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May 6, 2020

Mr. Steve Sauber

Progressive, LLC
21025 Edmonton Avenue
Farmington, MN 55024

RE: The Preserve: Environmental Information
19030 Kenwood Trail, Lakeville, MN
Wenck File #B008140-20-0005

Steve:

On behalf of Progressive, LLC, Wenck Associates, Inc. (Wenck) has prepared this letter to summarize the current environmental information and proposed environmental activities at The Preserve. The investigation area, which is approximately 11.4-acres (the Site), has been established based on gathered data and MPCA comments and is part of the proposed 81.92-acre development located northeast of Kenwood Trail in Lakeville, MN.

In October 2019 and February 2020, soil, groundwater and soil vapor sampling activities were performed within the site after the discovery of buried debris in the southwest quadrant of the Site. Soil, groundwater and soil vapor samples were collected to create a "snapshot" of possible contaminants of concern. The deepest depth of debris extends to approximately 10 to 11 feet below grade. Soils showed concentrations of selenium in two test pits above the soil leaching value (SLV), but below the residential soil reference value (SRV). The SLV is the potential for contaminants to leach to groundwater. Petroleum was detected above the MPCA unregulated fill reuse criteria in two test pits. There are no regulatory limits for petroleum. In one test pit, PAHs were detected above regulatory limits. Volatile organic compounds (VOCs) were not detected in the collected soil samples. At this time, the debris appears to be located east of the farmstead driveway and north of the wetland area.

The groundwater sample showed detections of petroleum and PAHs. There is no regulatory limit for petroleum in groundwater and the calculated PAH result was above the regulatory limit for drinking water. The perched, shallow groundwater is not utilized as a drinking water source as adjoining sites are connected to the municipal water supply.

The soil vapor borings conducted southeast of the farmhouse along the south side of the debris area showed no detections of VOCs. A low concentration of methane was detected in one of the three vapor samples.

Based on these results, a Remedial Investigation (RI) will be conducted at the Site following a MPCA-approved Work Plan. The RI will collect additional information on the soil, groundwater and soil vapor at the Site. Once the field work is completed and the analytical results are received, a Response Action Plan (RAP) will be prepared and submitted to the MPCA for review and approval. The RAP will be followed during future construction activities.

Mr. Steve Sauber
May 6, 2020



Should you have any questions, or need clarification of anything presented in this letter, please do not hesitate to call me at 612-807-3249.

Sincerely,

Wenck Associates, Inc.

A handwritten signature in black ink, reading 'Michelle L. Hosfield'. The signature is written in a cursive, flowing style.

Michelle L. Hosfield
Principal/Environmental Scientist

Enclosure: Figure 3 – Existing Conditions Survey

