAXIMUM WATER DEPTH: 10 FT.
 MAXIMUM WATER VELOCITY: 2 FT./SEC.
 MAXIMUM WAVE HEIGHT: 1 FT

INSTALLATION GUIDELINES 5
 FLOTATION SILT CURTAIN
 TYPE: MOVING WATER
 MINIMUM WATER DEPTH: 3 FT.
 MAXIMUM WATER DEPTH: 10 FT.
 MAXIMUM WATER VELOCITY: 5 FT./SEC.
 MAXIMUM WAVE HEIGHT: 2 FT.

NOTES:

- SEE SPECS. 2573, 3886, 3887 & 3893.
- FOR ANCHOR SPACING AND WEIGHT REQUIREMENTS, SEE SPEC. 2573.
- IN AREAS WHERE THE PLAN CALLS FOR RIPRAP AT A BRIDGE, CULVERT, OR SLOPE, A TEMPORARY ROCK BERM CONSTRUCTED FROM THE RIPRAP CAN BE USED TO PROVIDE ADDITIONAL PROTECTION. WHEN THE WORK IS COMPLETE THE RIPRAP CAN THEN BE MOVED TO THE PERMANENT LOCATION INDICATED IN THE PLANS. THE TEMPORARY ROCK BERM IS INCIDENTAL.
- ON U.S. COAST GUARD OR OTHER MOTORIZED WATERWAYS, BUOYS ARE REQUIRED TO MARK THE ENDS AND SPECIAL AREAS FOR VISIBILITY. PLACE BUOYS AS REQUIRED FOR NAVIGATIONAL PURPOSES.
- WATER DEPTH CAN BE 0 TO 10 FEET. THE DEPTH OF THE SILT CURTAIN VARIES.
- MINIMUM WATER DEPTH APPLIES TO THE DEEPEST POINT ALONG THE FLOTATION SILT CURTAIN OR TURBIDITY BARRIER FOR DETERMINING APPLICABILITY OF FLOTATION SILT CURTAIN OR TURBIDITY BARRIER.
- SILT CURTAIN SHOULD BE REMOVED WHEN THE AREA CONTRIBUTING DIRECT RUNOFF HAS BEEN TEMPORARILY OR PERMANENTLY STABILIZED. SILT CURTAIN SHOULD ALSO BE REMOVED BEFORE WINTER IF ICE UP OR ICE FLOW IS ANTICIPATED.
- EMBED POST INTO BOTTOM A MINIMUM OF 40% OF THE WATER DEPTH (INCLUDING WAVE HEIGHT), BUT IN NO CASE SHALL EMBEDMENT BE LESS THAN 2 FEET.
- ANCHOR FLOAT MUST BE CONNECTED SECURELY TO SLEEVE WITH A MINIMUM TENSILE STRENGTH OF 100 LBS. CONNECTION METHOD MUST ALLOW FOR SLEEVE TO MOVE FREELY ON POST.
- PROVIDE SUFFICIENT NUMBER OF POST ANCHORS TO MAINTAIN SILT CURTAIN POSITION.

SILT CURTAIN OR TURBIDITY BARRIER

TEMPORARY SEDIMENT CONTROL

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

GEOFFREY G. GRIFFIN
 DATE 7/23/2026 REG. NO. 21940

Prepared For:
 Jesse Hansen & Alex LaRocque
 35699 HWY 61 BLVD
 LAKE CITY, MN 55041
 FILE NO.: 25-302 GP

G³

G-Cubed

14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
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 Fax 507-867-1665
 www.ggg.to

DESIGNED GGG
 DRAWN GGG
 CHECKED JWK

REVISED BY DATE
 SUBMITTAL GGG 7/24/2026

FLORENCE TOWNSHIP
 GOODHUE COUNTY

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

PELICAN POINT
 TEMPORARY SEDIMENT CONTROL

PRELIMINARY - NOT FOR CONSTRUCTION
 (SUBJECT TO REVIEW).

SHEET 5
 OF 7 SHEETS

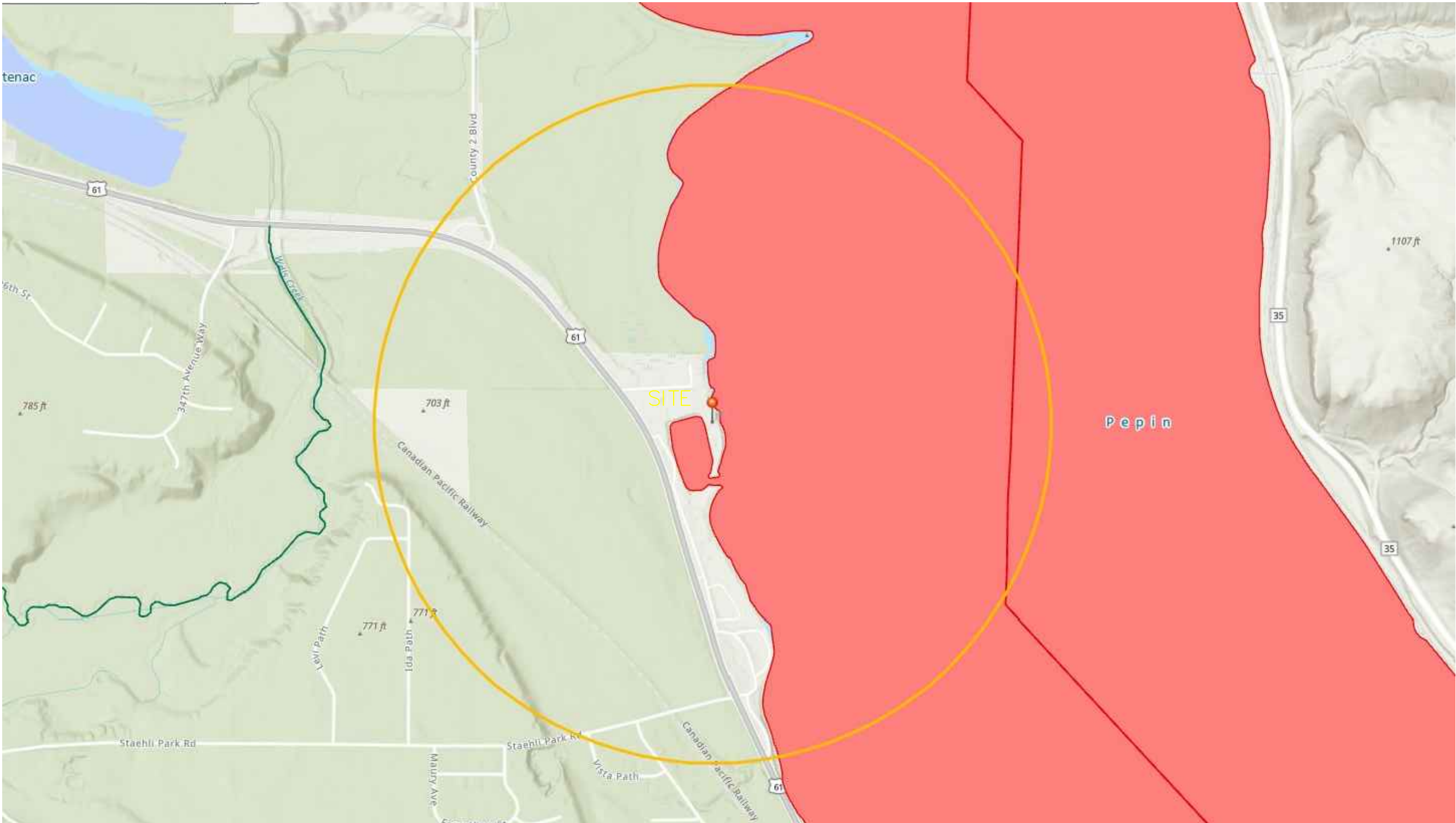
I. GENERAL CONSTRUCTION ACTIVITY INFORMATION:

- A. PROJECT NAME: PELICAN POINT GRADING PLAN
- B. DESCRIBE THE PROJECT LOCATION (ADDRESS/CITY OR TOWNSHIP/COUNTY/LATITUDE/LONGITUDE):
ADDRESS OR DESCRIBE AREA: SEC. 13 — 112N — 13W: PID#32.01.32.100
CITY OR TOWNSHIP: GOODHUE COUNTY / FLORENCE TOWNSHIP STATE: MN ZIP CODE: 55041
LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44°29'54.92"N | 92°18'54.39"W
- C. DESCRIBE THE CONSTRUCTION ACTIVITY (TYPE OF CONSTRUCTION, PHASES, TIMELINES, POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS, ETC.):
THIS PROJECT IS FOR THE GRADING PLAN OF PELICAN POINT. RIPRAP AND GRANULAR FILL IS PROPOSED ALONG THE SHORELINE OF LAKE PEPIN TO COVER AREAS OF EXISTING CONCRETE PREVIOUSLY PLACED AND TO RE-ESTABLISH PORTIONS OF THE BANK LOST TO EROSION. SITE GRADING FOR THE PROPOSED CAMPGROUND, ROADS, AND PARKING WILL ALSO BE INTRODUCED. THE PROJECT WILL BE COMPLETED IN ONE PHASE BARRING APPROVALS FROM THE MNDNR, COUNTY, AND TOWNSHIP. THE POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS IS MINIMAL PROVIDED THE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE PROJECT ARE ADHERED TO.
- D. NUMBER OF TOTAL ACRES TO BE DISTURBED: 8.77 ACRES
- E. PRE-CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 2.4 ACRES
- F. POST-CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 3.10 ACRES
- G. TOTAL NEW IMPERVIOUS SURFACE AREAS: 0.70 ACRES

II. RECEIVING WATERS:

- A. LIST ALL WATERS WITHIN ONE MILE (NEAREST STRAIGHT-LINE DISTANCE) THAT ARE LIKELY TO RECEIVE STORMWATER RUNOFF FROM THE PROJECT SITE BOTH DURING OR AFTER CONSTRUCTION.

WATER BODY ID	NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
25-0001-00	PEPIN	LAKE	NO	YES
07040001-531	MISSISSIPPI RIVER	RIVER	NO	YES
07040001-708	WELLS CREEK	CREEK	NO	YES



III. PROJECT PLANS & SPECIFICATIONS:

- A. BANK STABILIZATION PLANS FOR PELICAN POINT HAVE BEEN PREPARED. THIS SWPPP SHALL BE A PART OF THE PLAN ONSITE WITH THE CONTRACTOR DURING ACTIVE CONSTRUCTION. GRANT G GRIFFIN OF G-CUBED MAY BE CONTACTED VIA EMAIL FOR ELECTRONIC COPIES OF THIS SWPPP (grantg@ggg.to).

IV. ENVIRONMENTAL REVIEW

- A. WAS AN ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT OR ANY PART OF A COMMON PLAN OF DEVELOPMENT OR SALE THAT INCLUDES THIS PROJECT?

- YES
1. IF YES, IS THE ENVIRONMENTAL REVIEW PROCESS COMPLETE? (NOTE: APPLICATION FOR NPDES PERMIT MAY NOT BE MADE UNTIL REVIEWS/APPROVALS ARE COMPLETE) IN PROGRESS
2. WHO IS THE RESPONSIBLE GOVERNMENTAL UNIT (E.G. CITY, TOWNSHIP, COUNTY, STATE OR FEDERAL AGENCY)?
GOODHUE COUNTY
3. WHAT IS THE TYPE OF ENVIRONMENTAL REVIEW DOCUMENT? (E.G. WETLAND DELINEATION, ENVIRONMENTAL REPORT, EAW, EIS, AUAR, OTHER)?
EAW
4. COMPLETION DATE FOR ENVIRONMENTAL REVIEW? (MM/DD/YYYY)
TBD
5. HAS MITIGATION IDENTIFIED IN THE ENVIRONMENTAL REVIEW BEEN INCORPORATED INTO THE SWPPP?
TBD

V. TEMPORARY EROSION PREVENTION PRACTICES:

- A. DESCRIBE THE TEMPORARY EROSION PREVENTION BMPs EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES:
SOILS SHALL BE TEMPORARILY STABILIZED USING DISC ANCHORED MULCH, EROSION CONTROL BLANKET OR AN APPROVED EQUIVALENT. SOIL STOCKPILES SHALL BE TEMPORARILY STABILIZED USING SIMILAR MEASURES, BUT COULD ALSO INCLUDE PLASTIC SHEETING OR TARP.
2. METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS:
ALL DITCH/SWALE WETTED PERIMETERS SHALL BE LINED WITH EROSION CONTROL BLANKET. ROCK CHECKS MAY ALSO BE USED AS A REDUNDANT BMP SHOULD EROSIVE CONDITIONS BE PRESENT AND WARRANT THEIR INSTALLATION.
3. METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS:
RIP RAP SHOULD BE UTILIZED AT ALL PIPE OUTLETS AND BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PROPERTY EDGE. RIP RAP SHOULD FOLLOW STANDARD INSTALLATION PRACTICES TO ENSURE UNDERMINING OF PIPE OUTLETS AND WASHOUTS DO NOT OCCUR.

4. METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE:
CONSTRUCTION SHOULD BE PHASED SUCH THAT ONLY PORTIONS OF THE SITE THAT NEED TO BE DISTURBED ARE DISTURBED AND THAT CONSTRUCTION VEHICLES AND EQUIPMENT MINIMIZE TRAVEL OVER GREEN SPACE AREAS. NON-COMPACTED SOILS AND DIRECTING STORMWATER FLOW TO VEGETATED AREAS ARE BMPs IN THEMSELVES AS BOTH PROMOTE INFILTRATION OF STORMWATER INTO SOIL.
- B. DESCRIBE TIMELINES TO BE IMPLEMENTED AT THIS SITE FOR COMPLETING THE INSTALLATION OF THE EROSION PREVENTION BMPs LISTED UNDER SECTION V.
PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES ON-SITE. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED IN CONJUNCTION WITH PERIMETER CONTROLS TO ENSURE TRACKING ON PUBLIC ROADWAYS IS MINIMIZED OR NON-EXISTENT. ONCE THE SITE IS DEVELOPED AS SHOWN ON THE PLANS, THE SLOPES SHALL BE SEEDED, FERTILIZED AND BLANKETED IMMEDIATELY UPON FINISHING GRADING. STABILIZATION SHALL BE COMPLETE WITHIN 7 CALENDAR DAYS. ONCE FLATTER AREAS ARE GRADED, THEY SHOULD BE SEEDED AND HAVE MULCH DISC ANCHORED WITH STABILIZATION ALSO BEING COMPLETE WITHIN 7 CALENDAR DAYS. INLET PROTECTION SHALL BE USED AT ALL NEW INLETS WITHIN THE PROJECT AS THEY ARE INSTALLED TO KEEP SEDIMENT TRANSPORT MINIMIZED.
- C. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION:
DEVELOPMENT SHOULD BE PHASED SUCH THAT ONLY ACTIVE AREAS ARE DISTURBED TO PREVENT ANY EROSION ISSUES. PROPER CONSTRUCTION PHASING IS IMPORTANT IN THAT IT GREATLY REDUCES THE POTENTIAL FOR SEDIMENT TO TRAVEL OFF-SITE. ADDITIONALLY, ALL AREAS THAT ARE PROPOSED GREEN SPACE/VEGETATIVE SHOULD BE KNOWN BY THE CONTRACTOR SUCH THAT CONSTRUCTION EQUIPMENT AND VEHICLES MINIMIZE SOIL COMPACTION OVER THOSE AREAS.

VI. TEMPORARY SEDIMENT CONTROL PRACTICES:

- A. DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPs TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS.
1. METHODS TO BE USED FOR DOWN-GRADIENT PERIMETER CONTROL:
DOWN-GRADIENT PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UP-GRADIENT LAND DISTURBING ACTIVITY AND SHALL REMAIN IN-PLACE UNTIL PERMANENT COVER IS ESTABLISHED.
2. METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SILT FENCE, BIOROLLS OR APPROVED EQUIVALENT SHALL BE INSTALLED AT THE BASE OF STOCKPILES ON THE DOWN-GRADIENT PERIMETER. REDUNDANT BMPs SUCH AS PLASTIC SHEETING OR TARP COULD ALSO BE USED IF THE SOIL STOCKPILE(S) ARE HIGHLY ERODABLE.
3. METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
INLET BAGS, INLET BOXES OR APPROVED ALTERNATIVES SHALL BE USED FOR STORM DRAIN INLET PROTECTION.
4. METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
ROCK CONSTRUCTION PADS SHOULD BE INSTALLED AT ALL ENTRANCES TO THE SITE TO MITIGATE OR HALT THE TRACKING OF SEDIMENT ON PUBLIC ROADWAYS. IF SEDIMENT IS TRACKED ONTO PUBLIC ROADWAYS, THEY SHOULD BE SWEEPED WITHIN ONE (1) CALENDAR DAY OF DISCOVERY.
5. IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION OR FILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA.
N/A
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
THE CONTRACTOR SHOULD BE MADE AWARE AND UNDERSTAND WHERE THE AREAS OF PROPOSED GREEN SPACE/VEGETATIVE COVER ARE LOCATED AND LIMIT THEIR TRAVEL OVER THESE AREAS TO MINIMIZE SOIL COMPACTION.
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW SILT FENCE IS CALLED OUT ALONG PORTIONS OF THE BANK WHERE APPLICABLE. SILT CURTAIN IS ALSO CALLED OUT ALONG THE WATERS EDGE OF LAKE PEPIN IN AREAS OF PROPOSED DISTURBANCE TO MINIMIZE SEDIMENT ENTERING THE SURFACE WATER.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS:
N/A; SEDIMENTATION TREATMENT CHEMICALS ARE STRICTLY PROHIBITED ON-SITE.
- B. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14 [OF THE NPDES PERMIT].
N/A
- C. WILL THE PROJECT INCLUDE DEWATERING, BASIN DRAINING?
NO
- D. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO

VII. PERMANENT STORMWATER MANAGEMENT SYSTEM:

- A. WILL THE PROJECT RESULT IN ONE ACRE OR MORE OF NEW IMPERVIOUS SURFACES OR RESULT IN ONE ACRE OR MORE OF NEW IMPERVIOUS IN TOTAL IF THE PROJECT IS PART OF A LARGER PLAN OF DEVELOPMENT?
PERMANENT STORMWATER TREATMENT IS NOT REQUIRED AS LESS THAN 1-ACRE OF IMPERVIOUS WAS INTRODUCED.
- B. IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON-SITE (SEE SECTION 15 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEM 16.14 THROUGH ITEM 16.21. IF INFILTRATION IS PROHIBITED, IDENTIFY OTHER METHODS OF STORMWATER TREATMENT USED (e.g., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING, OR EQUIVALENT METHOD):
N/A
- C. ATTACHED DESIGN PARAMETERS FOR THE PLANNED PERMANENT STORMWATER MANAGEMENT SYSTEM, INCLUDING VOLUME CALCULATIONS, DISCHARGE RATE CALCULATION, CONSTRUCTION DETAILS INCLUDING BASIN DEPTH, OUTLET CONFIGURATIONS, LOCATION, DESIGN OF PRE-TREATMENT DEVICES AND TIMING FOR INSTALLATION.
N/A

VIII. INSPECTION & MAINTENANCE ACTIVITIES

- A. IDENTIFY THE TRAINED INDIVIDUAL(S) RESPONSIBLE FOR INSTALLING, SUPERVISING, REPAIRING, INSPECTING, AND MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL BMPs AT THE SITE:

G-CUBED, INC.:
JASON KAPPERS, MARK WELCH, ANDREW BUCK, RYAN MCCORMICK, JACOB FRANK, AUSTIN HINES, GRANT GRIFFIN, CHRIS PRIEBE

CONTRACTOR:

- B. ATTACH TRAINING DOCUMENTATION FOR EACH INDIVIDUAL (SEE BELOW FOR G-CUBED, INC. TRAINED INDIVIDUALS):

G-CUBED, INC. TRAINED INDIVIDUALS

UNIVERSITY OF MINNESOTA Mark R. Welch Construction Installer (May 31 2027) Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Jason W. Kappers Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2027)	UNIVERSITY OF MINNESOTA Jacob Frank Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Chris M Priebe Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2029)
UNIVERSITY OF MINNESOTA Andrew Buck Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Ryan McCormick Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Austin Hines Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Grant G Griffin Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2029)

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. _____ DATE 7/23/2026 GEOFFREY G GRIFFIN REG. NO. 21940	Prepared For: Jesse Hansen & Alex LaRocque 35699 HWY 61 BLVD LAKE CITY, MN 55041 FILE NO.: 25-302 GP	G³ G-Cubed 14070 Hwy 52 S.E. Chatfield, MN 55923 ENGINEERING SURVEYING PLANNING Ph. 507-867-1666 Fax 507-867-1665 www.ggg.to	DESIGNED _____ GGG	REVISED _____	BY _____	DATE 7/24/2026	FLORENCE TOWNSHIP GOODHUE COUNTY	BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57	PRELIMINARY – NOT FOR CONSTRUCTION (SUBJECT TO REVIEW).	SHEET 6 OF 7 SHEETS
	DRAWN _____ GGG		SUBMITTAL _____	GGG						
	CHECKED _____ JWK									

Appendix B

Appendix B: Attachments

Attachment 1: Bank Stabilization Plan

Attachment 2: SHPO Project Review and Historic Resources Documentation

Attachment 3: MN DNR Natural Heritage Review and Conservation Explorer Project Report

Attachment 4: USDA NRCS Custom Soil Resource Report

Attachment 5: US Fish and Wildlife Service IPaC Endangered Species Review

Attachment 6: Trip Generation Memo (Traffic)

Attachment 7: Greenhouse Gas Emissions Calculations and Supporting Documentation

Attachment 8: Data Sources and References

Attachment 1

Bank Stabilization Plan

WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW

OWNERS

Jesse Hansen
Alexander LaRocque
35699 Hwy 61 Boulevard
Lake City, MN 55041
JesseHansen2@gmail.com
mississippilawncare1@gmail.com

ENGINEER & SURVEYOR

G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
Grant Griffin EIT, LSIT
grantg@ggg.to
Geoffrey Griffin PE, LS
geoffg@ggg.to

IMPAIRED WATERS WITHIN ONE MILE:

07040001-531 - MISSISSIPPI RIVER - ALUMINUM; MERCURY;
PCBs, AND TOTAL SUSPENDE SOLIDS (TSS)
07040001-708 - WELLS CREEK - ESCHERICHIA COLI (E. COLI);
TOTAL SUSPENDE SOLIDS (TSS)
25-0001-00 - LAKE PEPIN - NUTRIENTS (N)

