

Attachment A
FEMA FIRMette

National Flood Hazard Layer FIRMMette



93°10'2"W 44°38'45"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

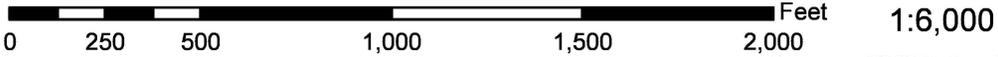


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/31/2022 at 10:17 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Attachment B
MDH Well Log Reports

175910

County Dakota
 Quad Farmington
 Quad ID 88B

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
 Minnesota Statutes Chapter 1031

Entry Date 04/12/1988
 Update Date 08/21/2018
 Received Date

<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Well Name</td> <td style="width:15%;">DON PETERSON</td> <td style="width:10%;">Township</td> <td style="width:10%;">114</td> <td style="width:10%;">Range</td> <td style="width:10%;">20</td> <td style="width:10%;">Dir Section</td> <td style="width:10%;">W 36</td> <td style="width:10%;">Subsection</td> <td style="width:10%;">BCDDDD</td> </tr> <tr> <td>Elevation</td> <td>917 ft.</td> <td>Elev. 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Remarks
 DNR OBWELL 19055.

185298

County **Dakota**
 Quad **Farmington**
 Quad ID **88B**

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
 Minnesota Statutes Chapter 1031

Entry Date **03/30/1990**
 Update Date **06/20/2018**
 Received Date

Well Name FEI INC.	Township 114	Range 20	Dir Section W 36	Subsection BBCCDB	Well Depth 91 ft.	Depth Completed 91 ft.	Date Well Completed 10/01/1982
Elevation 915 ft. Elev. Method 7.5 minute topographic map (+/- 5 feet)	Drill Method Non-specified Rotary		Drill Fluid				
Address					Use commercial	Status Active	
Stratigraphy Information					Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/> From To		
Geological Material From To (ft.) Color Hardness					Casing Type Single casing Joint Welded		
SAND & GRAVEL 0 91 BROWN MEDIUM					Drive Shoe? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Above/Below 1 ft.		
					Casing Diameter Weight Hole Diameter		
					4 in. To 87 ft. 10.7 lbs./ft. 4 in. To 87 ft.		
					Open Hole From ft. To ft.		
					Screen? <input checked="" type="checkbox"/> Type stainless Make JOHNSON		
					Diameter Slot/Gauze Length Set		
					2 in. 12 4 ft. 87 ft. 91 ft.		
					Static Water Level		
					6 ft. land surface Measure 10/01/1982		
					Pumping Level (below land surface)		
					6 ft. 24 hrs. Pumping at 15 g.p.m.		
					Wellhead Completion		
					Pitless adapter manufacturer Model		
					<input type="checkbox"/> Casing Protection <input checked="" type="checkbox"/> 12 in. above grade		
					<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)		
					Grouting Information Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified		
					Material Amount From To		
					bentonite 0 ft. 87 ft.		
					Nearest Known Source of Contamination		
					100 feet West Direction Septic tank/drain field Type		
					Well disinfected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
					Pump <input type="checkbox"/> Not Installed Date Installed 10/01/1982		
					Manufacturer's name FAIRBANKS		
					Model Number 4D 9009 HP 0.5 Volt 230		
					Length of drop pipe 42 ft Capacity 10 g.p. Typ Submersible		
					Abandoned		
					Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					Variance		
					Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					Miscellaneous		
					First Bedrock Aquifer Quat. Water		
					Last Strat sand +larger-brown Depth to Bedrock ft		
					Located by Minnesota Geological Survey		
					Locate Method Digitized - scale 1:24,000 or larger (Digitizing Table)		
					System UTM - NAD83, Zone 15, Meters X 486035 Y 4943205		
					Unique Number Verification Name on mailbox Input Date 01/01/1990		
					Angled Drill Hole		
					Well Contractor		
					Maher Well Co. 19301 MANN, G.		
					Licensee Business Lic. or Reg. No. Name of Driller		

Remarks
 1 MI. W. OF FARMINGTON ON HWY. 50

207728

County Dakota
 Quad Farmington
 Quad ID 88B

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
 Minnesota Statutes Chapter 1031

