



Phase I Environmental Site Assessment Report:

Proposed Apartments  
S of Rosemary Way N  
Washington County PID #1903121210016  
Hugo, MN 55038

CVT #21153.22.ENV

Prepared for:

Mark Lambert  
Lambert & Associates

December 20, 2022

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# Chosen Valley Testing, Inc.

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**Phase I Environmental Site Assessment  
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CVT Project Number: 21153.22.ENV  
Date: December 20, 2022

## 1. SUMMARY

Chosen Valley Testing, Inc. was retained by Lambert & Associates to conduct a Phase I Environmental Site Assessment at the property located south of Rosemary Way in Hugo, MN. Lambert & Associates is considered to be the user of this environmental site assessment. The purpose of the environmental site assessment was to evaluate whether current or historical activities on or near the property may have resulted in significant contamination by hazardous materials or wastes, also known as a "Recognized Environmental Condition" (REC), to the extent feasible pursuant to the processes described in ASTM Standard E 1527-13.

No recognized environmental conditions in connection with the property were identified during this environmental site assessment, and additional environmental investigation of the property does not appear to be warranted at this time. The property consists of approximately 13 acres of vacant land along Rosemary Way in Hugo, MN. The western portion of the property contains a utility easement running from northeast to southwest for power line poles and underground natural gas. Based on historical aerial photographs, the western portion of the property appears to have contained a farmstead going back to the earliest available historical aerial photograph from 1938. Most of the buildings on this farmstead appear to have been demolished sometime between 1996 and 2006, with the exception of one storage structure which appears to have remained in place until sometime between 2013 and 2015. A historical topographic map from 1902 appears to show one building marked near the southeastern corner of the property, but this has not been identified in other available historical records. The property is surrounded by a mix of commercial development, multi-unit residential development, and vacant land.

## 2. INTRODUCTION

The purpose of an environmental site assessment is to determine if a property is subject to recognized environmental conditions in accordance with the ASTM Standard E1527-13. A recognized environmental condition is defined as:

"The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

An environmental site assessment is limited to visual observations of conditions on the day of the site inspection, review of readily available and relevant data, and statements made and information provided by the user, their agents, outside parties, and regulatory agencies. Specifically, not included in the scope of this environmental site assessment is an evaluation of geologic hazards and/or geotechnical constraints, and sampling of soil, ground water, air, asbestos, or radon.

An environmental site assessment performed under ASTM Standard E1527-13 guidelines is intended to permit the user to satisfy the requirement for all appropriate inquiries into the previous ownership and uses of the property in order to qualify for CERCLA landowner liability protections. This practice does not address whether requirements in addition to all appropriate inquiries have been met in order to qualify for landowner liability protections, nor does it address requirements of any local, state, or federal laws other than landowner liability protections. Additionally, the environmental professional has not independently verified the existence or lack of environmental liens or activity and use limitations on the property, which are considered the user's responsibility for which to conduct a search in order to satisfy all appropriate inquiries.

This Phase I Environmental Site Assessment was performed in accordance with the attached scope of work and authorized by the client on December 2, 2022. A copy of this scope is presented in Appendix B and is intended to meet the ASTM Standard E1527-13.

### **3. USER PROVIDED INFORMATION**

For the purposes of satisfying all appropriate inquiries, it is considered the user's responsibility to conduct a search for environmental liens and activity and use limitations on the property within recorded land title records or other reasonably ascertainable title and judicial records.

Mark Lambert of Lambert & Associates, the user of this environmental site assessment, completed a written questionnaire about the property on December 19, 2022. A copy of the questionnaire is provided as Appendix E. Mark Lambert was not aware of any indication that a release of hazardous substances or petroleum products may have occurred on the property.

### **4. RECORDS REVIEW**

Chosen Valley Testing, Inc. reviewed reasonably ascertainable records of the property and surrounding properties in order to identify recognized environmental conditions in connection with the property. A reasonable attempt was made to compensate for obvious signs of inaccuracies or incompleteness in available records, however most information provided by others has not been independently verified, and no liability is assumed for any loss resulting from errors or omissions arising from the use of inaccurate/incomplete information or misrepresentations made by others.