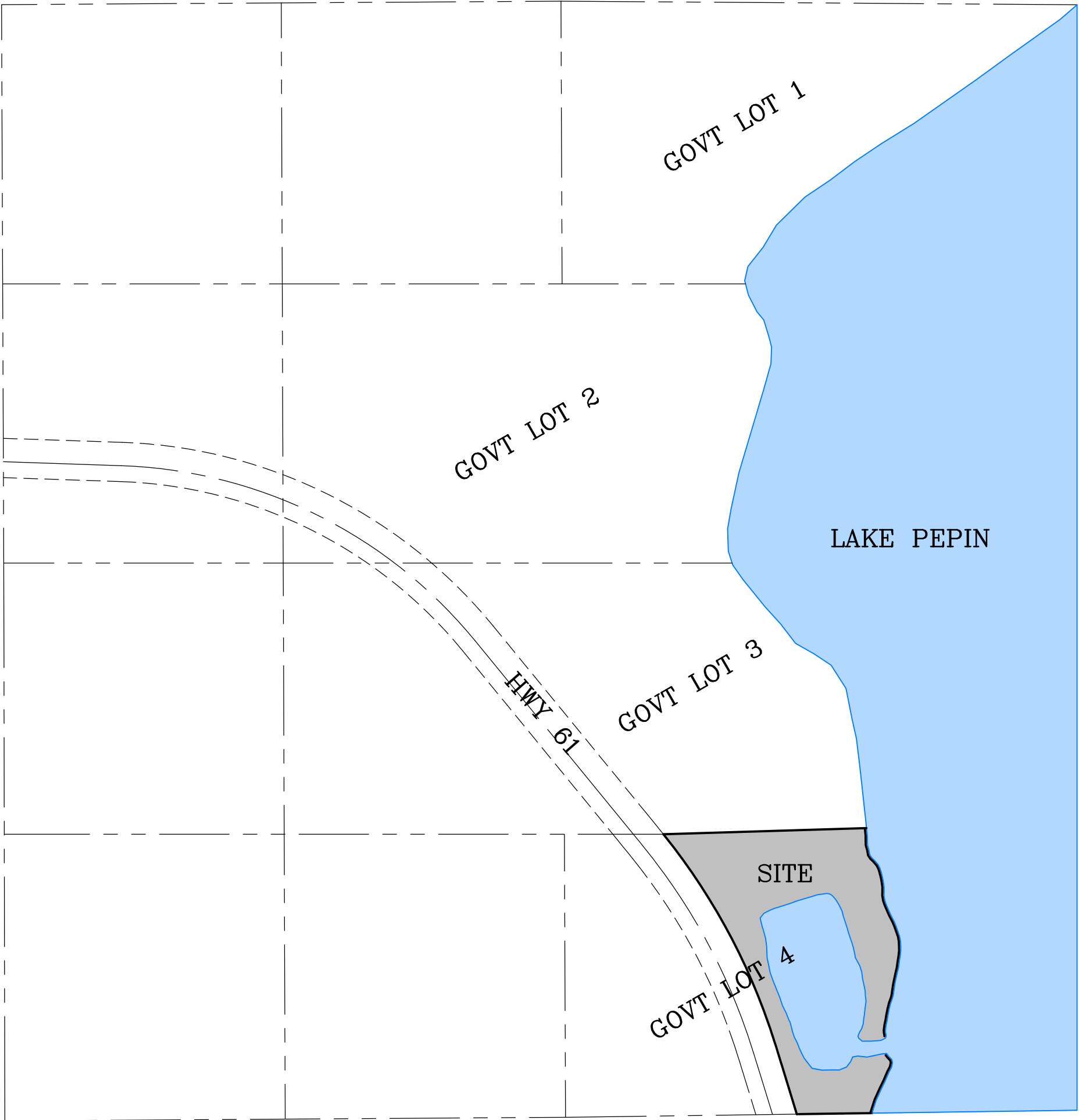
RIPRAP QUANTITIES

DISTURBED AREA = 1.86 ACRES
MNDOT CLASS V RIP RAP = 4,685 CYD
12" MNDOT SPEC 3601.2 B.1.b = 1,510 CYD
SILT CURTAIN = 1,300 LF
(RIP RAP INSTALL MAY BE PHASED TO REDUCE SILT CURTAIN)

SEAWALL QUANTITIES

DISTURBED AREA = 0.26 ACRES
SEAWALL = 370 LF
SILT CURTAIN = 450 LF
(SEAWALL INSTALL MAY BE PHASED TO REDUCE SILT CURTAIN)

VICINITY MAP



SECTION 13, T 112 N., R 13 W.
NOT TO SCALE

LEGEND

- X 1060.00 EXISTING SPOT ELEVATION
- X 1060.00 PROPOSED SPOT ELEVATION
- 1.5:1 PROPOSED SLOPE
- PROPERTY LINE
- ORDINARY HIGH WATER LEVEL = 672.90
- WATER LEVEL AT DATE OF SURVEY 11-19-2025 = 667.00
- EXISTING TOP BANK
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- GL GRADING LIMITS
- SILT CURTAIN (PER MNDOT STD. PLATE)
- 45" MNDOT CLASS V RIP RAP WITH 12" MNDOT SPEC 3601.2 B.1.b GRANULAR FILTER
- EXISTING CONCRETE ALONG BANK

SHEET INDEX

SHEET 1	SHEET INDEX, LEGEND, AND VICINITY MAP
SHEET 2	HISTORICAL IMAGE 1 (5-12-1938)
SHEET 3	HISTORICAL IMAGE 2 (10-28-1949)
SHEET 4	EXISTING SITE IMAGE (7-24-2023)
SHEET 5	CONSTRUCTION PLAN & PROFILE (RIPRAP)
SHEET 6	CONSTRUCTION PLAN & PROFILE (RIPRAP)
SHEET 7	CONSTRUCTION PLAN & PROFILE (SEAWALL)
SHEET 8	TEMPORARY SEDIMENT CONTROL MNDOT STANDARD PLATE
SHEET 9-10	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE _____ GEOFFREY G. GRIFFIN
REG. NO. 21940

Prepared For:
Jesse Hansen & Alex LaRocque
35699 HWY 61 BLVD
LAKE CITY, MN 55041
FILE NO.: 25-302 BANK STABILIZATION

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SURVEYING
PLANNING**
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Fax 507-867-1665
www.ggg.to

DESIGNED _____ GGG
DRAWN _____ GGG
CHECKED _____ CMP

REVISED	BY	DATE
SUBMITTAL	GGG	6/4/2026
RESUBMITTAL	GGG	7/2/2026

FLORENCE TOWNSHIP
GOODHUE COUNTY

PELICAN POINT BANK STABILIZATION
TITLE PAGE
BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57
PRELIMINARY - NOT FOR CONSTRUCTION
(SUBJECT TO REVIEW).
SHEET 1
OF 10 SHEETS



HISTORICAL IMAGE 1
DATE: 5-12-38
SOURCE: UNIVERSITY OF MINNESOTA, MN HISTORICAL AERIAL PHOTOGRAPHS ONLINE

- NOTES**
- IMAGE REPRESENTS THE PROPERTY PRIOR TO THE INTRODUCTION OF THE FISH POND.
 - LAND APPEARS TO BE AGRICULTURAL FIELDS.
 - SHORELINE OF LAKE PEPIN WITHIN THE PROJECT'S EXTENTS APPEARS TO BE ESTABLISHED, LINEAR AND SMOOTH.



HISTORICAL IMAGE 2
DATE: 10–28–1949
SOURCE: UNIVERSITY OF MINNESOTA, MN HISTORICAL AERIAL PHOTOGRAPHS ONLINE

- NOTES**
- IMAGE REPRESENTS THE INTRODUCTION OF THE FISH POND PRIOR TO THE CONNECTION OPENING TO LAKE PEPIN.
 - SHORELINE OF LAKE PEPIN WITHIN THE PROJECT’S EXTENTS APPEARS TO BE ESTABLISHED, LINEAR AND SMOOTH

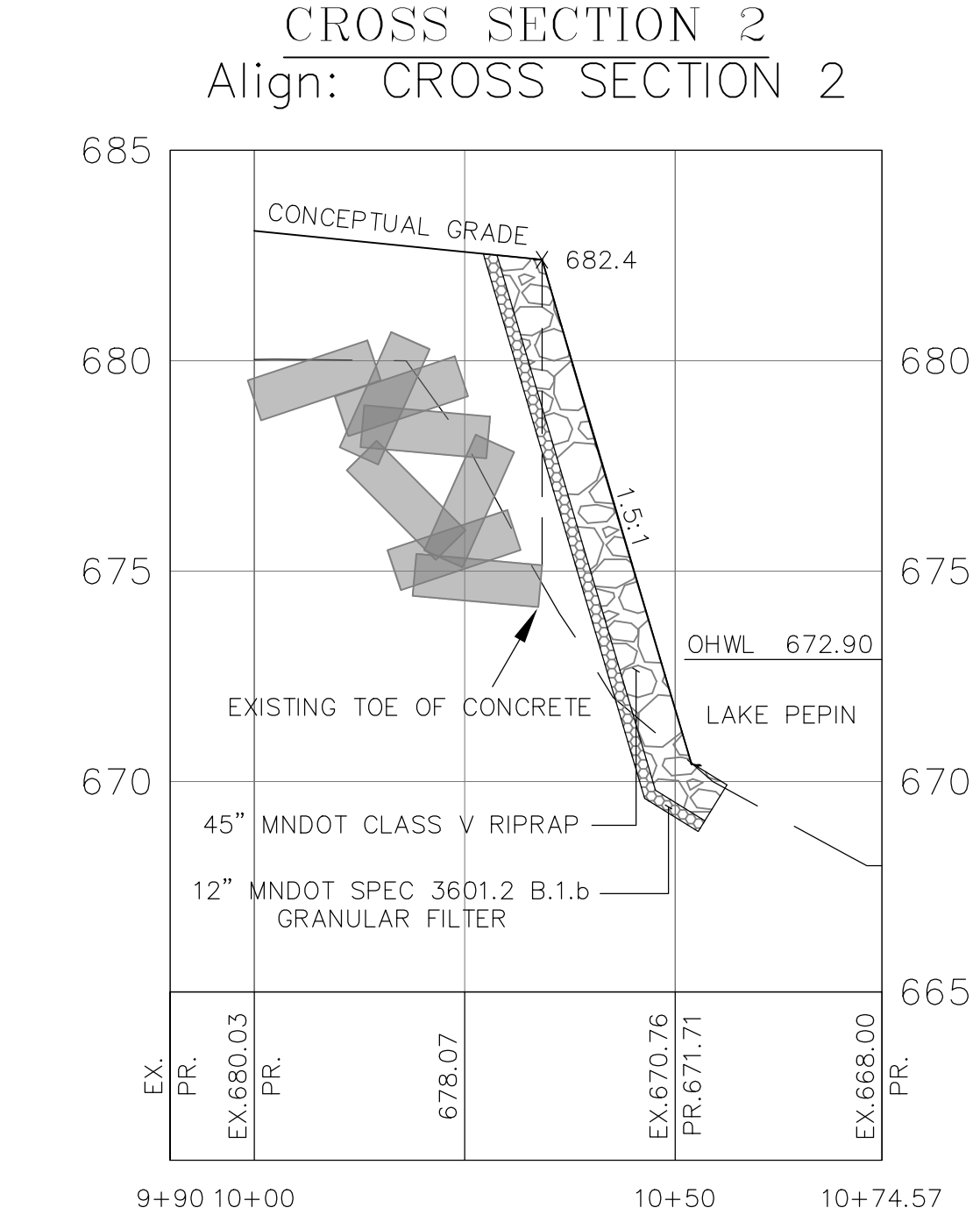
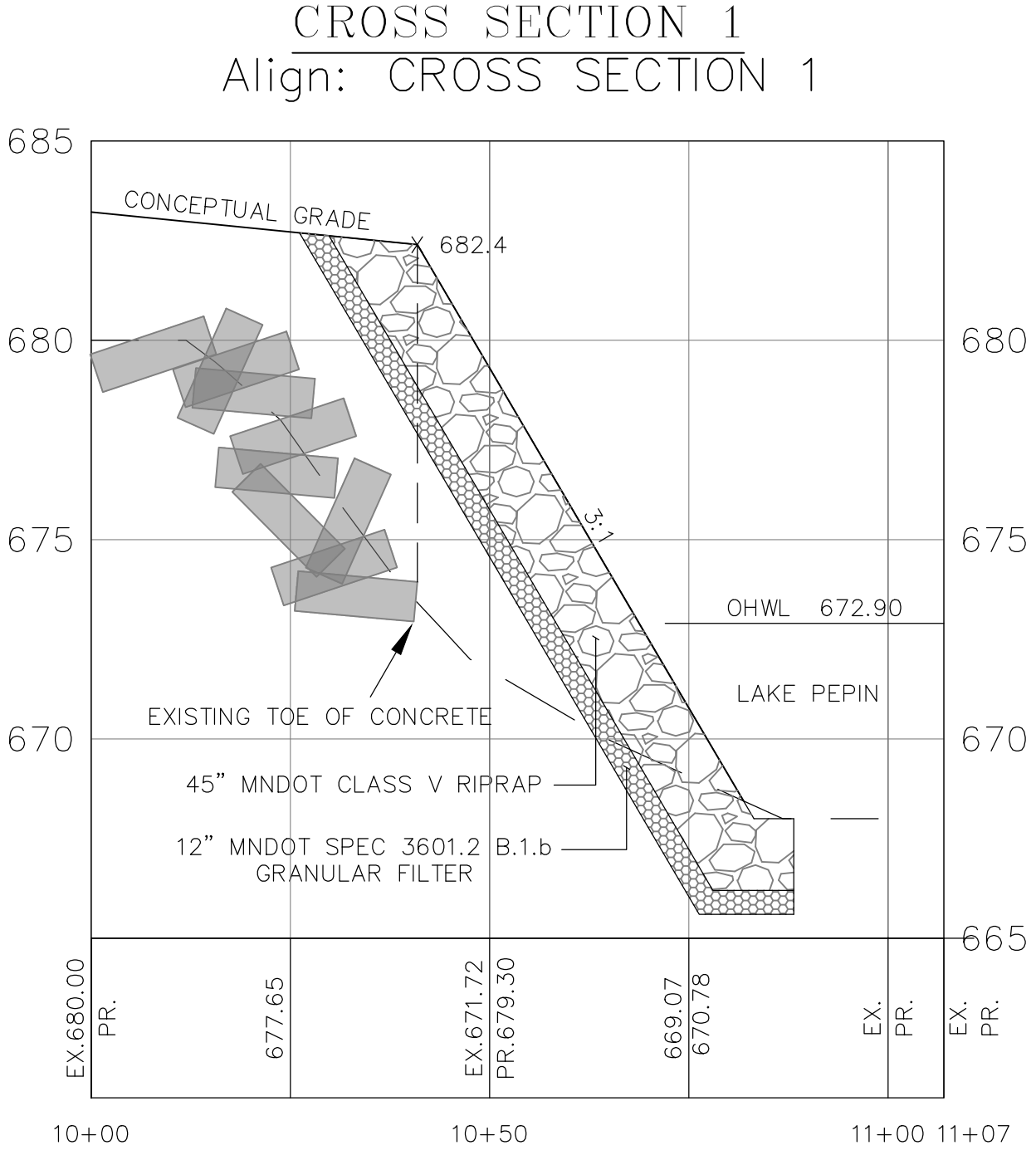
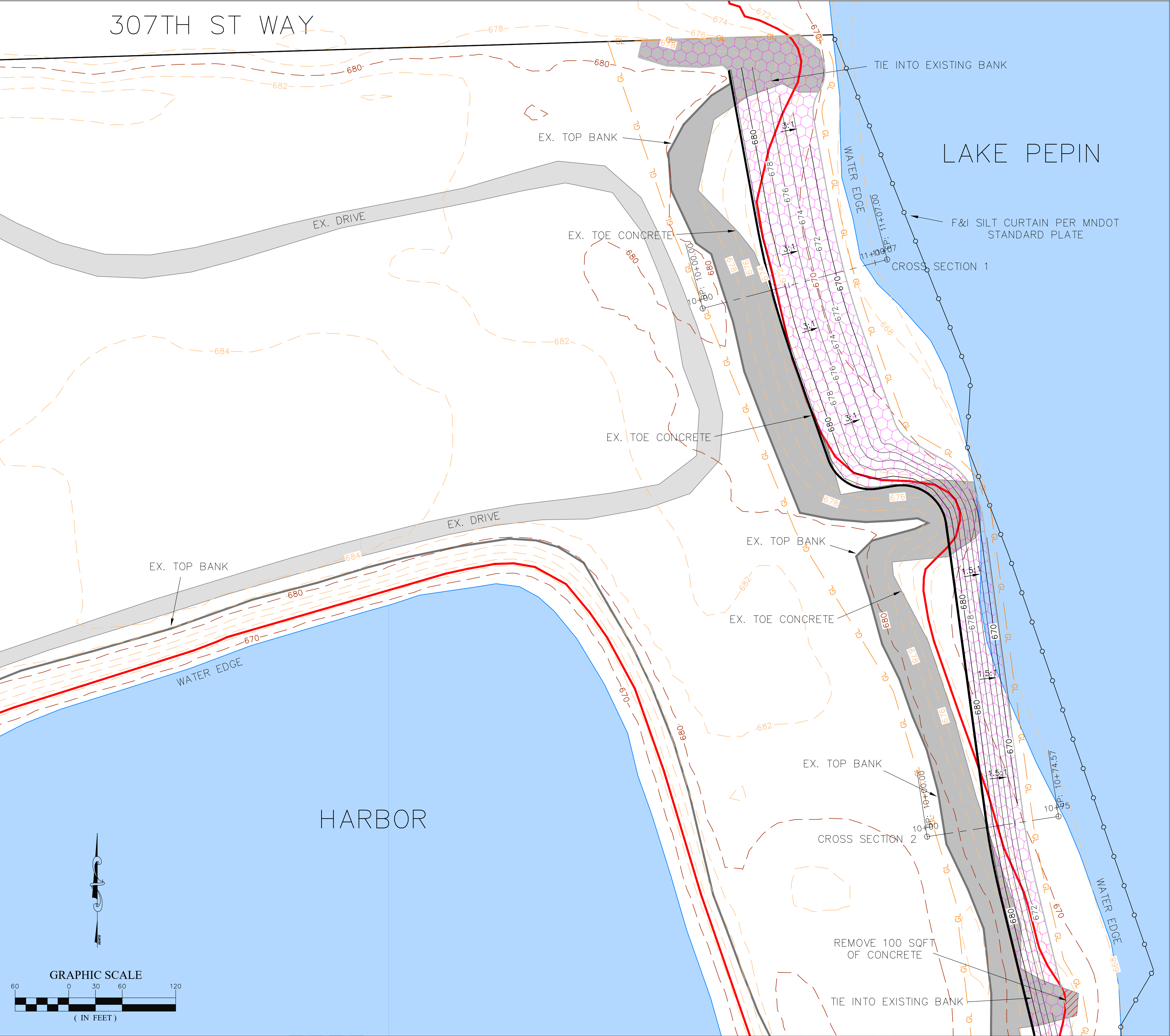


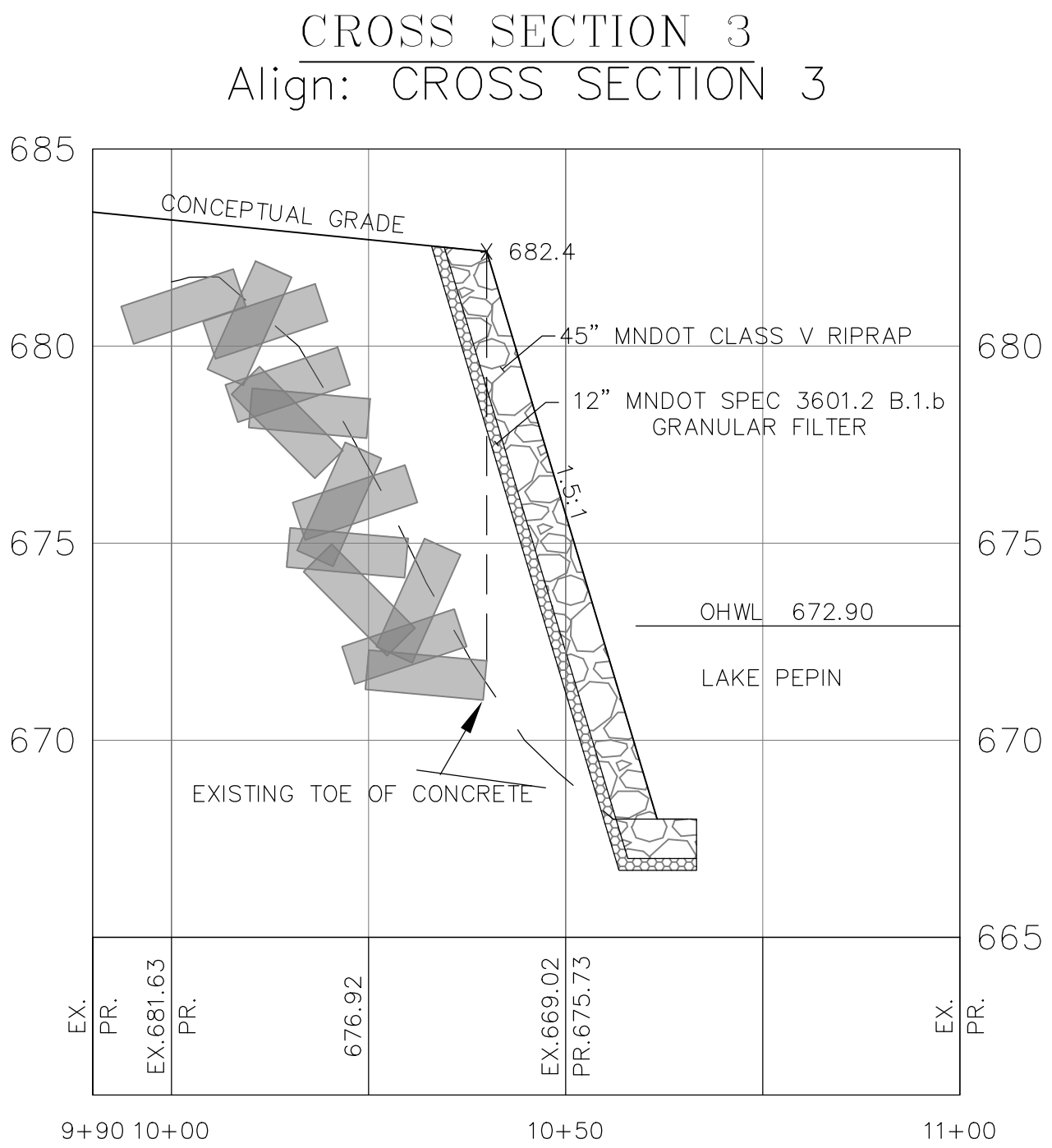
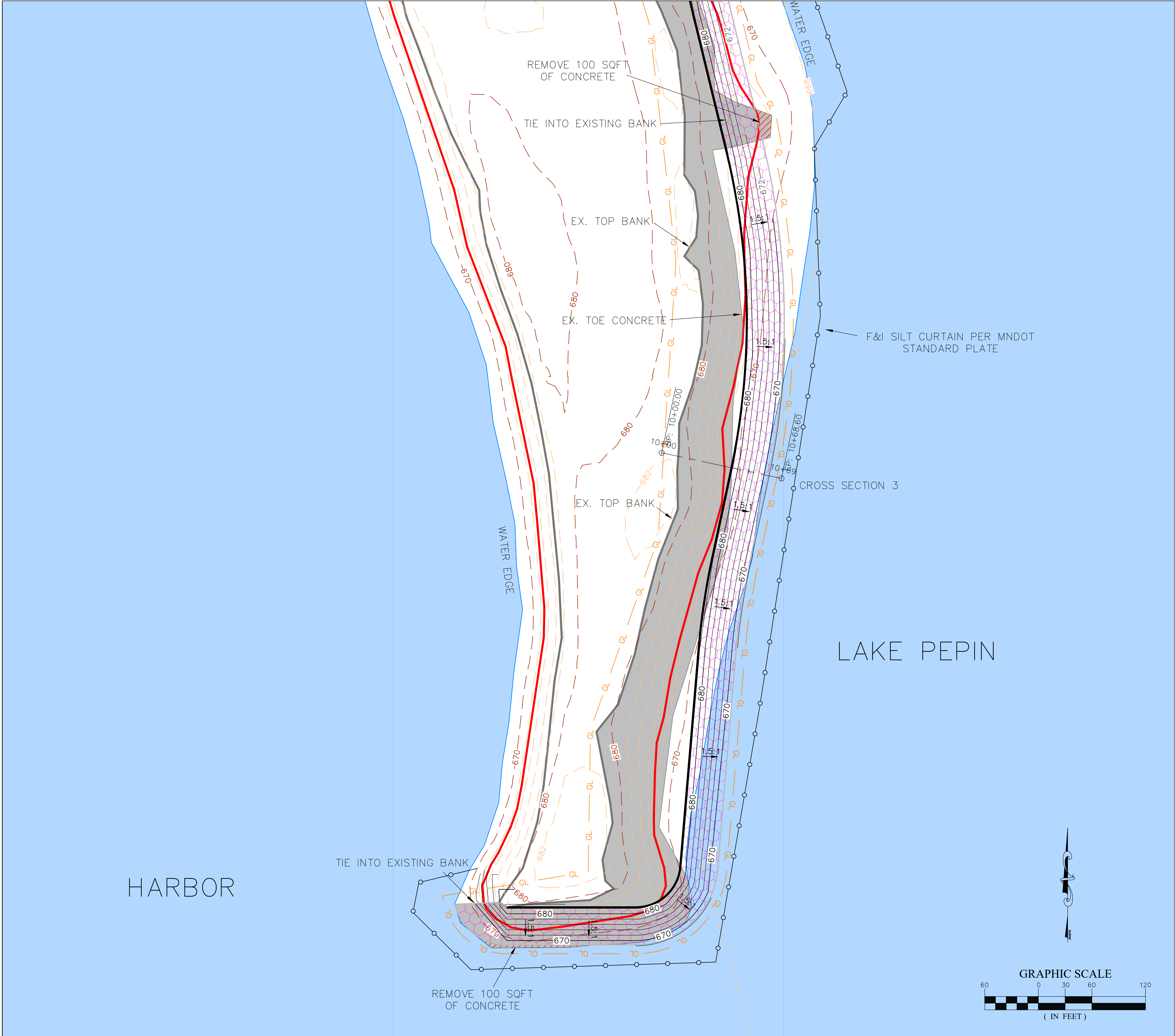
EXISTING SITE IMAGE