Entry Date 10/19/1990
 Update Date 06/20/2018
 Received Date

Well Name NORTHERN	Township 114	Range 20	Dir Section W 36	Subsection ABDABC	Well Depth 85 ft.	Depth Completed 85 ft.	Date Well Completed 03/10/1960																									
Elevation 910 ft. Elev. Method 7.5 minute topographic map (+/- 5 feet)					Drill Method																											
Address					Drill Fluid																											
C/W 50 HY FARMINGTON MN					Use domestic Status Active																											
Stratigraphy Information					Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/> From To																											
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Geological Material</th> <th style="width:10%;">From</th> <th style="width:10%;">To (ft.)</th> <th style="width:10%;">Color</th> <th style="width:10%;">Hardness</th> </tr> </thead> <tbody> <tr> <td>SAND & GRAVEL</td> <td>0</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td>SAND & CLAY &</td> <td>20</td> <td>41</td> <td>BLACK</td> <td></td> </tr> <tr> <td>SAND & CLAY</td> <td>41</td> <td>61</td> <td></td> <td></td> </tr> <tr> <td>SAND & GRAVEL</td> <td>61</td> <td>85</td> <td></td> <td></td> </tr> </tbody> </table>					Geological Material	From	To (ft.)	Color	Hardness	SAND & GRAVEL	0	20			SAND & CLAY &	20	41	BLACK		SAND & CLAY	41	61			SAND & GRAVEL	61	85			Casing Type Step down Joint		
Geological Material	From	To (ft.)	Color	Hardness																												
SAND & GRAVEL	0	20																														
SAND & CLAY &	20	41	BLACK																													
SAND & CLAY	41	61																														
SAND & GRAVEL	61	85																														
					Drive Shoe? Yes <input type="checkbox"/> No <input type="checkbox"/> Above/Below																											
					Casing Diameter Weight																											
					12 in. To 15 ft. lbs./ft.																											
					6 in. To 73 ft. lbs./ft.																											
					Open Hole From ft. To ft.																											
					Screen? <input checked="" type="checkbox"/> Type stainless Make																											
					Diameter Slot/Gauze Length Set																											
					6 in. 10 ft. 73 ft. 83 ft.																											
					Static Water Level																											
					12 ft. land surface Measure 03/10/1960																											
					Pumping Level (below land surface)																											
					13 ft. hrs. Pumping at 85 g.p.m.																											
					Wellhead Completion																											
					Pitless adapter manufacturer Model																											
					<input type="checkbox"/> Casing Protection <input type="checkbox"/> 12 in. above grade																											
					<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)																											
					Grouting Information Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified																											
					Material Amount From To																											
					well known to be not grouted 4 Cubic yards ft. ft.																											
					Nearest Known Source of Contamination																											
					feet Direction Type																											
					Well disinfected upon completion? <input type="checkbox"/> Yes <input type="checkbox"/> No																											
					Pump <input checked="" type="checkbox"/> Not Installed Date Installed																											
					Manufacturer's name																											
					Model Number HP Ω Volt																											
					Length of drop pipe ft Capacity g.p. Typ																											
					Abandoned																											
					Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No																											
					Variance																											
					Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No																											
					Miscellaneous																											
					First Bedrock Aquifer Quat. buried																											
					Last Strat sand +larger Depth to Bedrock ft																											
					Located by Minnesota Geological Survey																											
					Locate Method Digitized - scale 1:24,000 or larger (Digitizing Table)																											
					System UTM - NAD83, Zone 15, Meters X 487054 Y 4943334																											
					Unique Number Verification Input Date 01/01/1990																											
					Angled Drill Hole																											
					Well Contractor																											
					Layne Well Co. 27010 HOLLEN, G.																											
					Licensee Business Lic. or Reg. No. Name of Driller																											

Remarks
 CASING: 006 TO 0073;012 TO 0015.

501772

County Dakota
 Quad Farmington
 Quad ID 88B

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
 Minnesota Statutes Chapter 1031