#### **4.1 Environmental Records Review**

To assess the potential for soil and groundwater contamination at and surrounding the property, environmental records were reviewed including, but not limited to, the following standard federal and state sources:

<b>Environmental Record Source</b>	<b>Approximate Search Distance (miles)</b>
Federal NPL site list	1.0
Federal Delisted NPL site list	0.5
Federal CERCLIS list	0.5
Federal CERCLIS NFRAP site list	0.5
Federal RCRA CORRACTS facilities list	1.0
Federal RCRA non-CORRACTS TSD facilities list	0.5
Federal RCRA generators list	Property and Adjoining Properties
Federal institutional control/engineering control registries	Property
Federal ERNS list	Property
State- and tribal-equivalent NPL	1.0
State- and tribal-equivalent CERCLIS	0.5
State and tribal landfill and/or solid waste disposal site lists	0.5
State and tribal leaking storage tank lists	0.5
State and tribal registered storage tank lists	Property and Adjoining Properties
State and tribal institutional control/engineering control registries	Property
State and tribal voluntary cleanup sites	0.5
State and tribal Brownfield sites	0.5

The government records databases used in this environmental site assessment was provided by Envirosite Corporation. A copy of the Envirosite Corporation government records databases report, dated December 13, 2022, is supplied as Appendix H.

Federal RCRA generators list

Databases of the federal RCRA generators list include RCRA\_VSQG (Resource Conservation and Recovery Act listing of licensed very small quantity generators) and were searched within the property and adjoining properties. The property was not listed in available databases of the federal RCRA generators list.

The following sites adjoining the property are listed in the RCRA\_VSQG database for a very small quantity of hazardous waste generation. The following sites do not appear to contain any releases or other violations of hazardous waste generation and so are not considered to be recognized environmental conditions in connection with the property.

- 14688 Everton Avenue N      Entira Family Clinics      *E*
- 14688 Everton Avenue N      Sorenson Dental      *E*
- 4644 Victor Path N      PAWS Pet Hospital      *SW*

### State and tribal leaking storage tank lists

Databases of state and tribal leaking storage tank lists in this area include EPA LUST (releases listed in the EPA UST Finder database), HIST LUST – MN (historical listing of leaking storage tank incidents), and LUST – MN (listing of leaking storage tank incident) and were searched within a half mile of the property. The property and adjoining properties were not listed in available databases of state and tribal leaking storage tank lists.

The following sites within a half mile of the property were listed in the EPA LUST, HIST LUST – MN, or LUST – MN databases for investigations and cleanups of petroleum releases conducted by the Minnesota Pollution Control Agency. The MPCA has closed the following release investigations and so the following sites are not considered to be recognized environmental conditions in connection with the property.

- 5226 Frenchman Road N      Johnson J R Supply      *1,400' ESE*
- 5297 145<sup>th</sup> Street N      Lavalley Property      *1,700' ESE*

No other standard federal, state, or tribal sources returned results of the property or within the search distance. Other sources of environmental records for this area do not appear to warrant an environmental concern or they are sufficiently distant from the property and are not considered recognized environmental conditions in connection with the property. A complete list of databases searched, and a summary of their results, is included in the EnviroSite Corporation government records databases report, dated December 13, 2022, supplied as Appendix H.

## **4.2    Aerial Photographs**

Historical aerial photographs were reviewed in order to identify historical development and activities of the property and surrounding area. The aerial photographs used in this environmental assessment were provided by EnviroSite Corporation. A copy of the EnviroSite Corporation aerial photography report, dated December 14, 2022, is supplied as Appendix F.

### 1938-1960

A farmstead appears to be present near the northwest corner of the property, with a small access road, while the rest of the property appears to be vacant or used as farmland. The property is bordered by Everton Avenue N to the east and by Frenchman Road to the south. The power line running from the northern end to the southwest corner of the property appears to be present. The property appears to be surrounded by vacant land and farmland.

### 1964-1986

The property appears to contain a farmstead near the northwest corner. A small residential or agricultural structure appears to have been constructed adjoining the property to the south.

### 1991-1996

The property appears to contain a farmstead near the northwest corner. The garden center adjoining the property to the east across Everton Avenue N appears to have been constructed.

### 2006-2008

Most of the buildings formerly on the farmstead on the property appear to have been demolished, with the exception of one small storage structure on the western end of the property. The grocery store and strip mall adjoining the property to the west appears to have been constructed, and the residential developments to the northwest, southwest, and south of the property appear to have begun construction.

### 2010

There appears to be a small storage structure near the western end of the property. The office building adjoining the property to the east appears to have been constructed.

### 2013

There appears to be a small storage structure near the western end of the property. The clinic adjoining the property to the south appears to have been constructed.

### 2015

The storage structure formerly near the western end of the property appears to have been demolished. Rosemary Way has been constructed bordering the property to the north. The education center adjoining the property to the north across Rosemary Way appears to have been constructed.