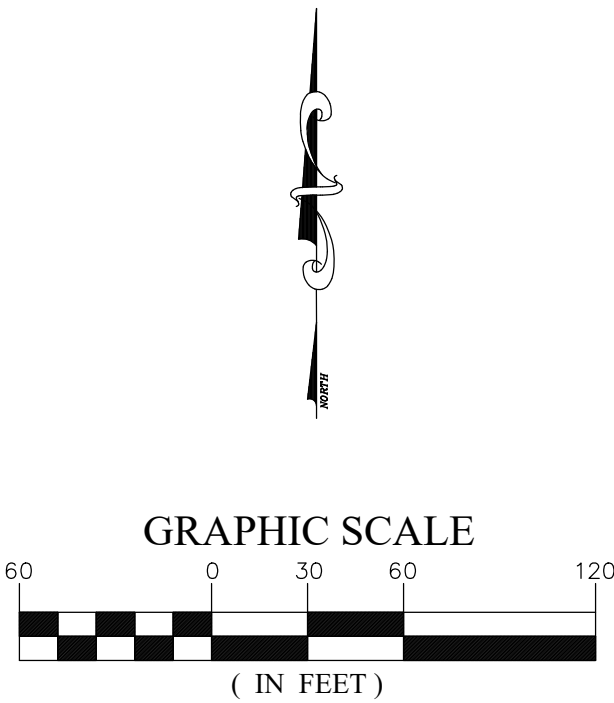
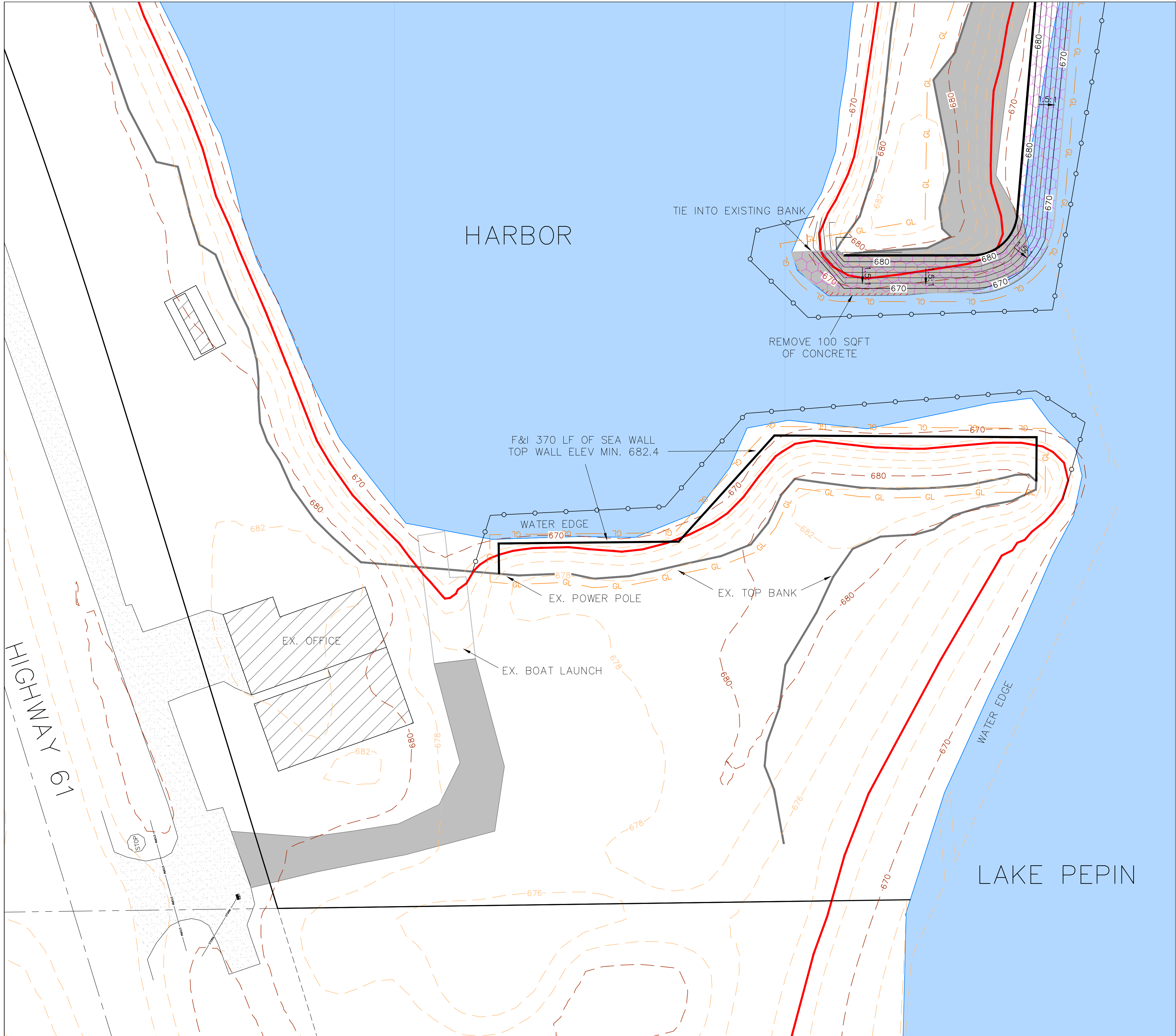
DATE: 7-24-2023
SOURCE: GOOGLE EARTH

NOTES

- IMAGE REPRESENTS THE CURRENT SITE CONDITIONS.
- SHORELINE OF LAKE PEPIN WITHIN THE PROJECT'S EXTENTS HAS ERODED CREATING AN UNEVEN NON-LINEAR SHORELINE COMPARED TO HISTORICAL IMAGES.

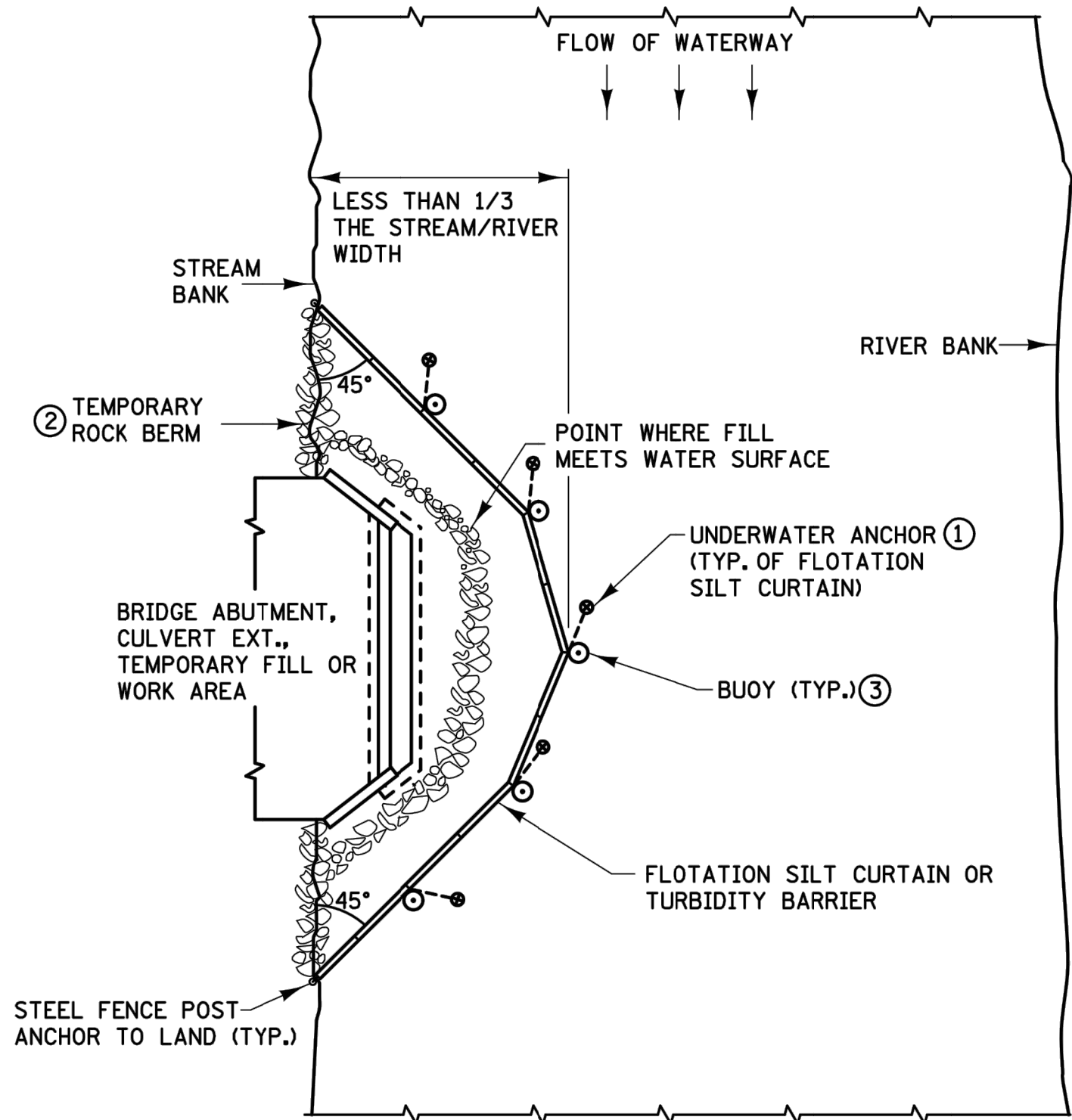




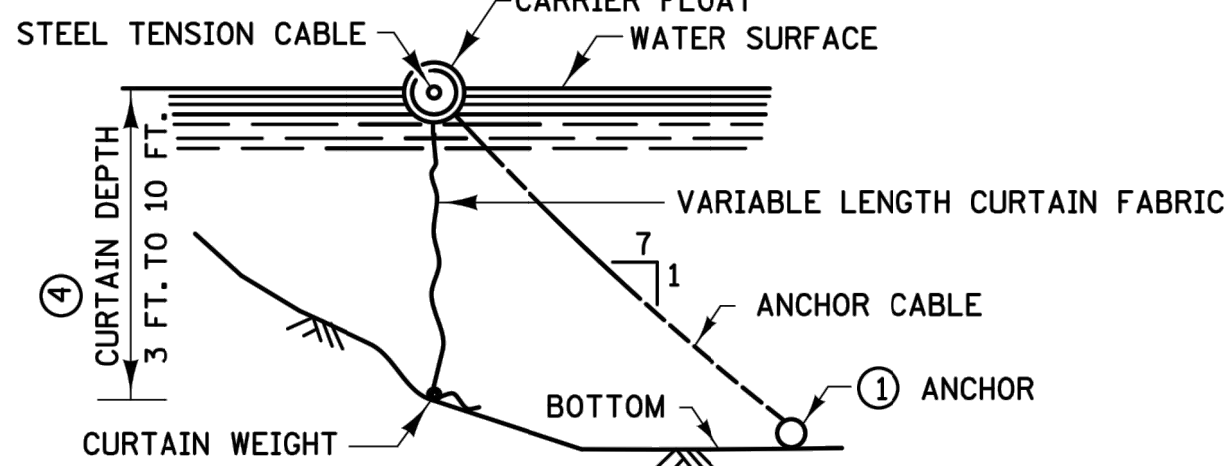


PLOTTED/REVISED: 23-OCT-2013

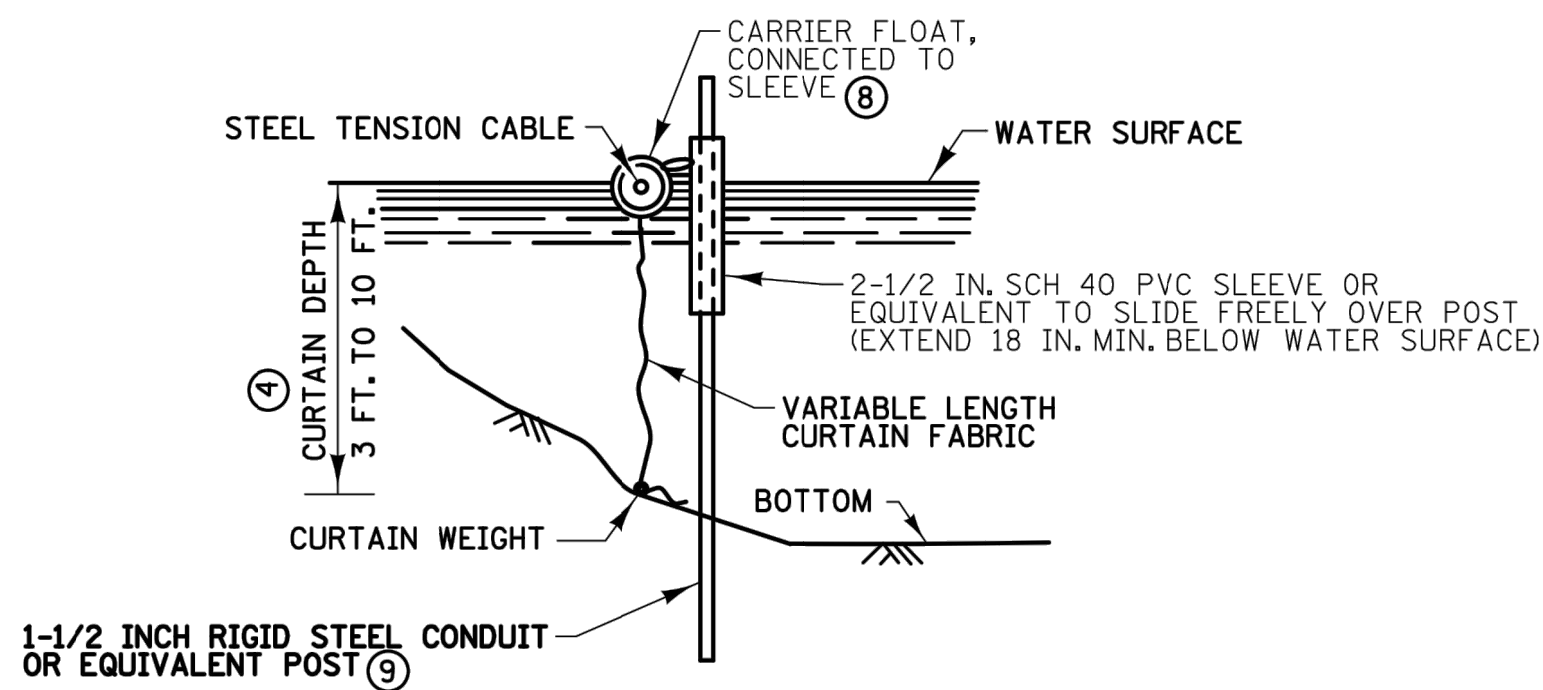
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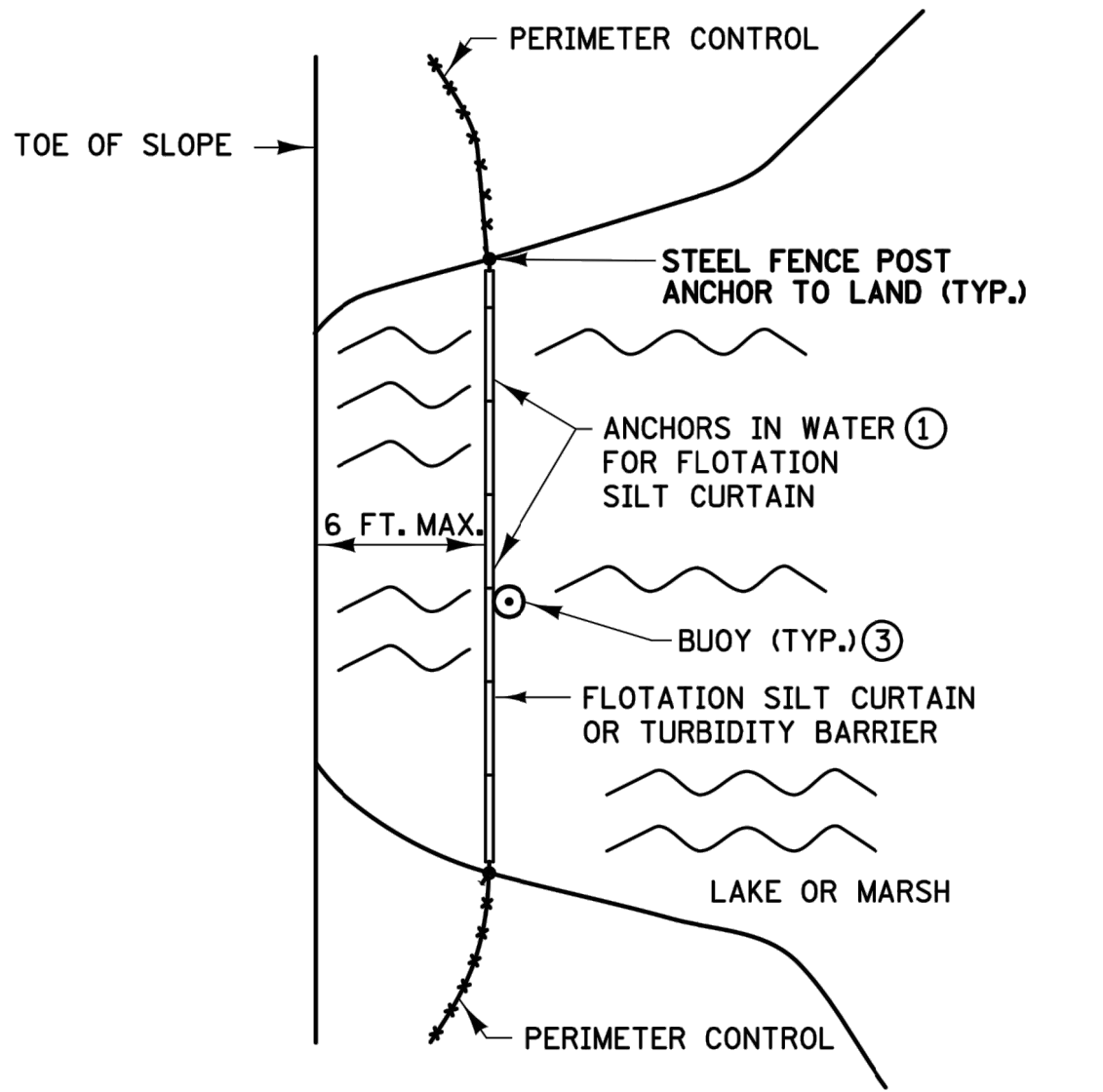
PLAN VIEW FOR STREAM