Entry Date 12/08/1992
 Update Date 03/10/2020
 Received Date

Well Name MW-1	Township 114	Range 20	Dir Section W 36	Subsection ABDBDC	Well Depth 17 ft.	Depth Completed 14 ft.	Date Well Completed 10/23/1989
Elevation 909 ft.	Elev. Method LiDAR 1m DEM (MNDNR)	Drill Method		Drill Fluid			
Address C/W 4685 212TH ST W FARMINGTON MN 55024					Use monitor well	Status Active	
Stratigraphy Information					Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/> From To		
Geological Material From To (ft.) Color Hardness					Casing Type Single casing Joint Threaded		
NO SAMPLES 0 5					Drive Shoe? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Above/Below 2 ft.		
COARSE ALLUVIUM 5 17					Casing Diameter Weight Hole Diameter		
					2 in. To 4.2 ft. lbs./ft. 8 in. To 15 ft.		
					Open Hole From ft. To ft.		
					Screen? <input checked="" type="checkbox"/> Type stainless Make JOHNSON		
					Diameter Slot/Gauze Length Set		
					2 in. 10 10 ft. 4.2 ft. 14 ft.		
					Static Water Level		
					8.7 ft. land surface Measure 10/23/1989		
					Pumping Level (below land surface)		
					Wellhead Completion		
					Pitless adapter manufacturer Model		
					<input type="checkbox"/> Casing Protection <input checked="" type="checkbox"/> 12 in. above grade		
					<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)		
					Grouting Information Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified		
					Material Amount From To		
					concrete ft. 2 ft.		
					Nearest Known Source of Contamination		
					feet Direction Type		
					Well disinfected upon completion? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					Pump <input checked="" type="checkbox"/> Not Installed Date Installed		
					Manufacturer's name		
					Model Number HP Volt		
					Length of drop pipe ft Capacity g.p. Typ		
					Abandoned		
					Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					Variance		
					Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					Miscellaneous		
					First Bedrock Aquifer Quaternary		
					Last Strat Quaternary deposit Depth to Bedrock ft		
					Located by Minnesota Geological Survey		
					Locate Method GPS SA Off (averaged) (15 meters)		
					System UTM - NAD83, Zone 15, Meters X 487037 Y 4943261		
					Unique Number Verification Site Plan Input Date 02/20/2020		
					Angled Drill Hole		
					Well Contractor		
					Braun Eng Testing M0016 SHELMIDINE, P		
					Licensee Business Lic. or Reg. No. Name of Driller		
Remarks							
Minnesota Well Index Report					501772		
					Printed on 10/20/2022 HE-01205-15		

639314

County Dakota
 Quad Farmington
 Quad ID 88B

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
 Minnesota Statutes Chapter 1031

Entry Date
 Update Date 06/20/2018
 Received Date 02/10/2006

Well Name MW	Township 114	Range 20	Dir Section W 36	Subsection ADBDA	Well Depth 10 ft.	Depth Completed 10 ft.	Date Well Completed 01/19/2006
Elevation 904.87	Elev. Method Surveyed				Drill Method Driven	Drill Fluid	
Address Well 4660 212TH ST W FARMINGTON MN 55024					Use monitor well	Status Active	
Stratigraphy Information					Well Hydrofractured? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	From	To
Geological Material	From	To (ft.)	Color	Hardness	Casing Type Single casing	Joint	
TOPSOIL-LOAM	0	2	BLACK		Drive Shoe? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Above/Below	
COARSE SAND	2	10	TAN		Casing Diameter 1 in.	Weight 5 ft.	lbs./ft.
					Open Hole	From	To
					Screen? <input checked="" type="checkbox"/>	Type unknown	Make JOHNSON
					Diameter	Slot/Gauze	Length
					1 in.	10	5 ft.
						Set	5 ft.
							10 ft.
					Static Water Level		
					4.7 ft.	land surface	Measure 01/19/2006
					Pumping Level (below land surface)		
					Wellhead Completion		
					Pitless adapter manufacturer		Model
					<input checked="" type="checkbox"/> Casing Protection	<input type="checkbox"/> 12 in. above grade	
					<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)		
					Grouting Information	Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified	
					Material	Amount	From To
					neat cement	1.5 Sacks	ft. 4.5 ft.
					Nearest Known Source of Contamination		
					feet	Direction	Type
					Well disinfected upon completion?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					Pump <input checked="" type="checkbox"/> Not Installed	Date Installed	
					Manufacturer's name		
					Model Number	HP	Volt
					Length of drop pipe	ft	Capacity g.p. Typ
					Abandoned		
					Does property have any not in use and not sealed well(s)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					Variance		
					Was a variance granted from the MDH for this well?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					Miscellaneous		
					First Bedrock	Aquifer	Quat. Water
					Last Strat	sand-brown	Depth to Bedrock
					Located by	Minnesota Pollution Control Agency	ft
					Locate Method	Surveyed	
					System	UTM - NAD83, Zone 15, Meters	X 487373 Y 4943035
					Unique Number Verification	Site Plan	Input Date 11/27/2017
					Angled Drill Hole		
					Well Contractor		
					MN PCA-HANS NEVE	M0177	STOCKINGER, J
					Licensee Business	Lic. or Reg. No.	Name of Driller
Remarks							
Minnesota Well Index Report					639314		
					Printed on 10/20/2022 HE-01205-15		

639315

County Dakota
 Quad Farmington
 Quad ID 88B

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
 Minnesota Statutes Chapter 1031