### 2017-2019

The property appears to be vacant. The childcare center adjoining the property to the south appears to have been constructed. The property and surrounding properties appear approximately as they do today.

## **4.3 USGS Topographic Maps**

Historical topographic maps were reviewed in order to identify historical use and physical setting of the property and surrounding area. The topographic maps used in this environmental assessment were provided by Envirosite Corporation. A copy of the Envirosite Corporation topographic maps report, dated December 13, 2022, is supplied as Appendix G.

### 1902

A building appears to be marked on the property near the southeastern end.

### 1952-1967

The building near the southeastern end of the property appears to no longer be marked. A building appears to be marked near the western end of the property. The utility corridor running from the northern end to the southwestern end of the property appears to be marked. Frenchman Road has been marked bordering the property to the south and Everton Avenue N has been marked bordering the property to the east.

### 2010-2022

Roads associated with the residential and commercial development surrounding the property to the northwest, west, and south are marked.

## **5. SITE RECONNAISSANCE**

Catharine McCook of Chosen Valley Testing, Inc. visited the property on December 19, 2022, in order to assess the current uses and conditions of the property. Because the property does not currently contain any buildings, the site inspection was performed without the presence of a key site manager. A copy of photographs taken during the site inspection are provided in Appendix D.

### **5.1 Current Uses of the Property**

The property consists of approximately 13 acres of vacant land along Rosemary Way in Hugo, MN. The western portion of the property contains a utility easement running from northeast to southwest for power line poles and underground natural gas. The current uses of the property do not appear likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.

### **5.2 Past Uses of the Property**

Based on historical aerial photographs, the western portion of the property appears to have contained a farmstead going back to the earliest available historical aerial photograph from 1938. Most of the buildings on this farmstead appear to have been demolished sometime between 1996 and 2006, with the exception of one storage structure which appears to have remained in place until sometime between 2013 and 2015. A historical topographic map from 1902 appears to show one building marked near the southeastern corner of the property, but this has not been identified in other available historical records. Other than the potential normal use of agricultural pesticides and fertilizers, the known past uses of the property do not appear likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.

### **5.3 Current and Past Uses of Adjoining Properties and Surrounding Area**

The property is currently adjoined by an apartment building and education center to the north, a grocery store and strip mall to the west, an office building and garden center to the east, a clinic, childcare center, and bank to the south, and a veterinary clinic to the southwest. In the wider area, the property is surrounded by multi-unit residential development, commercial development, and vacant land. Based on available historical aerial photographs, the garden center to the east of the property appears to have been constructed in the late 1980s or early 1990s, and the commercial and residential development to the north, west, and south of the property appears to have begun in the late 1990s or early 2000s.

Based on government environmental databases, the veterinary clinic to the southwest of the property and a dental office and clinic in the office building to the east of the property are registered hazardous waste generators. There do not appear to be any reported releases or other violations of hazardous waste generated at these sites.

## **5.4 Physical Setting Sources**

The property was located on the USGS 7.5 Minute Topographic Map "Centerville Quadrangle, Minnesota 2022" and is attached as Figure 1. A map of the property obtained from Washington County GIS parcel mapper, 2020 imagery, is attached as Figure 2.

### **5.4.1 Surficial Geology Maps**

Based on the Minnesota Geological Survey's geologic atlas of Washington County, MN (Bauer, 2016), the soil beneath the property appears to consist of loamy glacial till.

### **5.4.2 Bedrock Geology Maps**

Based on the Minnesota Geological Survey's geologic atlas of Washington County, MN (Bauer, 2016), bedrock beneath the property appears to be encountered approximately 50 feet below ground surface, possibly shallower near the northern end. The first encountered bedrock beneath the property appears to consist of either the St. Peter Sandstone or the sandstone and dolostone of the Prairie du Chien Group.

### **5.4.3 Groundwater Maps**

Based on the Minnesota Geological Survey's geologic atlas of Washington County, MN (Cleland et al., 1990), groundwater beneath the property appears to flow roughly westward. The actual depth and flow direction of groundwater beneath the property cannot be determined without on-site measurements.

## **5.5 Structures on Property**

The property does not currently contain any buildings. Powerlines run through the western portion of the property from northeast to southwest, and a monitoring station for a natural gas pipeline is present on the western portion of the property. Based on historical aerial photographs, the western portion of the property appears to have contained a farmstead going back to the earliest available historical aerial photograph from 1938. Most of the buildings on this farmstead appear to have been demolished sometime between 1996 and 2006, with the exception of one storage structure which appears to have remained in place until sometime between 2013 and 2015. A historical topographic map from 1902 appears to show one building marked near the southeastern corner of the property, but this has not been identified in other available historical records.