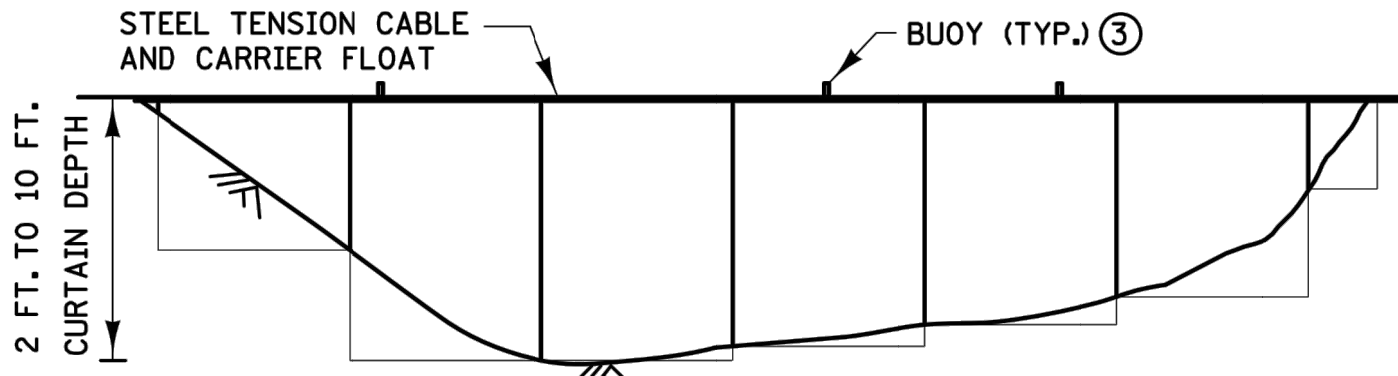
FLOTATION SILK CURTAIN



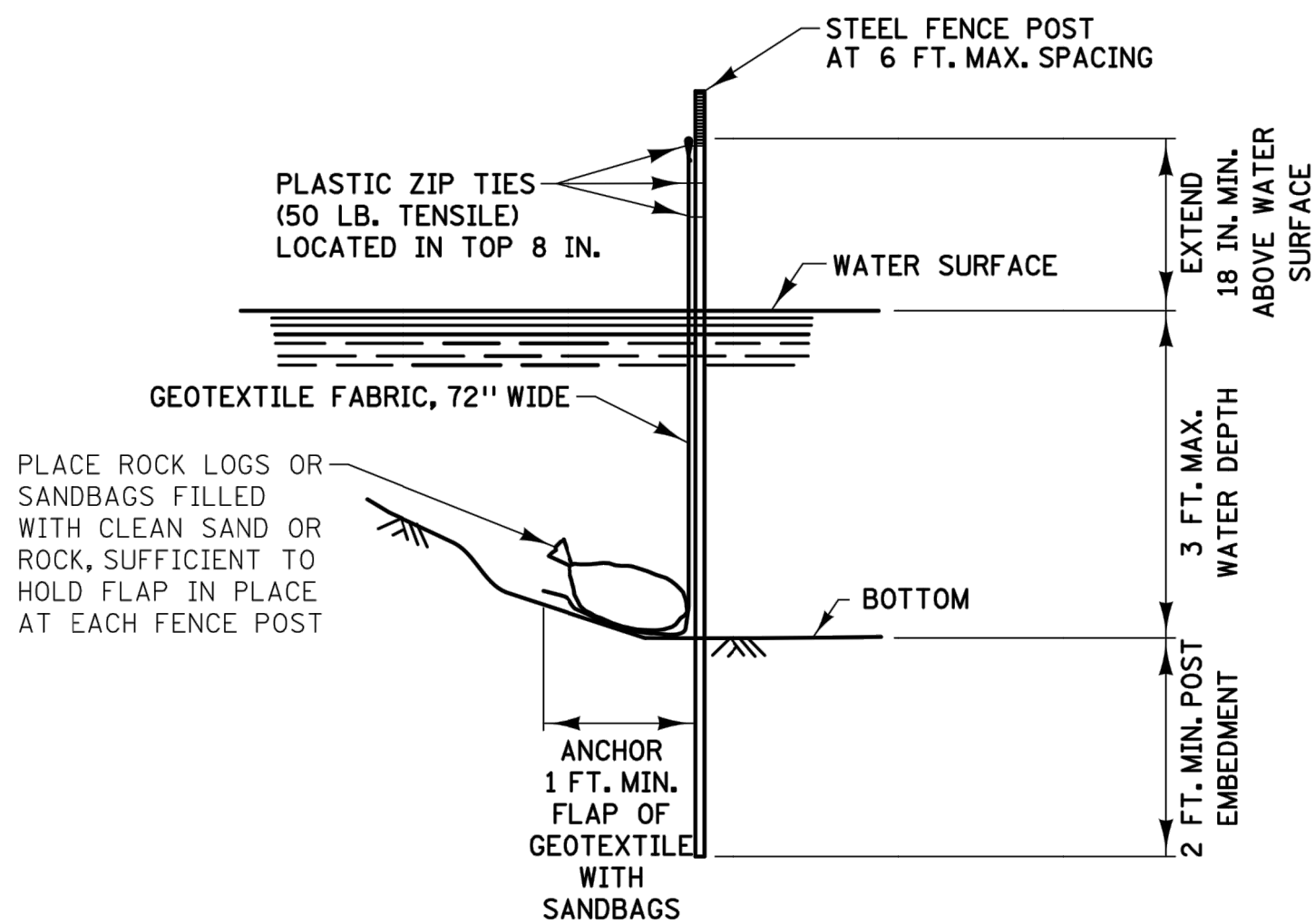
ALTERNATE FLOTATION SILK CURTAIN



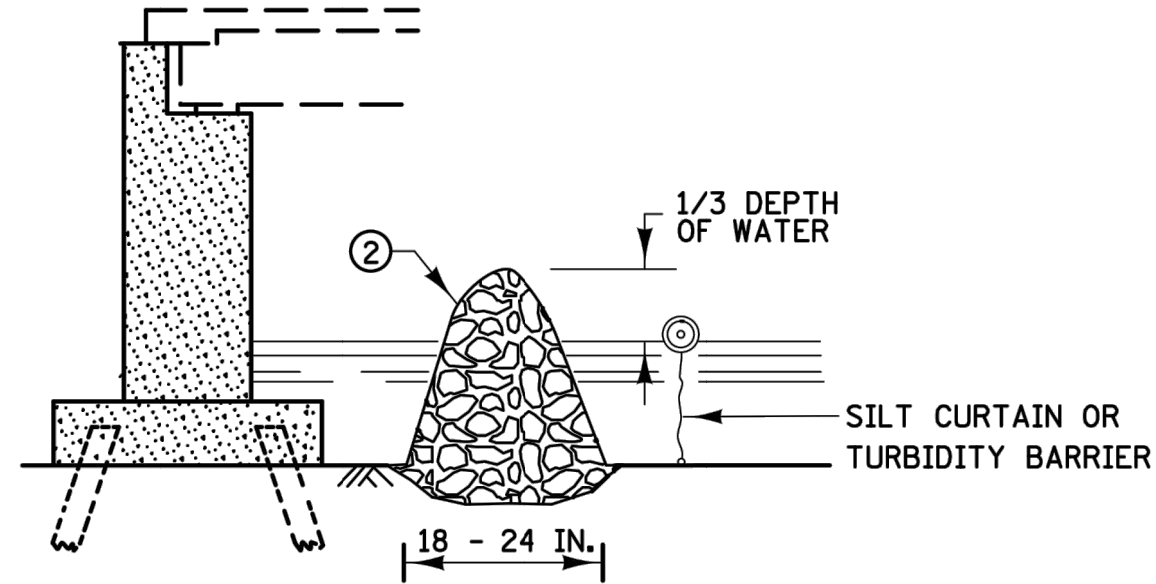
PLAN VIEW FOR LAKE OR MARSH



FRONT VIEW FOR FLOTATION SILT CURTAIN



TURBIDITY BARRIER (SILT FENCE TYPE TB)



TEMPORARY ROCK BERM FOR SEDIMENT CONTROL

INSTALLATION GUIDELINES TURBIDITY BARRIER
 MINIMUM WATER DEPTH: 1 FT.
 MAXIMUM WATER DEPTH: 3 FT.
 MAXIMUM WATER VELOCITY: 5 FT./SEC.

INSTALLATION GUIDELINES FLOTATION SILT CURTAIN TYPE: STILL WATER
 MINIMUM WATER DEPTH: 3 FT.
 MAXIMUM WATER DEPTH: 10 FT.
 MAXIMUM WATER VELOCITY: 2 FT./SEC.
 MAXIMUM WAVE HEIGHT: 1 FT

INSTALLATION GUIDELINES FLOTATION SILT CURTAIN TYPE: MOVING WATER
 MINIMUM WATER DEPTH: 3 FT.
 MAXIMUM WATER DEPTH: 10 FT.
 MAXIMUM WATER VELOCITY: 5 FT./SEC.
 MAXIMUM WAVE HEIGHT: 2 FT.

NOTES:

- SEE SPECS. 2573, 3886, 3887 & 3893.
- FOR ANCHOR SPACING AND WEIGHT REQUIREMENTS, SEE SPEC. 2573.
 - IN AREAS WHERE THE PLAN CALLS FOR RIPRAP AT A BRIDGE, CULVERT, OR SLOPE, A TEMPORARY ROCK BERM CONSTRUCTED FROM THE RIPRAP CAN BE USED TO PROVIDE ADDITIONAL PROTECTION. WHEN THE WORK IS COMPLETE THE RIPRAP CAN THEN BE MOVED TO THE PERMANENT LOCATION INDICATED IN THE PLANS. THE TEMPORARY ROCK BERM IS INCIDENTAL.
 - ON U.S. COAST GUARD OR OTHER MOTORIZED WATERWAYS, BUOYS ARE REQUIRED TO MARK THE ENDS AND SPECIAL AREAS FOR VISIBILITY. PLACE BUOYS AS REQUIRED FOR NAVIGATIONAL PURPOSES.
 - WATER DEPTH CAN BE 0 TO 10 FEET. THE DEPTH OF THE SILT CURTAIN VARIES.
 - MINIMUM WATER DEPTH APPLIES TO THE DEEPEST POINT ALONG THE FLOTATION SILT CURTAIN OR TURBIDITY BARRIER FOR DETERMINING APPLICABILITY OF FLOTATION SILT CURTAIN OR TURBIDITY BARRIER.
 - SILT CURTAIN SHOULD BE REMOVED WHEN THE AREA CONTRIBUTING DIRECT RUNOFF HAS BEEN TEMPORARILY OR PERMANENTLY STABILIZED. SILT CURTAIN SHOULD ALSO BE REMOVED BEFORE WINTER IF ICE UP OR ICE FLOW IS ANTICIPATED.
 - EMBED POST INTO BOTTOM A MINIMUM OF 40% OF THE WATER DEPTH (INCLUDING WAVE HEIGHT), BUT IN NO CASE SHALL EMBEDMENT BE LESS THAN 2 FEET.
 - ANCHOR FLOAT MUST BE CONNECTED SECURELY TO SLEEVE WITH A MINIMUM TENSILE STRENGTH OF 100 LBS. CONNECTION METHOD MUST ALLOW FOR SLEEVE TO MOVE FREELY ON POST.
 - PROVIDE SUFFICIENT NUMBER OF POST ANCHORS TO MAINTAIN SILT CURTAIN POSITION.

SILT CURTAIN OR TURBIDITY BARRIER

TEMPORARY SEDIMENT CONTROL

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 GEOFFREY G. GRIFFIN
 DATE REG. NO. 21940

Prepared For:
 Jesse Hansen & Alex LaRocque
 35699 HWY 61 BLVD
 LAKE CITY, MN 55041
 FILE NO.: 25-302 BANK STABILIZATION

G³
 G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 Ph. 507-867-1666
 Fax 507-867-1665
 www.ggg.to

DESIGNED GGG
 DRAWN GGG
 CHECKED CMP

REVISED BY DATE
 SUBMITTAL GGG 6/4/2026
 RESUBMITTAL GGG 7/2/2026

FLORENCE TOWNSHIP
 GOODHUE COUNTY

BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57

PELICAN POINT BANK STABILIZATION
 TEMPORARY SEDIMENT CONTROL

PRELIMINARY - NOT FOR CONSTRUCTION (SUBJECT TO REVIEW).

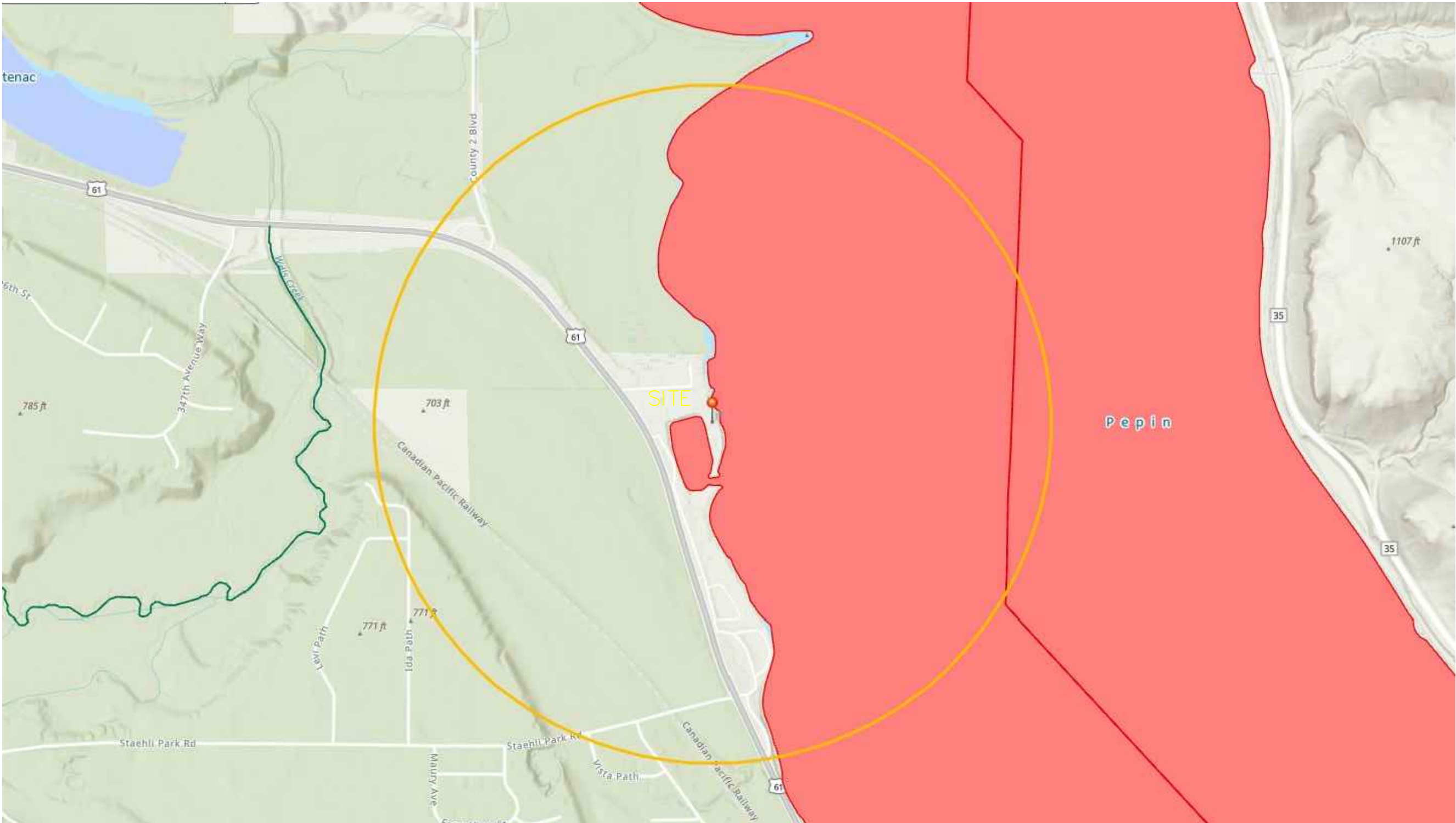
SHEET 8 OF 10 SHEETS

- I. **GENERAL CONSTRUCTION ACTIVITY INFORMATION:**
A. PROJECT NAME: PELICAN POINT BANK STABILIZATION
B. DESCRIBE THE PROJECT LOCATION (ADDRESS/CITY OR TOWNSHIP/COUNTY/LATITUDE/LONGITUDE):
ADDRESS OR DESCRIBE AREA: SEC. 13 — 112N — 13W: PID#32.01.32.100
CITY OR TOWNSHIP: GOODHUE COUNTY / FLORENCE TOWNSHIP STATE: MN ZIP CODE: 55041
LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44°29'54.92"N | 92°18'54.39"W
C. DESCRIBE THE CONSTRUCTION ACTIVITY (TYPE OF CONSTRUCTION, PHASES, TIMELINES, POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS, ETC.):
THIS PROJECT IS FOR THE DEVELOPMENT OF PELICAN POINT SPECIFICALLY THE BANK STABILIZATION PLAN. RIPRAP AND GRANULAR FILL IS PROPOSED ALONG THE SHORELINE OF LAKE PEPIN TO COVER AREAS OF EXISTING CONCRETE PREVIOUSLY PLACED AND TO RE-ESTABLISH PORTIONS OF THE BANK LOST TO EROSION. THE PROJECT WILL BE COMPLETED IN ONE PHASE BARRING APPROVALS FROM THE MNDNR, COUNTY, AND TOWNSHIP. THE POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS IS MINIMAL PROVIDED THE PLAN PREPARED FOR THE PROJECT IS ADHERED TO.
D. NUMBER OF TOTAL ACRES TO BE DISTURBED: 2.1 ACRES
E. PRE-CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 2.4 ACRES
F. POST-CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 2.4 ACRES
G. TOTAL NEW IMPERVIOUS SURFACE AREAS: 0.0 ACRES

II. **RECEIVING WATERS:**

- A. LIST ALL WATERS WITHIN ONE MILE (NEAREST STRAIGHT-LINE DISTANCE) THAT ARE LIKELY TO RECEIVE STORMWATER RUNOFF FROM THE PROJECT SITE BOTH DURING OR AFTER CONSTRUCTION.

WATER BODY ID	NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
25-0001-00	PEPIN	LAKE	NO	YES
07040001-531	MISSISSIPPI RIVER	RIVER	NO	YES
07040001-708	WELLS CREEK	CREEK	NO	YES



- III. **PROJECT PLANS & SPECIFICATIONS:**
A. BANK STABILIZATION PLANS FOR PELICAN POINT HAVE BEEN PREPARED. THIS SWPPP SHALL BE A PART OF THE PLAN ONSITE WITH THE CONTRACTOR DURING ACTIVE CONSTRUCTION. GRANT G GRIFFIN OF G-CUBED MAY BE CONTACTED VIA EMAIL FOR ELECTRONIC COPIES OF THIS SWPPP (grantg@ggg.to).

IV. **ENVIRONMENTAL REVIEW**

- A. WAS AN ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT OR ANY PART OF A COMMON PLAN OF DEVELOPMENT OR SALE THAT INCLUDES THIS PROJECT?

- NO
1. IF YES, IS THE ENVIRONMENTAL REVIEW PROCESS COMPLETE? (NOTE: APPLICATION FOR NPDES PERMIT MAY NOT BE MADE UNTIL REVIEWS/APPROVALS ARE COMPLETE)
N/A
2. WHO IS THE RESPONSIBLE GOVERNMENTAL UNIT (E.G. CITY, TOWNSHIP, COUNTY, STATE OR FEDERAL AGENCY)?
N/A
3. WHAT IS THE TYPE OF ENVIRONMENTAL REVIEW DOCUMENT? (E.G. WETLAND DELINEATION, ENVIRONMENTAL REPORT, EAW, EIS, AUAR, OTHER)?
N/A
4. COMPLETION DATE FOR ENVIRONMENTAL REVIEW? (MM/DD/YYYY)
N/A
5. HAS MITIGATION IDENTIFIED IN THE ENVIRONMENTAL REVIEW BEEN INCORPORATED INTO THE SWPPP?
N/A

V. **TEMPORARY EROSION PREVENTION PRACTICES:**

- A. DESCRIBE THE TEMPORARY EROSION PREVENTION BMPs EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES:
SOILS SHALL BE TEMPORARILY STABILIZED USING DISC ANCHORED MULCH, EROSION CONTROL BLANKET OR AN APPROVED EQUIVALENT. SOIL STOCKPILES SHALL BE TEMPORARILY STABILIZED USING SIMILAR MEASURES, BUT COULD ALSO INCLUDE PLASTIC SHEETING OR TARP.
2. METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS:
ALL DITCH/SWALE WETTED PERIMETERS SHALL BE LINED WITH EROSION CONTROL BLANKET. ROCK CHECKS MAY ALSO BE USED AS A REDUNDANT BMP SHOULD EROSION CONDITIONS BE PRESENT AND WARRANT THEIR INSTALLATION.
3. METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS:
RIP RAP SHOULD BE UTILIZED AT ALL PIPE OUTLETS AND BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PROPERTY EDGE. RIP RAP SHOULD FOLLOW STANDARD INSTALLATION PRACTICES TO ENSURE UNDERMINING OF PIPE OUTLETS AND WASHOUTS DO NOT OCCUR.

4. METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE:
CONSTRUCTION SHOULD BE PHASED SUCH THAT ONLY PORTIONS OF THE SITE THAT NEED TO BE DISTURBED ARE DISTURBED AND THAT CONSTRUCTION VEHICLES AND EQUIPMENT MINIMIZE TRAVEL OVER GREEN SPACE AREAS. NON-COMPACTED SOILS AND DIRECTING STORMWATER FLOW TO VEGETATED AREAS ARE BMPs IN THEMSELVES AS BOTH PROMOTE INFILTRATION OF STORMWATER INTO SOIL.
B. DESCRIBE TIMELINES TO BE IMPLEMENTED AT THIS SITE FOR COMPLETING THE INSTALLATION OF THE EROSION PREVENTION BMPs LISTED UNDER SECTION V.
PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES ON-SITE. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED IN CONJUNCTION WITH PERIMETER CONTROLS TO ENSURE TRACKING ON PUBLIC ROADWAYS IS MINIMIZED OR NON-EXISTENT. ONCE THE SITE IS DEVELOPED AS SHOWN ON THE PLANS, THE SLOPES SHALL BE SEEDED, FERTILIZED AND BLANKETED IMMEDIATELY UPON FINISHING GRADING. STABILIZATION SHALL BE COMPLETE WITHIN 7 CALENDAR DAYS. ONCE FLATTER AREAS ARE GRADED, THEY SHOULD BE SEEDED AND HAVE MULCH DISC ANCHORED WITH STABILIZATION ALSO BEING COMPLETE WITHIN 7 CALENDAR DAYS. INLET PROTECTION SHALL BE USED AT ALL NEW INLETS WITHIN THE PROJECT AS THEY ARE INSTALLED TO KEEP SEDIMENT TRANSPORT MINIMIZED.
C. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION:
DEVELOPMENT SHOULD BE PHASED SUCH THAT ONLY ACTIVE AREAS ARE DISTURBED TO PREVENT ANY EROSION ISSUES. PROPER CONSTRUCTION PHASING IS IMPORTANT IN THAT IT GREATLY REDUCES THE POTENTIAL FOR SEDIMENT TO TRAVEL OFF-SITE. ADDITIONALLY, ALL AREAS THAT ARE PROPOSED GREEN SPACE/VEGETATIVE SHOULD BE KNOWN BY THE CONTRACTOR SUCH THAT CONSTRUCTION EQUIPMENT AND VEHICLES MINIMIZE SOIL COMPACTION OVER THOSE AREAS.

VI. **TEMPORARY SEDIMENT CONTROL PRACTICES:**

- A. DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPs TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS.
1. METHODS TO BE USED FOR DOWN-GRADIENT PERIMETER CONTROL:
DOWN-GRADIENT PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UP-GRADIENT LAND DISTURBING ACTIVITY AND SHALL REMAIN IN-PLACE UNTIL PERMANENT COVER IS ESTABLISHED.
2. METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SILT FENCE, BIOROLLS OR APPROVED EQUIVALENT SHALL BE INSTALLED AT THE BASE OF STOCKPILES ON THE DOWN-GRADIENT PERIMETER. REDUNDANT BMPs SUCH AS PLASTIC SHEETING OR TARP COULD ALSO BE USED IF THE SOIL STOCKPILE(S) ARE HIGHLY ERODABLE.
3. METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
INLET BAGS, INLET BOXES OR APPROVED ALTERNATIVES SHALL BE USED FOR STORM DRAIN INLET PROTECTION.
4. METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
ROCK CONSTRUCTION PADS SHOULD BE INSTALLED AT ALL ENTRANCES TO THE SITE TO MITIGATE OR HALT THE TRACKING OF SEDIMENT ON PUBLIC ROADWAYS. IF SEDIMENT IS TRACKED ONTO PUBLIC ROADWAYS, THEY SHOULD BE SWEEPED WITHIN ONE (1) CALENDAR DAY OF DISCOVERY.
5. IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION OR FILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA.
N/A
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
THE CONTRACTOR SHOULD BE MADE AWARE AND UNDERSTAND WHERE THE AREAS OF PROPOSED GREEN SPACE/VEGETATIVE COVER ARE LOCATED AND LIMIT THEIR TRAVEL OVER THESE AREAS TO MINIMIZE SOIL COMPACTION.
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
SILT CURTAIN IS CALLED OUT ALONG THE WATERS EDGE OF LAKE PEPIN IN AREAS OF PROPOSED DISTURBANCE TO MINIMIZE SEDIMENT ENTERING THE SURFACE WATER.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS:
N/A; SEDIMENTATION TREATMENT CHEMICALS ARE STRICTLY PROHIBITED ON-SITE.
B. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14 [OF THE NPDES PERMIT].
N/A
C. WILL THE PROJECT INCLUDE DEWATERING, BASIN DRAINING?
NO
D. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO

VIII. **INSPECTION & MAINTENANCE ACTIVITIES**

- A. IDENTIFY THE TRAINED INDIVIDUAL(S) RESPONSIBLE FOR INSTALLING, SUPERVISING, REPAIRING, INSPECTING, AND MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL BMPs AT THE SITE:

G-CUBED, INC.:
JASON KAPPERS, MARK WELCH, ANDREW BUCK, RYAN MCCORMICK, JACOB FRANK, AUSTIN HINES, GRANT GRIFFIN, CHRIS PRIEBE

CONTRACTOR:

- B. ATTACH TRAINING DOCUMENTATION FOR EACH INDIVIDUAL (SEE BELOW FOR G-CUBED, INC. TRAINED INDIVIDUALS):

G-CUBED, INC. TRAINED INDIVIDUALS

UNIVERSITY OF MINNESOTA Mark R. Welch Construction Installer (May 31 2027) Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Jason W. Kappers Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2027)	UNIVERSITY OF MINNESOTA Jacob Frank Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Chris M Priebe Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2029)
UNIVERSITY OF MINNESOTA Andrew Buck Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Ryan McCormick Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Austin Hines Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA Grant G Griffin Construction Site Management (May 31 2029) Design of Construction SWPPP (May 31 2029)

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. _____ DATE GEOFFREY G. GRIFFIN REG. NO. 21940	Prepared For: Jesse Hansen & Alex LaRocque 35699 HWY 61 BLVD LAKE CITY, MN 55041 FILE NO.: 25-302 BANK STABILIZATION	G³ G-Cubed 14070 Hwy 52 S.E. Chatfield, MN 55923 ENGINEERING SURVEYING PLANNING Ph. 507-867-1666 Fax 507-867-1665 www.ggg.to	DESIGNED _____ GGG	REVISED _____ BY _____ DATE _____	FLORENCE TOWNSHIP GOODHUE COUNTY	PELICAN POINT BANK STABILIZATION SWPPP	BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57	PRELIMINARY – NOT FOR CONSTRUCTION (SUBJECT TO REVIEW).	SHEET 9 OF 10 SHEETS
	DRAWN _____ GGG		SUBMITTAL _____ GGG 6/4/2026						
	CHECKED _____ CMP		RESUBMITTAL _____ GGG 7/2/2026						

Attachment 2

State Historical Preservation Office Search Results

- o July 14, 2026 Request for Project Review
- o MnSHIP map/inventory information for GD-FLC-00173
- o USGS map submitted to SHPO
- o Existing building photographs
- o July 15, 2026 SHPO email correspondence
- o *Final SHPO review when received*

From: [Chris Priebe](#)
To: ["ENReviewSHPO@state.mn.us"](mailto:ENReviewSHPO@state.mn.us)
Subject: Request for project review 35699 Highway 61 Blvd, Lake City, MN 55041
Date: Tuesday, July 14, 2026 8:20:00 AM
Attachments: [R-C Form SIMPLE 1 102022 tcm36-327668.pdf](#)
[20260313 Pelican Point SP.pdf](#)
[maintenance shop.png](#)
[Marina Bath house.png](#)
[Boat Storage.png](#)
[USGS Quad.png](#)
[MnSHIP Map.png](#)

I previously sent an inquiry on if the attached project needed review as the site is within a restricted area shown on the MnSHIP public map with a Historic Inventory Number GD-FLC-00173. Attached is a formal request for review.