Entry Date 05/09/2006
 Update Date 06/20/2018
 Received Date 02/10/2006

Well Name MW	Township 114	Range 20	Dir Section W 36	Subsection DABDDA	Well Depth 10 ft.	Depth Completed 10 ft.	Date Well Completed 01/19/2006
Elevation 904.96	Elev. Method Surveyed				Drill Method Driven	Drill Fluid	
Address Well 4660 212TH ST W FARMINGTON MN 55024					Use monitor well	Status Active	
Stratigraphy Information					Well Hydrofractured? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	From	To
Geological Material	From	To (ft.)	Color	Hardness	Casing Type Single casing	Joint	
TOPSOIL, SILT LOAM	0	2	BLACK		Drive Shoe? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Above/Below	
COARSE SAND	2	10			Casing Diameter 1 in. To 5 ft.	Weight lbs./ft.	Hole Diameter 2 in. To 10 ft.
					Open Hole From ft. To ft.		
					Screen? <input checked="" type="checkbox"/>	Type unknown	Make JOHNSON
					Diameter	Slot/Gauze	Length
					1 in.	10	5 ft.
						Set	5 ft.
							10 ft.
					Static Water Level 4.5 ft.	land surface	Measure
							01/19/2006
					Pumping Level (below land surface)		
					Wellhead Completion		
					Pitless adapter manufacturer	Model	
					<input checked="" type="checkbox"/> Casing Protection	<input type="checkbox"/> 12 in. above grade	
					<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)		
					Grouting Information	Well Grouted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified
					Material	Amount	From To
					neat cement	1.5 Sacks	ft. 4.5 ft.
					Nearest Known Source of Contamination		
					feet	Direction	Type
					Well disinfected upon completion?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					Pump <input checked="" type="checkbox"/> Not Installed	Date Installed	
					Manufacturer's name		
					Model Number	HP	Volt
					Length of drop pipe	ft	Capacity g.p. Typ
					Abandoned		
					Does property have any not in use and not sealed well(s)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					Variance		
					Was a variance granted from the MDH for this well?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					Miscellaneous		
					First Bedrock	Aquifer	Quat. Water
					Last Strat	sand	Depth to Bedrock
					ft		
					Located by Minnesota Pollution Control Agency		
					Locate Method Surveyed		
					System	UTM - NAD83, Zone 15, Meters	X 487363 Y 4942585
					Unique Number Verification	Site Plan	Input Date 11/27/2017
					Angled Drill Hole		
					Well Contractor		
					MN PCA-HANS NEVE	M0177	STOCKINGER, J
					Licensee Business	Lic. or Reg. No.	Name of Driller
Remarks							
Minnesota Well Index Report					639315		
					Printed on 10/20/2022 HE-01205-15		

Attachment C

Phase I Environmental Site Assessment Summary

Phase I Environmental Site Assessment

Northern Natural Gas Company

4685 212th Street West

Farmington, Dakota County, Minnesota

March 30, 2016

Terracon Project No. MP157390



Prepared for:

Northern Natural Gas Company
Mendota Heights, Minnesota

Prepared by:

Terracon Consultants, Inc.
Minneapolis, Minnesota

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. PMP150486 dated December 14, 2015, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Jason A. Gelling, Environmental Professional. Jason A. Gelling and Jocelyn E. Blasé performed the site reconnaissance December 21, 2015.

Findings

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The Northern Natural Gas facility (the Site) is located at 4685 212th Street West in Farmington, Dakota County, Minnesota and covers approximately 79 acres of land and is improved by several structures. The Site is owned, operated and occupied by Northern Natural Gas. The facility has functioned as a natural gas compressor station, in-taking gas through underground pipelines in the southeast corner of the Site and distributing it to several pipelines running north, east, and west. The Site consists of office space, warehouses, workshops, and three large compressor buildings.

Historical Information

Based on a review of the historical information, the Site was developed in the early 1960s. The Site has historically been used as a natural gas storage and delivery operations plant consisting of various buildings including office space, warehouses, workshops, and compressor buildings. Adjacent properties have historically consisted of undeveloped agricultural land, farmsteads, and commercial properties.

Prior reports were provided by the MPCA and Terracon for review. According to past reports, the Site has functioned as a natural gas transmission line compressor station since its development in the early 1960s. Several environmental investigations have been conducted regarding leaks, spills, and a former burn pit used to dispose of solvents and other products during the early years of operation. Records state that the Site has received closure by the MPCA on all past investigations.

