



Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

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October 31, 2014

Mr. Jon Hohenstein
City of Eagan
3830 Pilot Knob Road
Eagan, MN 55122

RE: Completion of Voluntary Response Actions
Cedar Grove Redevelopment Area, SE of Trunk Highway 77 & Trunk Highway 13, Eagan
MPCA PB Site ID#: PB4232
MPCA VIC Site ID#: VP29220
PIN: See Attached Table in Appendix

Dear Mr. Hohenstein:

The Minnesota Pollution Control Agency (MPCA) Brownfields staff in the Petroleum Brownfields (PB) and Voluntary Investigation and Cleanup (VIC) programs have reviewed the *Response Action Plan and Construction Contingency Plan Implementation Report* (the Report) dated September 25, 2014. The Report was prepared by Braun Intertec regarding the development work completed at the Cedar Grove Redevelopment Area project located at the above-referenced locations (the Site).

The Report summarizes actions to address petroleum and non-petroleum media during development of the Site. Development consisted of installation of seven single story, slab on grade buildings, with connected paved walkways, and paved parking lots. Actions taken during development included environmental monitoring of soil, excavation of petroleum and non-petroleum contaminated soil, and installation of vapor barriers and passive venting systems, where appropriate.

Based on the information provided, MPCA VIC and PB program staff has concluded that the petroleum and non-petroleum contamination were managed as proposed in the approved Response Action Plan. The MPCA VIC and PB program staff has inactivated the Site in our database. Inactivation of the Site means that the MPCA staff does not require any additional investigation and/or cleanup work at this time or in the foreseeable future in response to the identified petroleum and non-petroleum contamination.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information or changing regulatory requirements make additional work necessary. If you or other parties discover contamination (either petroleum or non-petroleum) that was not previously reported, Minnesota law requires that you report your findings to the State Duty Officer at 651-649-5451 or 1-800-422-0798.

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Thank you for your participation in the Brownfields Program. If you have any questions regarding this letter, please call VIC contact, Mark Umholtz at 651-757-2308 or mark.umholtz@state.mn.us or PB contact, Amy Miller, at 651-757-2569 or amy.miller@state.mn.us.

Sincerely,



Mark Umholtz
Hydrogeologist
Petroleum Remediation and Redevelopment Section
Remediation Division



Amy Miller
Project Manager
Petroleum Remediation and Redevelopment Section
Remediation Division

MU/AM:ls

cc: Jeremiah Hansen, Braun Intertec Corporation (ec only)
Dave Magnuson, Dakota County

APPENDIX A

Parcel Information

Map ID #	Acreage	PIN	Parcel Address	Parcel Occupant (former)
6	5.5	101667502010	N/A	Undeveloped
15	0.83	101370001070	3925 Cedarview Drive	Competitive Engines
16	0.46	101370001060	3935 Cedarview Drive	Kelly Plourde Sales, Inc.
17	0.79	101370001050	3945 Sibley Mem. Hwy	Mediterranean Cruise Café
18	0.87	101370001040	3955 Highway 13	Larson's Automotive Service
19	0.92	101370001030	N/A	Undeveloped
20	0.93	101370001020	3975 Sibley Mem. Hwy	Sherwin Williams
21	1.02	101370001010	3985 Cedarview Drive	Superior Collision & Paint
22	0.68	100190003010	3890 Nicols Road	Custom Hitches-U-Haul
40	1.72	100190008010	3946 Nicols Road	Portions of Rudy's Auto Service
42	0.34	100190008020	4000 Sibley Mem. Hwy	Ace Hardware Store
43	0.44	100190008030	3998 Sibley Mem. Hwy	Former Null's Power Equip.
45	0.47	100190008040	3992 Sibley Mem. Hwy	Minsk Market
46	0.33	100190008050	3995 Cedarvale Drive	Sara's Laundry
47	0.96	100190008080	3997 Cedarvale Drive	Schwinn Valley Bike & Ski
48	0.93	100190007020	3990 Sibley Mem. Hwy	Thrift Store
49	0.90	100190006080	3994 Cedarvale Drive	AVVR Pro-Com
50	0.30	100190007011	3989 Cedarvale Drive	Former Printing Facility
51	12.68	100190006051	3910 Sibley Mem. Hwy	Cedarvale Mail
52	3.47	100190006010	3900 Sibley Mem. Hwy	Eagle Valley National Bank
52	0.30	100190006011	3900 Sibley Mem. Hwy	Vision, Sport Court & Prism