Attachments:

1. Request for review document
2. Site Plan (project map)
3. Building pictures (Maintenance Shop/Quonset building, Marina Bath house, Boat Storage Building)
4. USGS Quad.
5. MnSHIP Map

Please let me know if you need anything else.

Chris Priebe

Senior Vice President

G-Cubed

Phone (507) 867-1666 ext 207

Cell (507) 259-5266

www.ggg.to

Please mail the completed form and required material to:

ENReviewSHPO@state.mn.us



Request for Project Review by the State Historic Preservation Office (SHPO)

- ☒ This is a new submittal
☐ This is additional information relating to SHPO Project #: _____

DATE: 07/14/2026

I. GENERAL PROJECT INFORMATION

Project Title: Pelican Point

Project Address (or Location): 35699 Highway 61 BLVD

City / Township (circle one): Lake City Zip: 55041 County: Goodhue

Legal Description: Township 112 Range 13 E/W (circle one) Section 13 Quarter-section _____

II. PROJECT CONTACT INFORMATION

Project Contact Name: Chris Priebe Title: Sr. Vice President

Company/Agency: G-Cubed

Street Address: 14070 Hwy 52 SE Phone Number: 507-867-1666

City: Chatfield State: mn Zip: 55923 Email: chrisp@ggg.to

III. FEDERAL AND/OR STATE INVOLVEMENT

Federal Agency (if applicable): NA
(Agency providing funds, licenses, or permits)

Permit or Project Reference #: _____

State Agency (if applicable): NA
(Agency providing funds, licenses, or permits)

Permit or Project Reference #: _____

Local Agency (if applicable): _____

(Continued on Reverse Side)

Please refer to *Instructions for Completing the Request for Project Review* form on our website. Submit one *Request for Project Review* form for each project. For questions regarding the SHPO review process, please [visit our website](#) or contact Kelly Gragg-Johnson (651-201-3285) or Leslie Coburn (651-201-3286) or by email at ENReviewSHPO@state.mn.us.

IV. PROJECT DESCRIPTION AND BOUNDARIES

A) REQUIRED FOR ALL PROJECTS

- ☒ Write a detailed description of the proposed project. (See attached.)

The project will continue to operate the existing marina and boat maintenance shop. They are proposing to convert the historical mobile home area into a campground. The entire site has been historically disturbed.

- ☒ Attach a map of project location, with project area(s) clearly marked. Road names must be included and legible.

B) Architecture

Are there any buildings or structures within the project area? ☒ Yes ☐ No

If **No**, continue to the Archaeology section below. If **Yes**, submit all of the following information:

- ☒ List all buildings and structures within the project area and the year they were built. (See attached.)

Maintenance Shop/office, quonset storage building, marina bath house, boat storage building

- ☒ Photographs of **each** building and structure located within the project area, along with a photo key. Include streetscape images, if applicable. All photographs must be clear, crisp, focused, and taken at ground level. Aerial photos are insufficient.

- ☒ List known historic buildings or structures located within the project area (i.e., individual properties or districts which are listed in the National Register or which meet the criteria for listing in the National Register). (See attached.)

None

C) Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No

If **No**, this form is complete. If **Yes**, submit all of the following information:

- ☒ Attach the relevant portion of a 1:24000-scale USGS topographic map (photocopied or computer generated) **with the project boundary marked**.

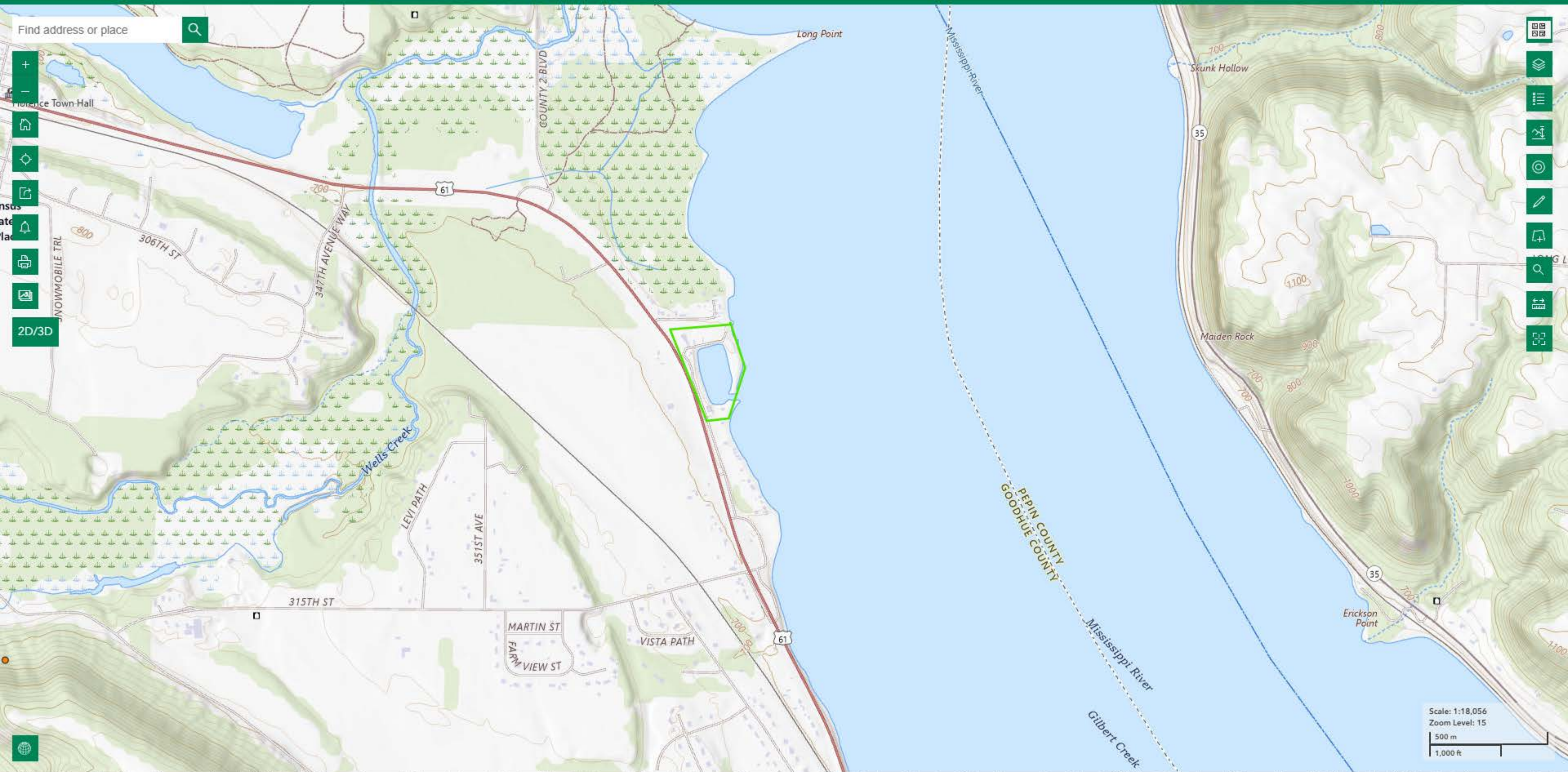
- ☒ Description of current and previous land use and disturbances: (See attached.)

The project will continue to operate the existing marina and boat maintenance shop. They are proposing to convert the historical mobile home area into a campground. The entire site has been historically disturbed.

- ☒ Any available information concerning known or suspected archaeological resources within the project area. (See attached.)

NA









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PONTON & Sail boat rentals

From: [GraggJohnson, Kelly \(ADM\)](#)
To: [Chris Priebe](#)
Subject: RE: Request for project review 35699 Highway 61 Blvd, Lake City, MN 55041
Date: Wednesday, July 15, 2026 2:02:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Chris -

It is our understanding that the goal of the EAW is to describe how a proposed project may affect the environment, which includes historic resources. An archaeological assessment of the project (a Phase Ia) will help determine whether the project has the potential to affect known or suspected archaeological sites. A Phase I archaeological survey will provide more information regarding whether known or previously unknown archaeological sites are located within the proposed project area. These studies should be developed and structured to best inform the project's effects on archaeological resources. For a list of consultants who have expressed an interest in undertaking such surveys, please visit the website <https://www.mnhs.org/preservation/directory>, and select "Archaeologists" in the "Specialties" box.

According to the Office of the State Archaeologist's site inventory portal, there is a burial mound site identified in the project vicinity. We recommend that you consult with the Office of the State Archaeologist (OSA) and the Minnesota Indian Affairs Council (MIAC) due to the presence of these sites, per Sec. 307.08 of the Minnesota Private Cemeteries Act. To submit a project to the OSA for review, complete the OSA [Project Review Request Form](#) and send it to osa.project.reviews.adm@state.mn.us. To submit a project to MIAC for review, email the review request and project information to miac.culturalresources@state.mn.us.

If the proposed project will use federal funds, occur on federal land, or will require a federal permit (such as a USACE 404 permit), it may be subject to review under Section 106 of the National Historic Preservation Act. If the project becomes a federal undertaking, additional consultation between the federal agency and the SHPO will be necessary in order to define an appropriate area of potential effect (APE) for the federal undertaking as well as the necessary historic property identification and evaluation efforts required for a federal review, and this information will be helpful to help the project move forward.

Thanks, and let me know if you have further questions,

Kelly

Kelly Gragg-Johnson
Environmental Review Specialist | SHPO
she/her/hers

Minnesota Department of Administration
50 Sherburne Avenue
Saint Paul, MN 55155

O: 651-201-3285

mn.gov/admin



-

From: Chris Priebe <chrisp@ggg.to>

Sent: Tuesday, July 14, 2026 8:20 AM

To: MN_ADM_ENV Review SHPO <ENReviewSHPO@state.mn.us>

Subject: Request for project review 35699 Highway 61 Blvd, Lake City, MN 55041

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I previously sent an inquiry on if the attached project needed review as the site is within a restricted area shown on the MnSHIP public map with a Historic Inventory Number GD-FLC-00173. Attached is a formal request for review.

Attachments:

1. Request for review document
2. Site Plan (project map)
3. Building pictures (Maintenance Shop/Quonset building, Marina Bath house, Boat Storage Building)
4. USGS Quad.
5. MnSHIP Map

Please let me know if you need anything else.

Chris Priebe

Senior Vice President

G-Cubed

Phone (507) 867-1666 ext 207

Cell (507) 259-5266

www.ggg.to

Attachment 3

MN DNR Natural Heritage Review

And

Conservation Explorer Project Report

- o DNR Natural Heritage Review Project Report
- o DNR Natural Heritage Review Letter Dated August 13, 2026



Formal Natural Heritage Review - Cover Page

See next page for results of review. A draft watermark means the project details have not been finalized and the results are not official.

Project Name: Pelican Point (formally Hanson's Harbor)

Project Proposer: Pelican Point

Project Type: Development, Recreational/Entertainment

Project Type Activities: Lakeshore;Tree Removal;Grading

TRS: T112 R13 S13, T112 R13 S24

County(s): Goodhue

DNR Admin Region(s): Central

Reason Requested: State EAW

Project Description: The project will continue to operate the existing marina and boat maintenance shop. They are proposing to convert the historical mobile home area into ...

Existing Land Uses: The existing/historic land use has been a marina, boat repair shop and storage, and a mobile home park.

Landcover / Habitat Impacted: The entire site has been disturbed and transformed multiple times over the last 75 years. There is no natural habitat remaining on the property.

Waterbodies Affected: The proposer is planning on restoring/protecting the shoreline of the Mississippi River. This is to prevent future erosion and to upgrade previous attempts ...

Groundwater Resources Affected: The project should not negatively affect groundwater resources. The sewage from the campground and operations of the marina, campground restaurant, boat ...

Previous Natural Heritage Review: No

Previous Habitat Assessments / Surveys: No

SUMMARY OF AUTOMATED RESULTS

Category	Results	Response By Category
Project Details	Comments	Lakeshore - Recommendations Tree Removal - Recommendations
Ecologically Significant Area	Comments	MBS Sites - Recommendations Potential RNC under WCA Protected Wetlands: Calcareous Fens Lakes - Recommendations
State-Listed Endangered or Threatened Species	Needs Further Review	State-protected Species - Needs Further Review
State-Listed Species of Special Concern	Comments	Recommendations

Category	Results	Response By Category
Federally Listed Species	No Records	Visit IPaC For Federal Review



July 14, 2026

Project Name: Pelican Point (formally Hanson's Harbor)

Project Proposer: Pelican Point

Project Type: Development, Recreational/Entertainment

Project ID: MCE #2026-00581

AUTOMATED RESULTS: FURTHER REVIEW IS NEEDED

As requested, the above project has undergone an automated review for potential impacts to rare features. Based on this review, one or more rare features may be impacted by the proposed project and further review by the Natural Heritage Review Team is needed. You will receive a separate notification email when the review process is complete and the Natural Heritage Review letter has been posted.

Please refer to the table on the cover page of this report for a summary of potential impacts to rare features. For additional information or planning purposes, use the Explore Page in Minnesota Conservation Explorer to view the potentially impacted rare features or to create a Conservation Planning Report for the proposed project.

If you have additional information to help resolve the potential impacts listed in the summary results, please attach related project documentation in the Edit Details tab of the Project page. Relevant information includes, but is not limited to, additional project details, completed habitat assessments, or survey results. This additional information will be considered during the project review.

Pelican Point (formally Hanson's Harbor)

Aerial Imagery With Locator Map



0 0.130.25 0.5 0.75 1 Miles

Project Boundary

Project Type: Development, Recreational/Entertainment

Project Size (acres): 22.38

County(s): Goodhue

TRS: T112 R13 S13, T112 R13 S24

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community
MN Dept Natural Resources, Esri, TomTom, Garmin, SafeGraph,



Pelican Point (formally Hanson's Harbor)

USA Topo Basemap With Locator Map



 Project Boundary

Project Type: Development, Recreational/Entertainment

Project Size (acres): 22.38

County(s): Goodhue

TRS: T112 R13 S13, T112 R13 S24

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Esri, NASA, NGA, USGS, FEMA
MN Dept Natural Resources, Esri, TomTom, Garmin, SafeGraph,





Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

August 13, 2026

Chris Priebe
G-Cubed, Inc.

RE: Natural Heritage Review of the proposed **Pelican Point (formally Hanson's Harbor)**,
T112N R13W Sections 13 and 24; Goodhue County

Dear Chris Priebe,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2026-00581** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

Ecologically Significant Areas

- The Minnesota Biological Survey (MBS) has identified **Frontenac State Park East** as a Site of *High* Biodiversity Significance in the vicinity of the proposed project. Sites of Biodiversity Significance have varying levels of native biodiversity and are ranked based on the relative significance of this biodiversity at a statewide level. Sites ranked as *High* contain very good quality occurrences of the rarest species, high quality examples of the rare native plant communities, and/or important functional landscapes.
- **Lake Pepin (Mississippi River)** has been identified as a Lake of *Outstanding* Biological Significance. Lakes of Biological Significance were ranked as *Outstanding, High, or Moderate* based on unique plant and animal presence.
- The DNR recommends that the project be designed to avoid impacts to ecologically significant areas. Actions to avoid or minimize disturbance include, but are not limited to, the following recommendations:
 - As much as possible, operate within already-disturbed areas.
 - Avoid and retain a buffer between proposed activities and the MBS Site.
 - Inspect and clean equipment prior to operating and follow recommendations to [prevent the spread of invasive species](#).
 - Implement effective erosion prevention and sediment control practices.
 - Use sediment control barriers (e.g., compost logs, geotextile bags, biorolls) per [MnDOT Best Management Practices](#).

- o Minimize surface runoff to lake.
 - o Avoid or limit aquatic plant removal.
 - o Maintain or establish buffer zone of native vegetation along lakeshore.
 - o Minimize use of pesticides and fertilizers.
 - o Use only herbicides approved for application within shoreline/riparian areas.
 - o Revegetate disturbed soil with [native species suitable to the local habitat](#) as soon after construction as possible.
 - o Use only weed-free mulches, topsoils, and seed mixes. Of particular concern are birdsfoot trefoil (*Lotus corniculatus*) and crown vetch (*Coronilla varia*), two invasive species that are sold commercially and are problematic in prairies and disturbed open areas.
 - o Avoid bringing in topsoil to this site, as this introduces invasive species.
- There are other natural resource related issues associated with lakeshore developments besides the potential impacts to rare features. These issues include increased nutrients, pollutants, erosion, and sedimentation resulting in decreased water quality and decreased habitat quality for fish and wildlife. Maintaining native vegetation along lakeshores is one way to reduce these negative impacts. The combination of upland, lakeshore, and aquatic plants creates a buffer zone that provides numerous ecological benefits. Lakeshore and upland plants help stabilize banks and protect the shoreline from erosion by absorbing the forces of wind, waves, and boat traffic. They also filter pollutants that would otherwise drain from the watershed into the lake, thereby protecting water quality. Most noticeably, lakeshore and upland plants provide a variety of vital habitat components for fish and wildlife including food, protection from weather and predators, denning sites and nursery areas for young, perching and sunning sites for birds and turtles, and flyways and travel corridors. Aquatic plants produce oxygen, purify lake water by stabilizing bottom sediments and reducing nutrient cycling, and provide underwater cover for fish. As such, if a native vegetation buffer zone is present within the project boundary, we recommend that it be maintained and enhanced. If not, we recommend that one be established.

For additional information on aquatic plants and lakeshore management, please refer to [Natural Shores](#) and [Natural Buffers & Lakescaping](#). The DNR book *Lakescaping for Wildlife and Water Quality* also covers a wide array of topics associated with managing lakeshore property and includes techniques to prevent shoreline erosion and to restore wildlife habitat, wildflowers, and water quality. Another reference is [Restore Your Shore](#), an online interactive multimedia program that guides users through the process of protecting a natural shoreline or restoring a degraded shore with a natural buffer zone.

- Ecologically significant areas can be viewed using the Explore page in [Minnesota Conservation Explorer](#) (MCE) or their GIS shapefiles can be downloaded from the [MN Geospatial Commons](#). Reference the [MBS Site Biodiversity Significance](#) and [Native Plant Community](#) websites for information on interpreting the data. To receive a list of ecologically significant areas in the vicinity of your project, create a Conservation Planning Report using the Explore page in MCE.

State-listed Species

- [Yellow sandshell](#) (*Lampsilis teres*) and [washboard](#) (*Megaloniais nervosa*), both state-listed endangered species, and [spike](#) (*Eurynia dilatata*), a state-listed threatened species, and [round pigtoe](#) (*Pleurobema sintoxia*), a state-listed species of special concern, have been documented in the Mississippi River in the vicinity of the proposed project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and chapter 6134) prohibit the take of threatened or endangered species without a permit. To demonstrate avoidance, the applicant will need to hire a qualified surveyor to determine if suitable habitat exists within the activity impact area and, if there is, conduct a survey. If state-protected species are documented during the survey, a permit to take will be needed. **No disturbance to the riverbed (including sedimentation from bank work) may occur until avoidance has been approved or a permit to take has been issued.**

Surveys must follow the [Rare Species Survey Process](#) and the [MN Mussel Survey and Relocation Protocol](#). Alternatively, in situations where a survey is not feasible, the applicant can assume presence of state-protected mussels and apply for a [permit to take](#). Visit [Natural Heritage Review](#) for a list of certified surveyors and more information regarding the survey process. Visit [Endangered and Threatened Species Permits](#) for information regarding permits. Please consult with Review.NHIS@state.mn.us if you have questions regarding the survey process or EndangeredSpeciesPermits.dnr@state.mn.us if you have questions regarding the permit to take process.

- [Paddlefish](#) (*Polyodon spathula*), a state-listed threatened fish species, has been documented in the Mississippi River in the vicinity of the proposed project. In Minnesota, paddlefish spawn in the spring in temporarily flooded tributaries to the large rivers. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. To protect spawning fish, **work within the water needs to be avoided from April to mid-June.** Please contact Review.NHIS@state.mn.us to confirm that this avoidance measure will be implemented or to inform us that this is not feasible. If this is not feasible, a project-specific avoidance plan will likely be needed.
- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](#)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of state-listed species and recommended measures to avoid or minimize impacts.
- Please report incidental sightings of state-listed species via the [DNR Plant and Animal Observation Form](#).

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

Environmental Review and Permitting

- The Environmental Assessment Worksheet (EAW) should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a permit to take will be needed for any of the above protected species.
- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available and is the most complete source of data on Minnesota's native plant communities, rare species, and other rare features. However, the NHIS is not an exhaustive inventory and does not contain the locations of all rare features in the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.** Resubmit by selecting *Clone Project as Draft* on the project page in MCE.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit [Natural Heritage Review](#) for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, please contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us and for your interest in the conservation of Minnesota's rare natural resources.