## **5.6 Roads**

The property is bordered to the north by Rosemary Way, to the west and southwest by a private road, to the east by Everton Avenue N, and to the south by Frenchman Road.

## **5.7 Potable Water Supply**

According to Gary Vander Vorst of Waseca Bancshares, Inc., the current owner of the property, the municipal water supply is available to the property.

## **5.8 Sewage Disposal System**

According to Gary Vander Vorst of Waseca Bancshares, Inc., the current owner of the property, the sewer system is available to the property.

## **5.9 Pools of Liquid**

The property is partially covered by temporary flooded wetland. Two small excavated ponds are present on the property near the northeast and southern ends. No indication of hazardous substances or petroleum products within in standing water on the property was observed during the site inspection.

# **6. INTERVIEWS**

## **6.1 Key Site Manager**

Gary Vonder Vorst of Waseca Bancshares, Inc., the current owner of the property, was interviewed via telephone on December 19, 2022. A copy of the questionnaire used during the interview is provided in Appendix E.

# **7. EVALUATION**

## **7.1 Findings**

No recognized environmental conditions in connection with the property were identified during this environmental site assessment, and additional environmental investigation of the property does not appear to be warranted at this time. The property consists of approximately 13 acres of vacant land along Rosemary Way in Hugo, MN. The western portion of the property contains a utility easement running from northeast to southwest for power line poles and underground natural gas. Based on historical aerial photographs, the western portion of the property appears to have contained a farmstead going back to the earliest available historical aerial photograph from 1938. Most of the buildings on this farmstead appear to have been demolished sometime between 1996 and 2006, with the exception of one storage structure which appears to have remained in place until sometime between 2013 and 2015. A historical topographic map from 1902 appears to show one building marked near the southeastern corner of the property, but this has not been identified in other available historical records. The property is surrounded by a mix of commercial development, multi-unit residential development, and vacant land.

## **7.2 Limiting Conditions/Deviations**

Because the property does not currently contain any buildings, the site inspection was performed without the presence of a key site manager. The property was snow covered at the time of the site inspection and so the condition of the soil and vegetation on the property could not be observed.

### **7.3 Conclusions**

Chosen Valley Testing, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of Washington County PID #1903121210016, the property. Any exceptions to, or deletions from, this practice are described in Section 7.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

### **7.4 Environmental Professional Statement**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR § 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully submitted,



Catharine McCook  
Staff Geologist/Environmental Professional



Colby Verdegan, PE, President  
Chosen Valley Testing, Inc.

Curricula Vitae for personnel involved in this environmental site assessment are included in Appendix C.

## 8. DOCUMENTATION

ASTM, 2013. American Society for Testing and Materials (ASTM). Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

Catharine McCook, Chosen Valley Testing, Inc. performed the site inspection on December 19, 2022.

Steve Kuepers of Kuepers, Inc., the user of this environmental site assessment, was interviewed via telephone about the property on November 22, 2022.

Paul Schwinghammer of Shwinghammer Family Partnership, the current owner of the property, completed a written questionnaire about the property on August 30, 2022.

"Government Records Report," Envirosite Corporation. December 13, 2022.

"Historical Aerial Photo Report," Envirosite Corporation. December 14, 2022.

"Historical Topographic Map Report," Envirosite Corporation. December 13, 2022.

U.S. Geological Survey, 20220213, US Topo 7.5-minute map for Centerville, MN: USGS - National Geospatial Technical Operations Center (NGTOC).

Bauer, Emily J.. (2016). C-39, Geologic Atlas of Washington County, Minnesota. Minnesota Geological Survey. Retrieved from the University of Minnesota Digital Conservancy, <https://hdl.handle.net/11299/178852>.

Cleland, J.M., Tipping, R.G., Bloomgren, B.A., Meints, Joyce, Mossler, J.H., Meyer, G.N., Baker, R.W., Patterson, C.J., Kanivetsky, Roman, and Olsen, B.M., 1990, [Geologic atlas, Washington County, Minnesota](#): Minnesota Geological Survey, County Atlas Series C-5, scale 1:100,000.

## **9. APPENDICES**

APPENDIX A	FIGURES
APPENDIX B	SCOPE OF WORK
APPENDIX C	CURRICULUM VITAE
APPENDIX D	SITE PHOTOGRAPHS
APPENDIX E	QUESTIONNAIRES
APPENDIX F	HISTORICAL AERIAL PHOTOGRAPHS
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