Records Review

Select federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. Based on distance, interpreted hydrologic

gradient, regulatory status, and/or facility characteristics, the identified facilities beyond the site boundaries and inquiry results from the local agencies do not constitute RECs in connection with the Site at this time. However, the Site itself was identified in several regulatory databases, and its involvement in some of these programs represents a REC for the site.

Site Reconnaissance

During the site reconnaissance Terracon observed the following operations and/or features: an emergency generator with a belly-mounted diesel fuel AST; air compressors; heating and cooling systems; wash-down areas; vehicle repair or maintenance; aboveground storage tanks; drums and barrels greater than 5-gallons; Material Safety Data Sheets; two oil/water separators; pipeline markers; pad-mounted electrical transformers; light bulbs and ballasts; dry transformers; stressed vegetation (from limited herbicide use); stained concrete surfacing; trash dumpsters' dumped fill dirt; strong odors (from odorant additive station); and surface water bodies.

Adjoining Properties

To the north and northeast of the Site is farmland followed to the northwest by an Xcel Energy electrical substation. To the east is Akin Road followed by three baseball fields to the southeast and farmland with surface waters to the east and northeast. South of the site is Dakota County Road 50 (212th Street West) followed by the Dakota County road shop to the southwest, a McDonald's restaurant to the south, and Family Health Medical clinic to the southeast. To the west is a residential home, Controlled Air, SteinAir, Debates Decorating, an unnamed business, and JIT Powder Coating. Indications of RECs were not observed with the adjoining properties.

Additional Services

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

Opinions and Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at Northern Natural Gas Company, 4865 212th Street West in Farmington, Dakota County, Minnesota, the Site. The following Historical Recognized Environmental Conditions (HRECs), Controlled RECs (CRECs), RECs, and Items of Environmental Notes were identified in connection with the site:

- **SPILLS:** Several small spills were reported to have occurred at the site between 1979 and 2014. These spills were relatively small in scale with rapid response to cleanup. Regulatory closures happened within a short period following cleanup of the identified spills. Based on the nature of the spills, short duration of activity, and regulatory status, the historical spills represent HRECs for the site.

- **Closed LUST listing:** Leak #2441 from April 1990 was granted regulatory closure in May 1991. Based on the available information, petroleum impacts to soil and groundwater remain having concentrations above unrestricted land use standards, which represents a CREC to the site.
- **Closed LUST listing:** Leak #4551 from September 1991 was granted regulatory closure in October 1994. Based on the available information, petroleum impacts to soil and groundwater remain having concentrations above unrestricted land use standards, which represents a CREC to the site.
- **Closed LUST listing:** Leak #19643 from October 2014 was granted regulatory closure for petroleum in 2015. Based on the available information, no petroleum impacts to groundwater were noted with only low-levels of petroleum impacts to soil remaining. Based on the relatively low concentrations of remaining petroleum impacts to soil, the closed petroleum LUST represents a HREC for the site. However, non-petroleum impacts to soil gas, in excess of 10X the industrial ISV were reported and remain undefined, which represents a REC.

Items of Environmental Note

Although no releases have been reported and no violations were noted with regard to handling of presumed or confirmed PCB-laden oils at the site, there is potential that past releases may have contained PCB laden oils. In the event of a future spill and/or release, affected media should be assumed to contain PCBs unless testing proves otherwise.

Significant Data Gaps and Other Limitations

No significant data gaps were noted during this assessment. However, due to wet/inundated ground conditions and dense timber observed along the northern and northwestern portions of the site, Terracon was unable to access the entire parcel for indications of RECs.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon recommends the following additional actions:

- **Additional Investigation for Identified Soil Gas Impacts:** Terracon recommends conducting additional investigation to evaluate the horizontal extent of soil gas impacts near the south central portion of the site, associated with MPCA Leak #19643. Application should be made to the MPCA Voluntary Investigation and Cleanup (VIC) program with submittal of this Phase I ESA, the 2015 Terracon Limited Site Investigation, and a Proposed Work Plan outlining a scope of work to address the undefined extent of soil gas at the site, in support of a No Further Action (NFA) letter.

- **Continuing obligation(s):** The site owner has a continuing obligation to maintain the current SPCC plan, air permit, and other permits under the current operations. These plans should be updated should site conditions change.

Additionally, the areas of past environmental investigation (closed LUSTs) should be assumed to have residual soil and groundwater impacts associated with these past releases. If development or excavation occurs in these areas, soils and/or groundwater should be tested to determine the proper management of the material. Northern Natural Gas should consider preparation and implementation of a construction contingency plan (CCP) that addresses how soil and/or groundwater are managed during future planned construction events at the site.