Sincerely,

Molly Barrett

Digitally signed by Molly Barrett
Date: 2026.08.13 15:57:54 -05'00'

Natural Heritage Review Specialist

molly.barrett@state.mn.us

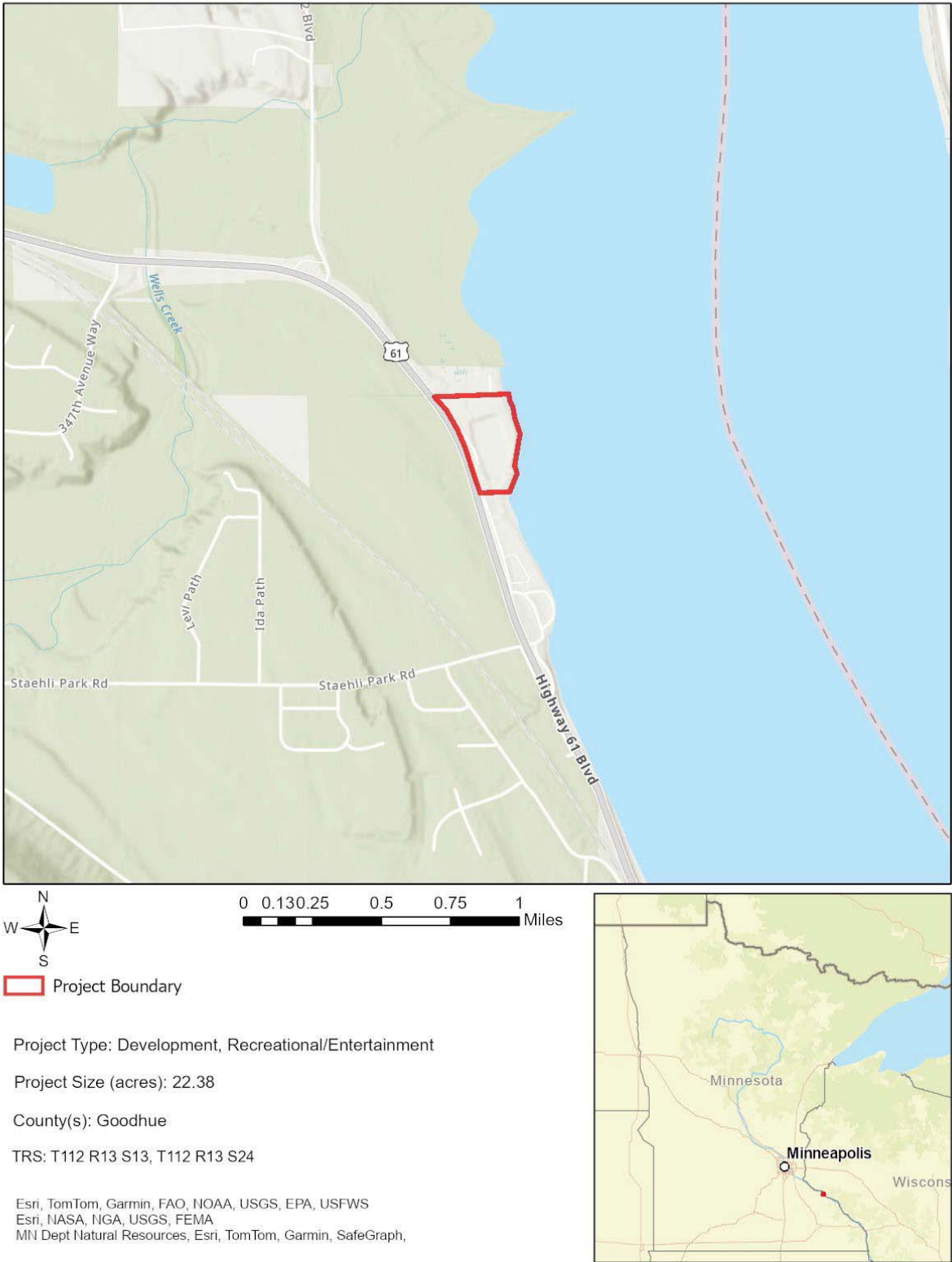
Cc: [Melissa Collins](#), Regional Environmental Assessment Ecologist, Central (Region 3)

Cc: [Lindsey Kemp](#), Listed Species Program Coordinator

For more project details, see the MCE-generated Final Project Report, available on the MCE project page.

Pelican Point (formally Hanson's Harbor)

USA Topo Basemap With Locator Map



Attachment 4

USDA NRCS Custom Soil Resource Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Goodhue County, Minnesota**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Goodhue County, Minnesota
Survey Area Data: Version 21, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
N608A	Malardi loam, 0 to 3 percent slopes	4.9	19.3%
N623B	Burkhardt sandy loam, 0 to 6 percent slopes	3.8	15.1%
N644A	Scotah loamy fine sand, 0 to 3 percent slopes, occasionally flooded	9.4	37.2%
W	Water	7.2	28.4%
Totals for Area of Interest		25.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Goodhue County, Minnesota

N608A—Malardi loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 1tr1z

Elevation: 590 to 1,310 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 41 to 50 degrees F

Frost-free period: 120 to 190 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Malardi and similar soils: 81 percent

Minor components: 19 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malardi

Setting

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-loamy sediments over sandy and gravelly outwash

Typical profile

Ap,AB - 0 to 13 inches: loam

Bt - 13 to 18 inches: loam

2Bt1 - 18 to 23 inches: gravelly sandy loam

2Bt2 - 23 to 37 inches: gravelly loamy sand

2C1 - 37 to 60 inches: stratified sand to gravelly coarse sand

2C2 - 60 to 80 inches: stratified sand to gravelly coarse sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: B

Ecological site: R105XY018WI - Dry Mollic or Umbric Upland

Forage suitability group: Sandy (G105XS022MN)

Other vegetative classification: Sandy (G105XS022MN)

Hydric soil rating: No

Minor Components

Dakota

Percent of map unit: 14 percent
Landform: Stream terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY011WI - Mollic Loamy-Silty Upland
Other vegetative classification: Sloping Upland, Neutral (G105XS002MN)
Hydric soil rating: No

Burkhardt

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY018WI - Dry Mollic or Umbric Upland
Other vegetative classification: Sandy (G105XS022MN)
Hydric soil rating: No

N623B—Burkhardt sandy loam, 0 to 6 percent slopes

Map Unit Setting

National map unit symbol: 1tr1p
Elevation: 590 to 1,310 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Burkhardt and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Burkhardt

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy sediments over sandy and gravelly outwash

Typical profile

Ap - 0 to 10 inches: sandy loam

Custom Soil Resource Report

Bt - 10 to 14 inches: sandy loam
2Bt - 14 to 47 inches: loamy sand
2BC - 47 to 58 inches: sand
2C - 58 to 80 inches: stratified gravelly coarse sand to sand

Properties and qualities

Slope: 0 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: R105XY018WI - Dry Mollic or Umbric Upland
Forage suitability group: Sandy (G105XS022MN)
Other vegetative classification: Sandy (G105XS022MN)
Hydric soil rating: No

Minor Components

Rasset

Percent of map unit: 10 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY011WI - Mollic Loamy-Silty Upland
Other vegetative classification: Sloping Upland, Low AWC, Neutral (G105XS004MN)
Hydric soil rating: No

Finchford

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY018WI - Dry Mollic or Umbric Upland
Other vegetative classification: Sandy (G105XS022MN)
Hydric soil rating: No

N644A—Scotah loamy fine sand, 0 to 3 percent slopes, occasionally flooded

Map Unit Setting

National map unit symbol: 2yt2m
Landscape: River valleys
Elevation: 560 to 1,740 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Scotah and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scotah

Setting

Landscape: River valleys
Landform: Flood plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed sandy alluvium

Typical profile

A - 0 to 4 inches: loamy fine sand
Bw - 4 to 22 inches: fine sand
BC - 22 to 36 inches: fine sand
C - 36 to 79 inches: stratified loamy fine sand to coarse sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 19.98 in/hr)
Depth to water table: About 30 to 42 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w

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Hydrologic Soil Group: A

Ecological site: F105XY002WI - Wet Sandy Floodplain

Forage suitability group: Sloping Upland, Low AWC, Neutral (G105XS004MN),
Low AWC, adequately drained (G105XY002WI)

Other vegetative classification: Sloping Upland, Low AWC, Neutral
(G105XS004MN), Low AWC, adequately drained (G105XY002WI)

Hydric soil rating: No

Minor Components

Alganssee, river valleys

Percent of map unit: 4 percent

Landscape: River valleys

Landform: Flood plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F105XY002WI - Wet Sandy Floodplain

Other vegetative classification: Not suited, flooded or organics (G105XY010WI),
Frequently Flooded (G105XS016MN)

Hydric soil rating: Yes

Kalmarville, river valleys

Percent of map unit: 3 percent

Landscape: River valleys

Landform: Overflow stream channels on flood plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear, concave

Ecological site: F105XY003WI - Wet Loamy-Clayey Floodplain

Other vegetative classification: Not suited, flooded or organics (G105XY010WI),
Frequently Flooded (G105XS016MN)

Hydric soil rating: Yes

Plainfield, rarely flooded

Percent of map unit: 2 percent

Landscape: River valleys

Landform: Natural levees

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Convex

Ecological site: F105XY009WI - Sandy Upland

Other vegetative classification: Sandy (G105XS022MN), Low AWC, adequately
drained (G105XY002WI)

Hydric soil rating: No

Riverwash

Percent of map unit: 1 percent

Landscape: River valleys

Landform: Flood plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Custom Soil Resource Report

Across-slope shape: Linear

Hydric soil rating: No

W—Water

Map Unit Setting

National map unit symbol: 1qfk2

Elevation: 980 to 1,310 feet

Mean annual precipitation: 28 to 33 inches

Mean annual air temperature: 43 to 48 degrees F

Frost-free period: 140 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

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Attachment 5

U.S. Fish and Wildlife Service IPaC Endangered Species Review

- o USFWS Official Species List
- o Minnesota-Wisconsin Endangered Species Determination Key
- o Northern Long-Eared Bat and Tricolored Bat Range-wide Determination Key



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 256-7289



In Reply Refer To:
Project Code: 2026-0132371
Project Name: Pelican Point

08/15/2026 16:33:11 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*).

Threatened and Endangered Species

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

Consultation Technical Assistance

Please refer to our [Section 7 website](#) for guidance and technical assistance, including [step-by-step instructions](#) for making effects determinations for each species that might be present and for specific guidance on the following types of projects: projects in developed areas, HUD, CDBG, EDA, USDA Rural Development projects, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

We recommend running the project (if it qualifies) through our **Minnesota-Wisconsin Federal Endangered Species Determination Key (Minnesota-Wisconsin ("D-key"))**. A [demonstration video](#) showing how-to access and use the determination key is available. Please note that the Minnesota-Wisconsin D-key is the third option of 3 available d-keys. D-keys are tools to help Federal agencies and other project proponents determine if their proposed action has the potential to adversely affect federally listed species and designated critical habitat. The Minnesota-Wisconsin D-key includes a structured set of questions that assists a project proponent in determining whether a proposed project qualifies for a certain predetermined consultation outcome for all federally listed species found in Minnesota and Wisconsin (except for the northern long-eared bat- see below), which includes determinations of “no effect” or “may affect, not likely to adversely affect.” In each case, the Service has compiled and analyzed the best available information on the species’ biology and the impacts of certain activities to support these determinations.

If your completed d-key output letter shows a "No Effect" (NE) determination for all listed species, print your IPaC output letter for your files to document your compliance with the Endangered Species Act.

For Federal projects with a “Not Likely to Adversely Affect” (NLAA) determination, our concurrence becomes valid if you do not hear otherwise from us after a 30-day review period, as indicated in your letter.

If your d-key output letter indicates additional coordination with the Minnesota-Wisconsin Ecological Services Field Office is necessary (i.e., you get a “May Affect” determination), you will be provided additional guidance on contacting the Service to continue ESA coordination outside of the key; ESA compliance cannot be concluded using the key for “May Affect” determinations unless otherwise indicated in your output letter.

Note: Once you obtain your official species list, you are not required to continue in IPaC with d-keys, although in most cases these tools should expedite your review. If you choose to make an effects determination on your own, you may do so. If the project is a Federal Action, you may want to review our section 7 step-by-step instructions before making your determinations.

Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species

1. If IPaC returns a result of “There are no listed species found within the vicinity of the project,” then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **no effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see below) – then project proponents must determine if proposed activities will have **no effect** on or **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain [Life History Information for Listed and Candidate Species](#) on our office website. If no impacts will occur to a species on the IPaC species list (e.g., there is no habitat present in the project area), the appropriate determination is **no effect**. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

3. Should you determine that project activities **may affect** any federally listed, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For projects that intersect with or are adjacent to Tribal lands: The Service has federal Trust responsibilities and a strong commitment to working with Tribal governments to help sustain fish and wildlife resources for future generations. Tribal governments should be provided with sufficient opportunity to express their perspectives and/or concerns for proposed projects. If your project intersects with Tribal lands or impacts culturally sensitive resources, please engage with the federally recognized Tribe to ensure they have an opportunity to provide input on this project.

Northern Long-Eared Bats

Northern long-eared bats occur throughout Minnesota and Wisconsin and the information below may help in determining if your project may affect these species.

Suitable summer habitat for northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥ 3 inches dbh for northern long-eared bat that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, northern long-eared bats could be affected. For bat activity dates, please review Appendix A in the [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#).

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas,
- Trees found in highly developed urban areas (e.g., street trees, downtown areas),
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees, and
- A monoculture stand of shrubby vegetation with no potential roost trees.

If IPaC returns a result that northern long-eared bats are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** this species **IF** one or more of the following activities are proposed:

- Clearing or disturbing suitable roosting habitat, as defined above, at any time of year,
- Any activity in or near the entrance to a cave or mine,
- Mining, deep excavation, or underground work within 0.25 miles of a cave or mine,
- Construction of one or more wind turbines, or

- Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

If none of the above activities are proposed, project proponents can conclude the proposed activities will have **no effect** on the northern long-eared bat. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

If any of the above activities are proposed, and the northern long-eared bat appears on the user's species list, the federal project user will be directed to either the northern long-eared bat and tricolored bat range-wide D-key or the Federal Highways Administration, Federal Railways Administration, and Federal Transit Administration Indiana bat/Northern long-eared bat D-key, depending on the type of project and federal agency involvement. Similar to the Minnesota-Wisconsin D-key, these d-keys help to determine if prohibited take might occur and, if not, will generate an automated verification letter. Additional information about available tools can be found on the Service's [northern long-eared bat website](#).

Whooping Crane

Whooping crane is designated as a non-essential experimental population in Wisconsin and consultation under Section 7(a)(2) of the Endangered Species Act is only required if project activities will occur within a National Wildlife Refuge or National Park. If project activities are proposed on lands outside of a National Wildlife Refuge or National Park, then you are not required to consult. For additional information on this designation and consultation requirements, please review "[Establishment of a Nonessential Experimental Population of Whooping Cranes in the Eastern United States](#)."

Other Trust Resources and Activities

Bald and Golden Eagles - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. It is the responsibility of the project proponent to survey the area for any migratory bird nests. If there is an eagle nest on-site while work is on-going, eagles may be disturbed. We recommend avoiding and minimizing disturbance to eagles whenever practicable. If you cannot avoid eagle disturbance, you may seek a [permit](#). A [nest take permit](#) is always required for removal, relocation, or obstruction of an eagle nest. For communication and wind energy projects, please refer to additional guidelines below.

Migratory Birds - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of [recommendations that minimize potential impacts to migratory birds](#). Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

Communication Towers - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed [voluntary guidelines for minimizing impacts](#).

Transmission Lines - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to [guidelines](#) developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

Wind Energy - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's [Wind Energy Guidelines](#). In addition, please refer to the Service's [Eagle Conservation Plan Guidance](#), which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

State Department of Natural Resources Coordination

While it is not required for your Federal section 7 consultation, please note that additional state endangered or threatened species may also have the potential to be impacted. **Please contact the Minnesota or Wisconsin Department of Natural Resources for information on state listed species that may be present in your proposed project area.**

Minnesota

[Minnesota Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: Review.NHIS@state.mn.us

Wisconsin

[Wisconsin Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: DNRERReview@wi.gov

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
(952) 256-7289

PROJECT SUMMARY

Project Code: 2026-0132371

Project Name: Pelican Point

Project Type: Commercial Development

Project Description: The proposed project involves redevelopment of the former Hansen's Harbor property into Pelican Point, a seasonal full-service marina and recreational destination on Lake Pepin. The property historically operated as a marina, boat maintenance and repair facility, and mobile home park. Improvements are proposed to modernize the site, address existing site conditions, comply with current federal, state, and local regulations, and support the proposed long-term uses.

Upon completion, Pelican Point will provide seasonal and transient boat docking, boat launching, marine fueling, boat repair and maintenance, marine storage, vessel sewage pump-out services, a campground, office, recreational areas, a bar, and a tiki bar. Existing structures, including the office, community shower building, and northern shop building, will remain and be renovated. Remaining structures, abandoned improvements, accumulated debris, and undesirable vegetation will be removed as necessary to prepare the site for redevelopment.

Construction activities will include site clearing, grading, excavation, utility installation, shoreline stabilization, private road and parking construction, building renovations, and installation of new site infrastructure. Portions of the property will be regraded to elevate low-lying areas, improve drainage, and provide a more resilient site layout. Shoreline stabilization will be completed along Lake Pepin to reduce erosion and protect the property. Portions of the shoreline currently contain previously placed concrete debris. In coordination with the Minnesota Department of Natural Resources (MN DNR), plans are being developed to encapsulate or otherwise cover the existing concrete as part of the shoreline stabilization and restoration work.

Infrastructure improvements will include new private roadways, parking areas, utilities, and subsurface sewage treatment systems. The campground will be served by new septic treatment systems designed in accordance with current regulatory requirements. Due to site constraints, the existing bar and community shower building will each be served by individual holding tanks meeting applicable state and local standards. Existing and proposed impervious surface coverage has been evaluated to comply with applicable shoreland management requirements.

The marina will include aboveground marine fuel storage tanks and dispensing equipment designed, installed, and operated in accordance

with applicable Minnesota Pollution Control Agency (MPCA) requirements. A vessel sewage pump-out station and associated holding tank infrastructure will also be installed to provide sanitary waste disposal for recreational boaters and reduce the potential for discharge of sanitary waste to Lake Pepin.

Construction will result in typical temporary disturbances, including earthmoving, noise, dust, construction traffic, vegetation removal, and construction debris. Construction waste will be managed and disposed of at approved facilities. Erosion and sediment control best management practices will be implemented to minimize impacts to adjacent properties and water resources. During operation, routine solid waste, sanitary wastewater, fuels, and marine-related wastes will be managed in accordance with applicable local, state, and federal requirements.

Construction is anticipated to occur as a single phase following receipt of required permits and approvals from applicable agencies, including the U.S. Army Corps of Engineers, MN DNR, Minnesota Department of Transportation, MPCA, Goodhue County, and Florence Township. Subject to permit timing, construction is expected to proceed continuously through completion, after which the marina and associated recreational facilities will become operational.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.4997653,-92.31473097447312,14z>



Counties: Goodhue County, Minnesota

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-Eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping crane <i>Grus americana</i> Population: Eastern Migratory NEP - U.S.A. (AL, AR, FL, GA, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, OH, SC, TN, VA, WI, WV) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non- Essential

CLAMS

NAME	STATUS
Higgins eye (pearlymussel) <i>Lampsilis higginsii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5428	Endangered
Spectaclecase (mussel) <i>Cumberlandia monodonta</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7867	Endangered

INSECTS

NAME	STATUS
Monarch butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Western regal fritillary <i>Argynnis idalia occidentalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information](#)

[on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

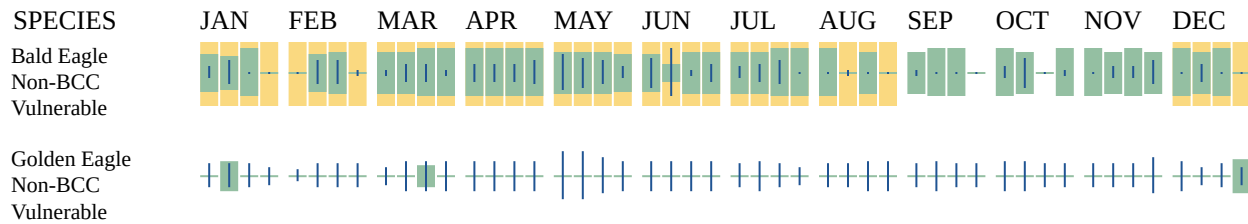
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort — no data



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

NAME	BREEDING SEASON
Black Tern <i>Chlidonias niger surinamenis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 22 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere
Golden-winged warbler <i>Vermivora chrysoptera</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8745	Breeds May 1 to Jul 20
Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Henslow's Sparrow <i>Centronyx henslowii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds May 1 to Aug 31

NAME	BREEDING SEASON
Le Conte's Sparrow <i>Ammospiza leconteii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9469	Breeds Jun 1 to Aug 15
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Pectoral Sandpiper <i>Calidris melanotos</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10633	Breeds elsewhere
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental](#)

[Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

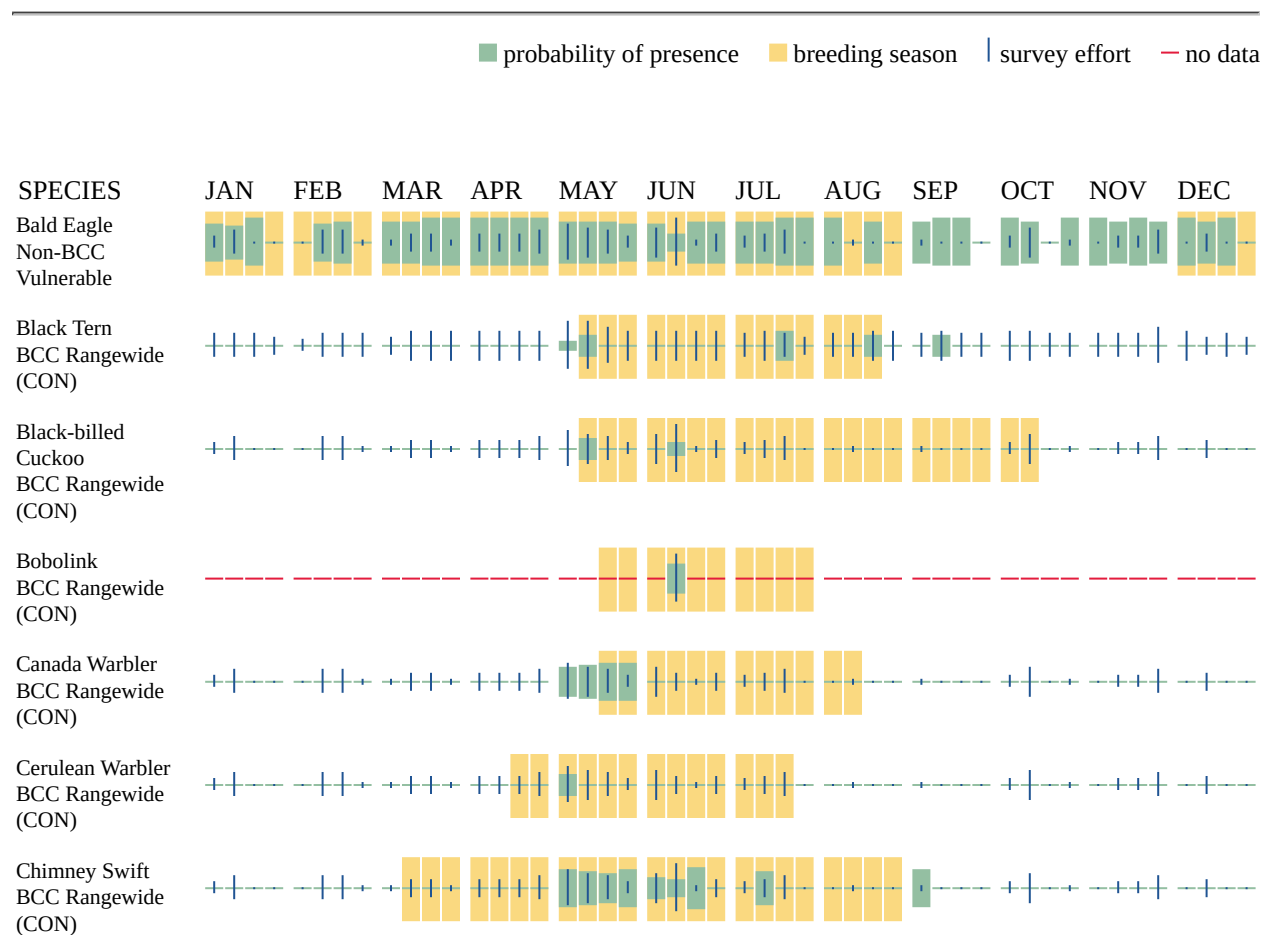
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

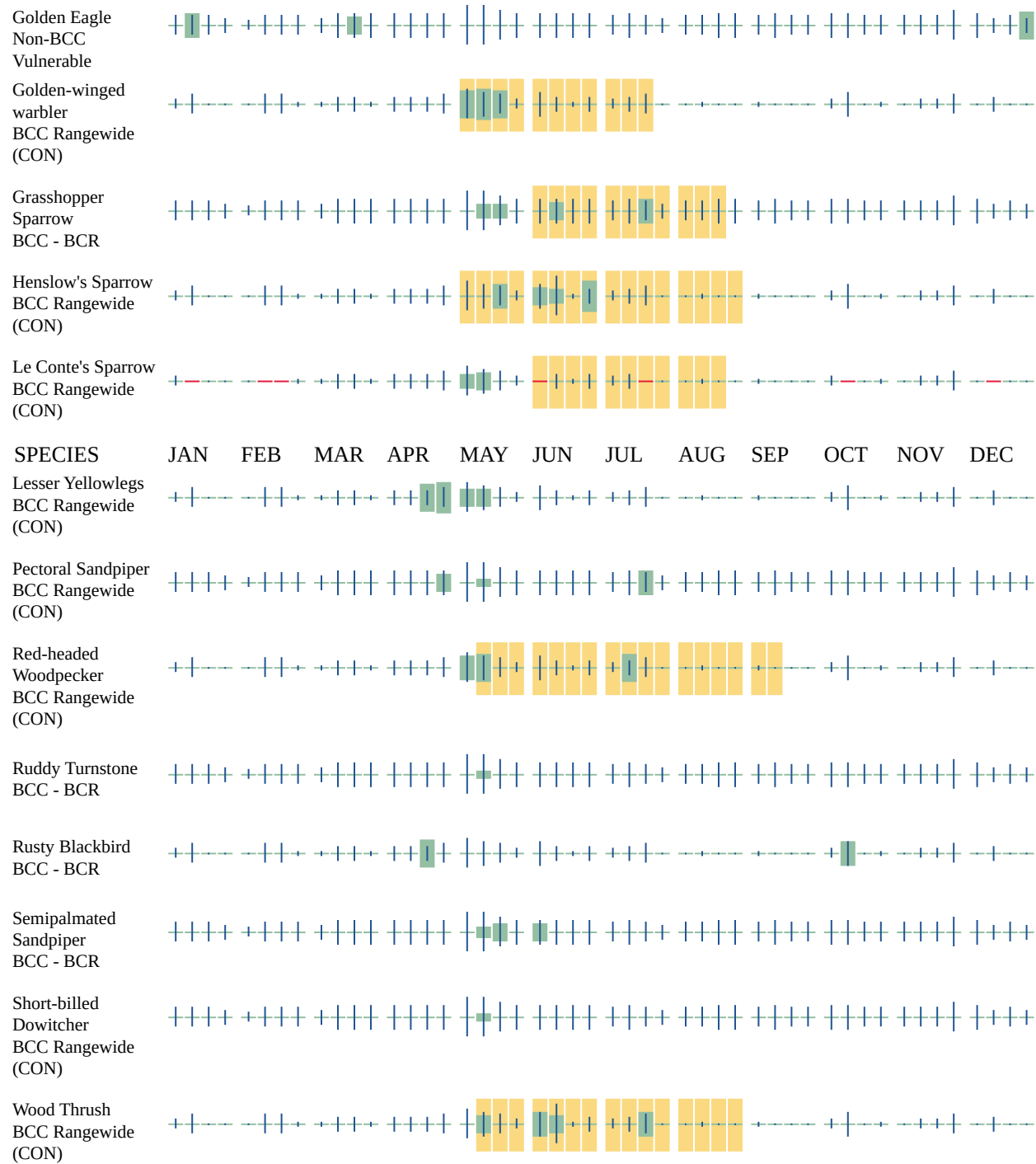
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds

- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER POND

- PUBFx

RIVERINE

- R2UBH

IPAC USER CONTACT INFORMATION

Agency: G-Cubed
Name: Chris Priebe
Address: 14070 Hwy 52 SE
City: Chatfield
State: MN
Zip: 55923
Email: chrisp@gggg.to
Phone: 5078671666



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 256-7289



In Reply Refer To:
Project code: 2026-0132371
Project Name: Pelican Point

08/15/2026 16:37:17 UTC

Subject: Technical Assistance letter for 'Pelican Point' for specified threatened and endangered species that may occur in your proposed project location consistent with the Minnesota-Wisconsin Endangered Species Determination Key (Minnesota-Wisconsin DKey).

Dear Chris Priebe:

The U.S. Fish and Wildlife Service (Service) received on **August 15, 2026** your effect determination(s) for the 'Pelican Point' (Action) using the Minnesota-Wisconsin DKey within the Service's Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C 1531 et seq.).

Based on your responses to the Service's Minnesota-Wisconsin DKey, you made the following effect determination(s) for the proposed Action:

Species	Listing Status	Determination
Higgins eye (pearlymussel) (<i>Lampsilis higginsii</i>)	Endangered	No effect
Monarch butterfly (<i>Danaus plexippus</i>)	Proposed	No effect
	Threatened	
Spectaclecase (mussel) (<i>Cumberlandia monodonta</i>)	Endangered	No effect
Whooping crane (<i>Grus americana</i>)	Experimental	No effect
	Population, Non-Essential	

Determination Information

Thank you for informing the Service of your "No Effect" determination(s). No further coordination is necessary for the species you determined will not be affected by the Action.

Additional Information

Sufficient project details: Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects

determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

Future project changes: The Service recommends that you contact the Minnesota-Wisconsin Ecological Services Field Office or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect federally listed species or federally designated critical habitat in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project changes are final or resources committed.

Species-specific information

Freshwater Mussels: Freshwater mussels are one of the most critically imperiled groups of organisms in the world. In North America, 65% of the remaining 300 species are vulnerable to extinction (Haag and Williams 2014). Implementing measures to conserve and restore freshwater mussel populations directly improves water quality in lakes, rivers, and streams throughout Minnesota and Wisconsin. An adult freshwater mussel filters anywhere from 1 to 38 gallons of water per day (Baker and Levinton 2003, Barnhart pers. comm. 2019). A 2015 survey found that in some areas, mussels can reduce the bacterial populations by more than 85% (Othman et al. 2015 in Vaughn 2017). Mussels are also considered to be ecosystem engineers by stabilizing substrate and providing habitat for other aquatic organisms (Vaughn 2017). In addition to ecosystem services, mussels play an important role in the food web, contributing critical nutrients to both terrestrial and aquatic habitats, including those that support sport fish (Vaughn 2017). Taking proactive measures to conserve and restore freshwater mussels will improve water quality, which has the potential to positively impact human health and recreation in the States of Minnesota and Wisconsin.

You have indicated that your Action will have no effect (NE) on Federally listed mussel species. However, state-listed mussels may occur in your Action area. Contact the Minnesota or Wisconsin Department of Natural Resources to determine effects to state-listed mussels.

Bald and Golden Eagles: Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the “taking” of bald and golden eagles and defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” The Eagle Act’s implementing regulations define disturb as “... to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

If you observe a bald eagle nest in the vicinity of your proposed project, you should follow the [National Bald Eagle Management Guidelines \(May 2007\)](#). For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit our [regional eagle website](#) or

contact Margaret at Margaret_Martin@fws.gov. If the Action may affect bald or golden eagles, additional coordination with the Service under the Eagle Act may be required.

Additional Species Requiring Review

In addition to the species described above, the following species or critical habitats may also occur in your project area and are not covered by this conclusion:

- Northern Long-Eared Bat *Myotis septentrionalis* Endangered
- Tricolored bat *Perimyotis subflavus* Proposed Endangered
- Western regal fritillary *Argynnis idalia occidentalis* Proposed Threatened

Coordination with the Service is not complete if additional coordination is advised above for any species.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Pelican Point

2. Description

The following description was provided for the project 'Pelican Point':

The proposed project involves redevelopment of the former Hansen's Harbor property into Pelican Point, a seasonal full-service marina and recreational destination on Lake Pepin. The property historically operated as a marina, boat maintenance and repair facility, and mobile home park. Improvements are proposed to modernize the site, address existing site conditions, comply with current federal, state, and local regulations, and support the proposed long-term uses.

Upon completion, Pelican Point will provide seasonal and transient boat docking, boat launching, marine fueling, boat repair and maintenance, marine storage, vessel sewage pump-out services, a campground, office, recreational areas, a bar, and a tiki bar. Existing structures, including the office, community shower building, and northern shop building, will remain and be renovated. Remaining structures, abandoned improvements, accumulated debris, and undesirable vegetation will be removed as necessary to prepare the site for redevelopment.

Construction activities will include site clearing, grading, excavation, utility installation, shoreline stabilization, private road and parking construction, building renovations, and installation of new site infrastructure. Portions of the property will be regraded to elevate low-lying areas, improve drainage, and provide a more resilient site layout. Shoreline stabilization will be completed along Lake Pepin to reduce erosion and protect the property. Portions of the shoreline currently contain previously placed concrete debris. In coordination with the Minnesota Department of Natural Resources (MN DNR), plans are being developed to encapsulate or otherwise cover the existing concrete as part of the shoreline stabilization and restoration work.

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The marina will include aboveground marine fuel storage tanks and dispensing equipment designed, installed, and operated in accordance with applicable Minnesota Pollution Control Agency (MPCA) requirements. A vessel sewage pump-out station and associated holding tank infrastructure will also be installed to provide sanitary waste disposal for recreational boaters and reduce the potential for discharge of sanitary waste to Lake Pepin.

Construction will result in typical temporary disturbances, including earthmoving, noise, dust, construction traffic, vegetation removal, and construction debris. Construction waste will be managed and disposed of at approved facilities. Erosion and sediment control best management practices will be implemented to minimize impacts to adjacent properties and water resources. During operation, routine solid waste, sanitary wastewater, fuels, and marine-related wastes will be managed in accordance with applicable local, state, and federal requirements.

Construction is anticipated to occur as a single phase following receipt of required permits and approvals from applicable agencies, including the U.S. Army Corps of Engineers, MN DNR, Minnesota Department of Transportation, MPCA, Goodhue County, and Florence Township. Subject to permit timing, construction is expected to proceed continuously through completion, after which the marina and associated recreational facilities will become operational.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.4997653,-92.31473097447312,14z>



QUALIFICATION INTERVIEW

1. This determination key is intended to assist the user in evaluating the effects of their actions on Federally listed species in Minnesota and Wisconsin. It does not cover other prohibited activities under the Endangered Species Act (e.g., for wildlife: import/export, Interstate or foreign commerce, possession of illegally taken wildlife, etc.; for plants: import/export, reduce to possession, malicious destruction on Federal lands, commercial sale, etc.) or other statutes. Additionally, this key DOES NOT cover wind development, purposeful take (e.g., for research or surveys), communication towers that have guy wires or are over 450 feet in height, aerial or other large-scale application of any chemical (such as insecticide or herbicide), and approval of long-term permits or plans (e.g., FERC licenses, HCP's).

Click **YES** to acknowledge that you must consider other prohibitions of the ESA or other statutes outside of this determination key.

Yes

2. Is the action being funded, authorized, or carried out by a Federal agency?

No

3. Is the action being conducted by or on behalf of a Federally recognized Tribe?

No

4. Does the action involve the installation or operation of wind turbines?

No

5. Does the action involve purposeful take of a listed animal?

No

6. Does the action involve a new communications tower?

No

7. Does the activity involve aerial or other large-scale application of ANY chemical, including pesticides (insecticide, herbicide, fungicide, rodenticide, etc)?

No

8. Will your action permanently affect local hydrology?

No

9. Will your action temporarily affect local hydrology?

Yes

10. Will your project have any direct impacts to a stream or river (e.g., Horizontal Directional Drilling (HDD), hydrostatic testing, stream/road crossings, new stormwater outfall discharge, dams, other in-stream work, etc.)?

No

11. Does your project have the potential to impact the riparian zone or indirectly impact a stream/river (e.g., cut and fill; horizontal directional drilling; construction; vegetation removal; pesticide or fertilizer application; discharge; runoff of sediment or pollutants; increase in erosion, etc.)?

Note: Consider all potential effects of the action, including those that may happen later in time and outside and downstream of the immediate area involved in the action.

Endangered Species Act regulation defines "effects of the action" to include all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (50 CFR 402.02).

No

12. Will your action disturb the ground or existing vegetation?

Note: This includes any off-road vehicle access, soil compaction (enough to collapse a rodent burrow), digging, seismic survey, directional drilling, heavy equipment, grading, trenching, placement of fill, pesticide application (herbicide, fungicide), vegetation management (including removal or maintenance using equipment or prescribed fire), cultivation, development, etc.

Yes

13. Will your action include spraying insecticides?

No

14. Does your action area occur entirely within an already developed area?

Note: Already developed areas are already paved, covered by existing structures, manicured lawns, industrial sites, or cultivated cropland, AND do not contain trees that could be roosting habitat. Be aware that listed species may occur in areas with natural, or semi-natural, vegetation immediately adjacent to existing utilities (e.g. roadways, railways) or within utility rights-of-way such as overhead transmission line corridors, and can utilize suitable trees, bridges, or culverts for roosting even in urban dominated landscapes (so these are not considered "already developed areas" for the purposes of this question). If unsure, select NO..

Yes

15. Does the action have potential indirect effects to listed species or the habitats they depend on (e.g., water discharge into adjacent habitat or waterbody, changes in groundwater elevation, introduction of an exotic plant species)?

No

16. [Hidden Semantic] Does the action area intersect the monarch butterfly species list area?

Automatically answered

Yes

IPAC USER CONTACT INFORMATION

Agency: G-Cubed

Name: Chris Priebe

Address: 14070 Hwy 52 SE

City: Chatfield

State: MN

Zip: 55923

Email: chrisp@gggg.to

Phone: 5078671666



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 256-7289



In Reply Refer To:
Project code: 2026-0132371
Project Name: Pelican Point

08/15/2026 16:44:44 UTC

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Pelican Point'

Dear Chris Priebe:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on August 15, 2026, for 'Pelican Point' (here forward, Project). This project has been assigned Project Code 2026-0132371 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Northern Long-Eared Bat (<i>Myotis septentrionalis</i>)	Endangered	NLAA
Tricolored bat (<i>Perimyotis subflavus</i>)	Proposed	NLAA
	Endangered	

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Higgins eye (pearlymussel) *Lampsilis higginsii* Endangered
- Monarch butterfly *Danaus plexippus* Proposed Threatened
- Spectaclecase (mussel) *Cumberlandia monodonta* Endangered
- Western regal fritillary *Argynnis idalia occidentalis* Proposed Threatened
- Whooping crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively)

federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Minnesota-Wisconsin Ecological Services Field Office and reference Project Code 2026-0132371 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Pelican Point

2. Description

The following description was provided for the project 'Pelican Point':

The proposed project involves redevelopment of the former Hansen's Harbor property into Pelican Point, a seasonal full-service marina and recreational destination on Lake Pepin. The property historically operated as a marina, boat maintenance and repair facility, and mobile home park. Improvements are proposed to modernize the site, address existing site conditions, comply with current federal, state, and local regulations, and support the proposed long-term uses.

Upon completion, Pelican Point will provide seasonal and transient boat docking, boat launching, marine fueling, boat repair and maintenance, marine storage, vessel sewage pump-out services, a campground, office, recreational areas, a bar, and a tiki bar. Existing structures, including the office, community shower building, and northern shop building, will remain and be renovated. Remaining structures, abandoned improvements, accumulated debris, and undesirable vegetation will be removed as necessary to prepare the site for redevelopment.

Construction activities will include site clearing, grading, excavation, utility installation, shoreline stabilization, private road and parking construction, building renovations, and installation of new site infrastructure. Portions of the property will be regraded to elevate low-lying areas, improve drainage, and provide a more resilient site layout. Shoreline stabilization will be completed along Lake Pepin to reduce erosion and protect the property. Portions of the shoreline currently contain previously placed concrete debris. In coordination with the Minnesota Department of Natural Resources (MN DNR), plans are being developed to encapsulate or otherwise cover the existing concrete as part of the shoreline stabilization and restoration work.

Infrastructure improvements will include new private roadways, parking areas, utilities, and subsurface sewage treatment systems. The campground will be served by new septic treatment systems designed in accordance with current regulatory requirements. Due to site constraints, the existing bar and community shower building will each be served by individual holding tanks meeting applicable state and local standards. Existing and proposed impervious surface coverage has been evaluated to comply with applicable shoreland management requirements.

The marina will include aboveground marine fuel storage tanks and dispensing equipment designed, installed, and operated in accordance with applicable Minnesota Pollution Control Agency (MPCA) requirements. A vessel sewage pump-out station and associated holding tank infrastructure will also be installed to provide sanitary waste disposal for recreational boaters and reduce the potential for discharge of sanitary waste to Lake Pepin.

Construction will result in typical temporary disturbances, including earthmoving, noise, dust, construction traffic, vegetation removal, and construction debris. Construction waste will be managed and disposed of at approved facilities. Erosion and sediment control best management practices will be implemented to minimize impacts to adjacent properties and water resources. During operation, routine solid waste, sanitary wastewater, fuels, and marine-related wastes will be managed in accordance with applicable local, state, and federal requirements.

Construction is anticipated to occur as a single phase following receipt of required permits and approvals from applicable agencies, including the U.S. Army Corps of Engineers, MN DNR, Minnesota Department of Transportation, MPCA, Goodhue County, and Florence Township. Subject to permit timing, construction is expected to proceed continuously through completion, after which the marina and associated recreational facilities will become operational.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.4997653,-92.31473097447312,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species that is not covered by an existing section 10 (a)(1)(A) Recovery Permit, exempted under section 4(d) or authorized by a section 6 cooperative agreement? **Note:** Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

8. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

9. Is the action located in New England (CT, MA, ME, NH, RI, or VT)?

No

10. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

11. Will the action result in effects to a culvert or tunnel at any time of year?

No

12. Are trees present within 1000 feet of the action area? **Note:** If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#).

Yes

13. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

14. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

15. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

16. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

No

17. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

18. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

19. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

20. Will the action include drilling or blasting?

No

21. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

No

22. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

No

23. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season? Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining. **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#).

No

24. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable forested northern long-eared bat or tricolored bat roosting habitat? **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#).

Yes

25. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

No

26. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

27. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

No

28. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

29. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

30. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

31. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

Yes

32. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

33. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

No

34. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 5 acres in total extent?

No

35. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

36. Does the action area intersect the northern long-eared bat species list area?

Automatically answered

Yes

37. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

38. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

39. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency. Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

Automatically answered

No

40. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities? If unsure, answer "Yes." **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#)

Yes

41. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

42. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥ 3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)? **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#).

Yes

43. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Fall Swarming season** for northern long-eared bats in the action area? **Note:** Bat activity periods for your state can be found in Appendix 2 of the Service's [Northern long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Development Projects](#).

No

44. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Spring Staging** season for northern long-eared bats in the action area? **Note:** Bat activity periods for your state can be found in Appendix 2 of the Service's [Northern long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Development Projects](#).

No

45. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Summer Occupancy season** for northern long-eared bats in the action area? **Note:** Bat activity periods for your state can be found in Appendix 2 of the Service's [Northern long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Development Projects](#).

No

46. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

47. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

48. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

49. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

50. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities? (If unsure, answer ""Yes.""") **Note:** If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

51. Do any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pine trees)? **Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in the USFWS' [Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines](#).

Yes

52. Will any tree cutting/trimming or other knocking or bringing down of trees be conducted during the Pup Season for tricolored bat? **Note:** Bat activity periods for your state can be found in Appendix 2 of the Service's [Northern Long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Developmental Projects](#).

No

53. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

2

IPAC USER CONTACT INFORMATION

Agency: G-Cubed

Name: Chris Priebe

Address: 14070 Hwy 52 SE

City: Chatfield

State: MN

Zip: 55923

Email: chrisp@gggg.to

Phone: 5078671666

Attachment 6

Trip Generation Memo (Traffic)

Date: August 17, 2026
To: Grant Griffin, G-Cubed
From: Katie Schmidt, PE (MN PE License #47147)
Re: Pelican Point Trip Generation Memo – Florence Township, MN

SSTS, LLC has conducted a trip generation estimate for the proposed update to Pelican Point Marina in Florence Township, Goodhue County, MN. The purpose of this trip generation estimate is to document the anticipated traffic generated by the site and traveling through the MN Highway 61 and Frontage Rd access intersection for access.

1. PROJECT DESCRIPTION

The proposed Pelican Point Marina improvements would make the marina fully operational with boat docking, launching, fueling, repair, and storage. In addition, a campground, office, recreational area, bar, off-sale, and a tiki bar, are proposed to be added to the site. It is noted the site previously had up to 18 mobile homes in the 1990-2006 timeframe, but those have since been removed. The marina is east of MN Highway 61 and is primarily accessed from the frontage road through a full-movement, side-street stop-controlled intersection on MN Highway 61. In 2023, the MN Highway 61/Frontage Road intersection was upgraded for safety with dedicated right- and left-turn lanes on both Highway 61 approaches. The Frontage Road was also raised to improve visibility and provide a gentler grade for vehicles towing trailers.

Existing Marina conditions and proposed updates include:

Existing Conditions:

- Marina with 180 berths,
- Marine storage and repair services, and
- Office/sales space.

Proposed Conditions:

- Marina with 220 berths (180 remain, 40 new berths proposed),
- Updated marine storage and repair services in existing building,
- Campground with 69 sites and recreational area,
- Marina/campground office and bar/off-sale (3,320 sf combined), and
- Tiki Bar (1,250 sf).

Figure 1, Concept Site Plan, on page 3, illustrates the site's location, access intersection and proposed layout.

2. TRIP GENERATION

Site-generated vehicle trips were estimated for typical Summer weekday AM and PM peak hours of adjacent street traffic, on a weekday daily basis and for the Saturday peak hour using data and methodology from the Institute of Transportation Engineers' (ITE) ***Trip Generation Manual (TGM)***¹. Table 1 summarizes the trip generation estimates. The existing marina trips are shaded gray.

Trip generation assumptions include:

¹ ***Trip Generation Manual (TGM)***, Institute of Transportation Engineers (ITE), 11th and 12th Edition

- The weekday AM and PM peak hour trips are based on the peak hour of adjacent street traffic to consider volumes when Highway 61 traffic is highest.
- Saturday peak hour trips are based on the peak hour of the generator.
- The marina land use (ITE land use code 420) is not included in the current **TGM** 12th edition and data from the 11th edition was used. The marine storage and repair services are assumed to be included in marina traffic estimates as these are typical services associated with this land use.
- It is likely that trips will be shared within the site (i.e. campground patron visiting the Tiki Bar), but a shared trip reduction was not applied to remain conservative with the trip generation estimates.

Table 1. Trip Generation

Land Use	ITELand Use Code	TGM Edition	Size	Weekday					Saturday	
				AM Peak Hour ¹		PM Peak Hour ¹		Daily	Peak Hour ¹	
				In	Out	In	Out		In	Out
Marina (Existing)	420	11 th	180 berths	4	8	23	15	434	17	22
Marina (Proposed)	420	11 th	40 berths	1	2	5	3	96	4	5
Campground	416	12 th	69 campsites	1	4	3	3	72	3 ²	3 ²
Drinking Place	975	12 th	3,220 s.f.	0	0	14	7	210	12 ³	12 ³
Drinking Place (Tiki Bar)	975	12 th	1,250 s.f.	0	0	5	3	80	5 ³	5 ³
Totals				6	14	50	31	892	41	47
				20		81			88	

¹ Weekday peak hour is based on the peak hour of adjacent street traffic, Saturday peak hour is the peak hour of the generator.

² Campground Saturday peak hour is assumed to be equal to the weekday peak hour as ITE Saturday data are unavailable.

³ Drinking Place Saturday peak hour is based on correlation to data from sit down restaurant as Saturday data is unavailable.

3. SUMMARY

The proposed Pelican Point Marina site with improvements is estimated to generate:

- 20 trips during the weekday AM peak hour: 6 entering and 14 exiting.
- 81 trips during the weekday PM peak hour: 50 entering and 31 exiting.
- 892 trips on a typical weekday.
- 88 trips during the Saturday peak hour: 41 entering and 47 exiting.

The estimated trip generation is low (less than two trips every minute in the peak hour) and below the typical MnDOT and ITE thresholds that trigger a traffic study. The upgraded MN Highway 61/Frontage Road intersection is expected to operate safely and acceptably with the estimated site generated traffic.

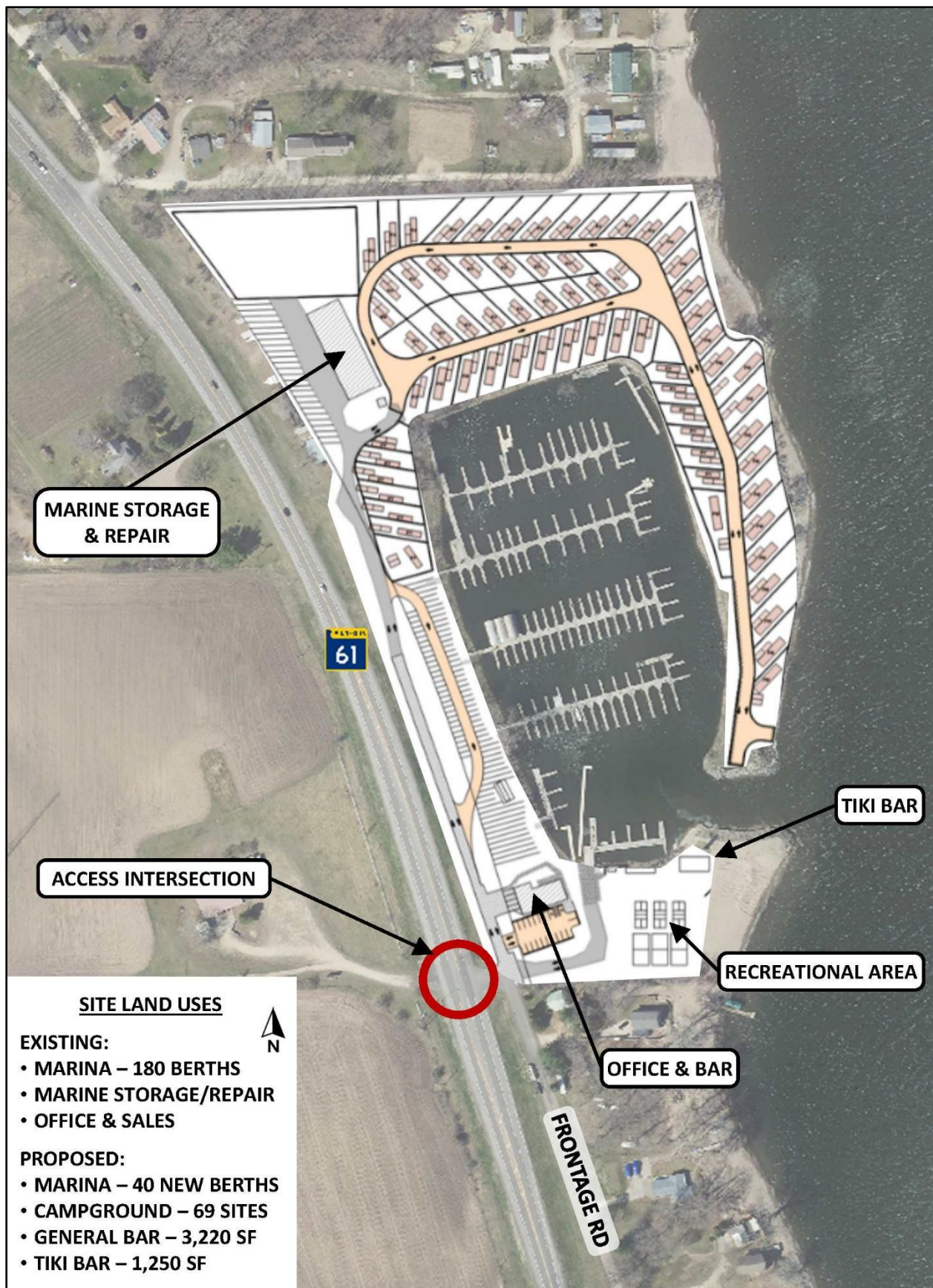


Figure 1. Concept Site Plan

Attachment 7

Greenhouse Gas Emissions Calculations and Supporting Documentation

Greenhouse Gas Emissions Calculation Summary

Pelican Point - Florence Township, Goodhue County, Minnesota

1. Project Information Used in the GHG Analysis

The greenhouse gas analysis was prepared as a planning-level estimate using project-specific information where available and reasonable assumptions for anticipated construction and seasonal operation. Emissions are reported as carbon dioxide equivalent (CO₂e).

Project Input	Assumption Used
Project life	50 years
Seasonal operation	April through November
RV campground	69 permanent seasonal RV sites
Average RV-site utilization	70% during operating season
Office / Bar & Grill	3,000 sq. ft.
Tiki Bar	750 sq. ft.
Marina Shower Building	685 sq. ft.
Boat Maintenance Building	10,560 sq. ft.
Estimated annual electricity use	356,000 kWh/year
Primary heating fuel	Natural gas or propane
Construction disturbance	8.77 acres
Estimated fill quantity	25,883 cubic yards
Net increase in impervious surface	0.70 acre

2. Construction GHG Emissions

Construction emissions were estimated from anticipated haul-truck activity and operation of onsite construction equipment. The project grading plan identifies approximately 25,883 cubic yards of fill.

$$25,883 \text{ cubic yards} \div 12 \text{ cubic yards/truck} = \text{approximately } 2,157 \text{ truckloads}$$

For this planning-level estimate, an average haul distance of approximately 10 miles each way was assumed. Approximately 3,000 gallons of additional diesel fuel was assumed for onsite grading, excavation, compaction, shoreline work, and other construction equipment. Using applicable EPA fuel-combustion emission factors, total construction emissions are estimated at approximately 115 tons CO₂e.

Construction Source	Estimated Emissions
Haul trucks and construction equipment	≈115 tons CO ₂ e
Land-use conversion	≈0 tons CO ₂ e
Loss of natural carbon sink	≈0 tons CO ₂ e
TOTAL CONSTRUCTION EMISSIONS	≈115 tons CO ₂ e

The land-use carbon estimate is approximately zero because the site has been commercially developed and repeatedly disturbed for more than 75 years and no significant forest, wetland, or other natural carbon-sink conversion is proposed.

3. Annual Operational GHG Emissions

Electricity

Estimated annual electricity consumption: 356,000 kWh/year = 356 MWh/year.

$$356 \text{ MWh} \times 926.55 \text{ lb CO}_2\text{e/MWh} = 329,852 \text{ lb CO}_2\text{e}$$

$$329,852 \text{ lb} \div 2,000 = \text{approximately } 165 \text{ tons CO}_2\text{e/year}$$

Estimated electricity emissions: approximately 165 tons CO₂e/year.

Heating - Natural Gas Scenario

Estimated natural gas consumption is approximately 540 Mcf/year, resulting in estimated GHG emissions of approximately 33 tons CO₂e/year.

Heating - Propane Scenario

Estimated propane consumption is approximately 6,100 gallons/year, resulting in estimated GHG emissions of approximately 39 tons CO₂e/year. Natural gas and propane are alternative heating scenarios and are not additive.

Transportation

Transportation emissions were estimated using anticipated traffic associated with the seasonal development. The campground calculation assumes 69 RV sites at 70% average utilization, or approximately 48 occupied sites per day, and approximately two vehicle trips per occupied site per day.

$$69 \text{ sites} \times 70\% \text{ utilization} \approx 48 \text{ occupied sites/day}$$

$$48 \text{ occupied sites} \times 2 \text{ trips/day} \approx 96 \text{ campground trips/day}$$

An additional approximately 80 trips per day were assumed for marina users, restaurant and bar patrons, employees, boat-maintenance customers, deliveries, service vehicles, and other visitors. This results in approximately 176 trips per average operating day, rounded to a planning range of 175-200 trips/day. Using the April-through-November operating season, an estimated average trip length of 15 miles, and an adjustment for pickup trucks, boat trailers, and similar recreational vehicles, annual project-related vehicle travel is estimated at approximately 646,000 vehicle miles traveled (VMT).

Estimated transportation emissions: approximately 320 tons CO₂e/year.

Onsite Mobile Equipment

Onsite equipment associated with marina, campground, and property maintenance is estimated to generate approximately 11 tons CO₂e/year.

4. Total Annual Operational Emissions

Source	Natural Gas Scenario	Propane Scenario
Transportation	320 tons/year	320 tons/year
Purchased electricity	165 tons/year	165 tons/year
Heating fuel combustion	33 tons/year	39 tons/year
Onsite mobile equipment	11 tons/year	11 tons/year
TOTAL	529 tons CO ₂ e/year	535 tons CO ₂ e/year

5. Estimated 50-Year GHG Emissions

Natural Gas Scenario

$$529 \text{ tons/year} \times 50 \text{ years} = 26,450 \text{ tons CO}_2\text{e}$$

$$26,450 + 115 \text{ construction} = 26,565 \text{ tons CO}_2\text{e}$$

Propane Scenario

$$535 \text{ tons/year} \times 50 \text{ years} = 26,750 \text{ tons CO}_2\text{e}$$

$$26,750 + 115 \text{ construction} = 26,865 \text{ tons CO}_2\text{e}$$

6. Summary

GHG Metric	Estimated Emissions
One-time construction	115 tons CO ₂ e
Annual operation - Natural Gas	529 tons CO ₂ e/year

Annual operation - Propane	535 tons CO2e/year
50-year Natural Gas Scenario	26,565 tons CO2e
50-year Propane Scenario	26,865 tons CO2e
Planning-level lifetime range	26,565-26,865 tons CO2e over 50 years

These estimates conservatively apply current emission factors throughout the analysis period and do not credit future reductions in the carbon intensity of Minnesota's electrical grid.

Calculation References

- Minnesota Environmental Quality Board (EQB), Minnesota Environmental Review Climate Calculator, Version 1.2.
- U.S. Environmental Protection Agency (EPA), GHG Emission Factors Hub.
- U.S. Environmental Protection Agency (EPA), eGRID regional electricity emission data.
- U.S. Energy Information Administration (EIA), Commercial Buildings Energy Consumption Survey (CBECS).
- Pelican Point project-specific grading plan, site plan, development program, and operating assumptions.

Greenhouse Gas Calculation References

1. Minnesota Environmental Quality Board – Climate Assessments / Minnesota Environmental Review Climate Calculator v1.2 (March 2026)
<https://www.eqb.state.mn.us/environmental-review/climate-assessments>
2. U.S. EPA – GHG Emission Factors Hub
<https://www.epa.gov/climateleadership/ghg-emission-factors-hub>
3. U.S. EPA – eGRID Summary Data
<https://www.epa.gov/egrid/summary-data>
4. U.S. EPA – eGRID Technical Resources
<https://www.epa.gov/egrid/technical-resources>
5. U.S. Energy Information Administration – Commercial Buildings Energy Consumption Survey: Food Service
<https://www.eia.gov/consumption/commercial/pba/food-service.php>
6. U.S. EPA – Greenhouse Gas Equivalencies Calculator: Calculations and References
<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator-calculations-and-references>
7. Minnesota Statutes § 216H.02 – Greenhouse Gas Emissions Control
<https://www.revisor.mn.gov/statutes/cite/216h.02>
8. Minnesota Statutes § 216B.1691 – Carbon-Free Standard
<https://www.revisor.mn.gov/statutes/cite/216b.1691>

Attachment 7

Greenhouse Gas Emissions Calculations and Supporting Documentation

Data Sources and References

Pelican Point - Florence Township, Goodhue County, Minnesota

The following data sources, agency records, statutes, rules, guidance documents, mapping resources, technical references, and project-specific documents were used or consulted in preparation of the Pelican Point Environmental Assessment Worksheet (EAW). Individual sources apply to the EAW sections identified below. Agency correspondence and project-specific technical reports are included as separate EAW attachments where applicable.

Environmental Review and Climate

Agency / Source	Reference or Data Used	EAW Application
Minnesota Environmental Quality Board (EQB)	Environmental Assessment Worksheet form and Item-by-Item Guidance.	General EAW preparation
Minnesota Environmental Quality Board (EQB)	Climate Adaptation and Resilience guidance for environmental review.	Items 7 and climate-related analyses
Minnesota Environmental Quality Board (EQB)	Minnesota Environmental Review Climate Calculator, Version 1.2 (March 2026).	Item 18 - GHG quantification
Minnesota Department of Natural Resources (DNR)	Minnesota Climate Explorer and statewide climate trend information.	Item 7 - Climate adaptation and resilience

Land Use, Zoning, Shoreland, and Floodplain

Agency / Source	Reference or Data Used	EAW Application
Florence Township	Comprehensive planning and applicable land-use/zoning information.	Item 10 - Land use
Goodhue County	Zoning Ordinance and applicable Commercial Recreational District standards.	Items 9 and 10
Goodhue County	Shoreland Overlay District regulations and mapping.	Items 9, 10, and 12
Goodhue County	Floodplain Overlay District regulations and mapping.	Items 9, 10, 11, and 12
Federal Emergency Management Agency (FEMA)	National Flood Hazard Layer / Flood Insurance Rate Map information applicable to the project area.	Items 10 and 12

Geology, Soils, and Groundwater

Agency / Source	Reference or Data Used	EAW Application
Minnesota Geological Survey	Goodhue County Geologic Atlas, including surficial geology, bedrock geology, and depth-to-bedrock information.	Item 11 - Geology
Minnesota DNR	Goodhue County groundwater/geologic atlas resources and groundwater information.	Items 11 and 12
U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS)	Web Soil Survey and project-specific Custom Soil Resource Report.	Item 11 - Soils and topography
Minnesota Department of Health (MDH)	Minnesota Well Index / County Well Index and available well records.	Item 12 - Groundwater
Minnesota Department of Health (MDH)	Wellhead Protection Area and Drinking Water Supply Management Area information.	Item 12 - Groundwater

Surface Water, Stormwater, Wastewater, and Water Appropriation

Agency / Source	Reference or Data Used	EAW Application
Minnesota DNR	Public Waters Inventory, LakeFinder, shoreland, floodplain, and Lake Pepin resource information.	Item 12 - Surface waters
Minnesota Pollution Control Agency	Minnesota 303(d) Impaired Waters List and	Item 12 - Surface waters and stormwater

(MPCA)	impaired waters information.	
Minnesota Pollution Control Agency (MPCA)	Construction Stormwater General Permit (MNR100001) and associated guidance.	Item 12 - Stormwater
Minnesota Pollution Control Agency (MPCA)	Special and Impaired Waters Search and construction stormwater requirements for impaired/special waters.	Item 12 - Stormwater
Minnesota Pollution Control Agency (MPCA)	Lake Pepin/Mississippi River water-quality and eutrophication/TMDL information, as applicable.	Item 12 - Surface water
Minnesota DNR	Water Appropriation Permit requirements and permit thresholds.	Item 12 - Water appropriation
Goodhue County / applicable SSTS authority	Subsurface Sewage Treatment System requirements, operating permit requirements, and applicable local standards.	Item 12 - Wastewater
U.S. Army Corps of Engineers	Section 404 Clean Water Act and Section 10 Rivers and Harbors Act permitting guidance, as applicable to shoreline/in-water work.	Items 9 and 12

Contamination, Hazardous Materials, and Wastes

Agency / Source	Reference or Data Used	EAW Application
Minnesota Pollution Control Agency (MPCA)	Petroleum storage tank, spill prevention/response, hazardous waste, solid waste, and applicable marina/fueling guidance.	Item 13
U.S. Environmental Protection Agency (EPA)	Applicable spill prevention, hazardous material, petroleum, and waste-management guidance.	Item 13
Project records and site observations	Existing marina/fueling, boat-maintenance, storage, debris-removal, and redevelopment conditions.	Item 13

Fish, Wildlife, Plants, and Rare Features

Agency / Source	Reference or Data Used	EAW Application
Minnesota DNR	Natural Heritage Review Letter and Minnesota Conservation Explorer Final Project Report, MCE-2026-00581.	Item 14; see Attachment 3
Minnesota DNR	Natural Heritage Information System / Minnesota Biological Survey information and applicable rare-feature guidance.	Item 14
Minnesota DNR	Aquatic invasive species information and requirements.	Items 12 and 14
U.S. Fish and Wildlife Service (USFWS)	Information for Planning and Consultation (IPaC) Official Species List and project review documentation, Project Code 2026-0132371.	Item 14; see Attachment 5
U.S. Fish and Wildlife Service (USFWS)	Minnesota-Wisconsin Endangered Species Determination Key and Northern Long-Eared Bat/Tricolored Bat Range-wide Determination Key.	Item 14; see Attachment 5

Historic and Archaeological Resources

Agency / Source	Reference or Data Used	EAW Application
Minnesota State Historic Preservation Office (SHPO)	Request for Project Review, MnSHIP inventory information, and SHPO correspondence.	Item 15; see Attachment 2
Minnesota State Historic Preservation Office (SHPO)	Minnesota Statewide Historic Inventory Portal (MnSHIP) information, including identified inventory records near the project.	Item 15
Minnesota Office of the State Archaeologist	Applicable archaeological and burial-site	Item 15

	information and Minnesota Private Cemeteries Act guidance.	
Minnesota Indian Affairs Council	Applicable burial-site and cultural-resource consultation information.	Item 15
Minnesota Statutes § 307.08	Minnesota Private Cemeteries Act.	Item 15

Noise and Transportation

Agency / Source	Reference or Data Used	EAW Application
Minnesota Pollution Control Agency (MPCA)	Minnesota noise standards and guidance.	Item 19
Minnesota Rules, Chapter 7030	State noise pollution control standards, including applicable L10 and L50 standards.	Item 19
Minnesota Department of Transportation (MnDOT)	Access Management Manual, Chapter 5.	Item 20 - Transportation
Minnesota Department of Transportation (MnDOT)	Minnesota Manual on Uniform Traffic Control Devices (MN MUTCD).	Item 20
Institute of Transportation Engineers (ITE)	Trip Generation Manual; applicable recreational land-use categories, including Campground/Recreational Vehicle Park (Land Use 416) and Marina (Land Use 420).	Item 20

Greenhouse Gas Emissions

Agency / Source	Reference or Data Used	EAW Application
Minnesota Environmental Quality Board (EQB)	Minnesota Environmental Review Climate Calculator, Version 1.2 (March 2026).	Item 18 and Attachment 6
U.S. Environmental Protection Agency (EPA)	GHG Emission Factors Hub.	Item 18 - fuel combustion and mobile-source factors
U.S. Environmental Protection Agency (EPA)	Emissions & Generation Resource Integrated Database (eGRID), including MRO West (MROW) regional electricity emission data.	Item 18 - purchased electricity
U.S. Environmental Protection Agency (EPA)	Greenhouse Gas Equivalencies Calculator - calculations and references / passenger vehicle emission methodology.	Item 18 - transportation
U.S. Energy Information Administration (EIA)	Commercial Buildings Energy Consumption Survey (CBECS), including food-service and other commercial-building energy-use information.	Item 18 - building energy assumptions
Minnesota Statutes § 216H.02	Greenhouse Gas Emissions Control; Minnesota statewide GHG reduction goals.	Item 18
Minnesota Statutes § 216B.1691	Renewable/Carbon-Free Energy Standard.	Item 18

Project-Specific Plans, Reports, and Supporting Information

Agency / Source	Reference or Data Used	EAW Application
Pelican Point project plans	General Location Map and USGS 7.5-minute quadrangle map.	Figures 1 and 2
Pelican Point project plans	Pre-Construction / Existing Site Plan.	Figure 3
Pelican Point project plans	Removal / Demolition Plan.	Figure 4
Pelican Point project plans	Post-Construction / Proposed Site Plan.	Figure 5
Pelican Point project plans	Grading and Erosion Control Plan.	Figure 6 / Attachment 1
Pelican Point project documents	Stormwater Pollution Prevention Plan (SWPPP).	Attachment 1
Pelican Point project documents	Wastewater/SSTS design information and operating assumptions.	Item 12
Pelican Point project documents	Shoreline stabilization plans and agency coordination materials.	Items 9 and 12
Pelican Point project documents	Greenhouse Gas Emissions Calculation Summary.	Attachment 7

Reference Websites

The following agency websites provide access to the principal online resources identified above. Website content and agency guidance may be updated periodically; the version or information available during preparation of the EAW should be retained in the project record where appropriate.

- Minnesota Environmental Quality Board: <https://www.eqb.state.mn.us/>
- Minnesota DNR: <https://www.dnr.state.mn.us/>
- Minnesota Climate Explorer: <https://arcgis.dnr.state.mn.us/ewr/climateexplorer/main/historical>
- Minnesota Pollution Control Agency: <https://www.pca.state.mn.us/>
- Minnesota Geological Survey: <https://cse.umn.edu/mgs>
- Minnesota Department of Health: <https://www.health.state.mn.us/>
- Minnesota Well Index: <https://mnwellindex.web.health.state.mn.us/>
- USDA NRCS Web Soil Survey: <https://websoilsurvey.nrcs.usda.gov/>
- Minnesota SHPO: <https://mn.gov/admin/shpo/>
- Minnesota Office of the State Archaeologist: <https://mn.gov/admin/archaeologist/>
- Minnesota Indian Affairs Council: <https://mn.gov/indian-affairs/>
- U.S. Fish and Wildlife Service IPaC: <https://ipac.ecosphere.fws.gov/>
- U.S. Army Corps of Engineers - St. Paul District: <https://www.mvp.usace.army.mil/>
- Federal Emergency Management Agency: <https://www.fema.gov/>
- MnDOT Access Management: <https://www.dot.state.mn.us/accessmanagement/>
- MnDOT Traffic Engineering / MN MUTCD: <https://www.dot.state.mn.us/trafficeng/>
- U.S. EPA GHG Emission Factors Hub: <https://www.epa.gov/climateleadership/ghg-emission-factors-hub>
- U.S. EPA eGRID: <https://www.epa.gov/egrid>
- U.S. Energy Information Administration CBECS: <https://www.eia.gov/consumption/commercial/>
- Minnesota Revisor of Statutes: <https://www.revisor.mn.gov/>
- Goodhue County: <https://www.goodhuecountymn.gov/>

Note

This reference list is intended to document the principal sources used in preparation of the EAW. Where project-specific agency letters, reports, determinations, soil reports, or technical calculations are included elsewhere as EAW attachments, those attachments should be considered part of the supporting record together with this reference list.