ENVIRONMENTAL ASSESSMENT WORKSHEET

This Environmental Assessment Worksheet (EAW) form and EAW Guidelines are available at the Environmental Quality Board's website at:

<u>http://www.eqb.state.mn.us/EnvRevGuidanceDocuments.htm</u>. The EAW form provides information about a project that may have the potential for significant environmental effects. The EAW Guidelines provide additional detail and resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item, or can be addresses collectively under EAW Item 19.

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: PARK CONSTRUCTION OFFICE, WAREHOUSE, STORAGE

2. Proposer: Carlson Group LLC

Contact person: Jeff Carlson Title: President Address:11681 St Andrews Circle City, State, ZIP: Blaine, MN 55449 Phone: 763-286-2686 Fax: NA Email: jcarlson@parkconstructionco.com

3. RGU: City of Blaine

Contact person: Erik Thorvig Title: Community Development Director Address: 10801 Town Square Drive NE City, State, ZIP: Blaine, MN 55449 Phone: 763-785-6147 Fax: NA Email: ethorvig@blainemn.gov

4. Reason for EAW Preparation: (check one)

Required:	Discretionary:
□ EIS Scoping	□ Citizen petition
x Mandatory EAW	□ RGU discretion
	□ Proposer initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s): MN Statute 4410.4300 Subpart 27.B

5. Project Location:

County: Anoka City/Township: Blaine PLS Location (¹/₄, ¹/₄, Section, Township, Range): SW ¹/₄, S ¹/₂, Sect 23, T 32, R 23 Watershed (81 major watershed scale): Rice Creek Watershed District GPS Coordinates: 45d 9m 18.8s, 93d 10.5m 52.3s Tax Parcel Number: 23-31-23-33-0005

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

- County map showing the general location of the project;
- U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable); and
- Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan.

6. **Project Description:**

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

Park Construction Company proposes to build, own, and operate a construction operations facility in Blaine, Anoka County, Minnesota. The twenty-acre project includes an office, warehouse, and storage for equipment owned by Park Construction. A second warehouse will also be constructed in the future. It will also include storage of materials such as soil and crushed rock.

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 new proposed construction will introduce a 15,000 sf office/shop and 8,000 sf warehouse building in Phase 1. It will bring about 70 full-time jobs to the area. The office portion of the building will be 2 floors, each 25'x50'. It will have 6 offices, 4 on the main floor and 2 upstairs, and there will be a break room and bathrooms. This office will manage Park's daily routine of trucking operation and mechanics in the shop and for the field operations. The mechanics shop will be 125'x100', consisting of 3 drive through work bays and a drive though wash bay. Lastly, there will be a 25'x30' parts bay. There will also be a storage warehouse, fueling station, concrete crushing area, equipment parking, outdoor storage locations for heavy equipment attachments, pipe, concrete forms, etc. The site has been laid out based on truck turning movements to allow 75' to 90' in length truck and trailer lowboys to be able to maneuver through the site safely and effectively. The yard portion of the site will consist of areas for asphalt millings and for reclaimed gravel, with paved areas to allow rubber tire vehicles parking spaces. The remainder of the yard will consist of gravel for tracked equipment (dozers and excavators) to maneuver and park. In the future, Phase 2 will consist of a 10,000 sf office/warehouse expansion.

Stormwater management will consist of retention ponds, designed to MPCA requirements. There are 4 older structures that will be demolished and removed according to Minnesota regulations. Park Construction plans to start construction in spring of 2023, and finish by late fall of 2023.

Total Project Acreage	38.76
Linear project length	NA
Number and type of residential units	0
Commercial building area (in square feet)	0
Industrial building area (in square feet)	33,000

c. Project magnitude:

Institutional building area (in square feet)	0
Other uses – specify (in square feet)	NA
Structure height(s)	30.66'

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 purpose of this project is to provide a permanent, combined home for all parts of Park Construction. Currently, the equipment lot of Park Construction is separated from the Office lot by approximately 2 miles. Park Construction looks forward to housing all of their MN employees and equipment on the same site.

e. Are future stages of this development including development on any other property planned or likely to happen? x Yes □No

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

Future warehouse to be constructed in southwest corner of lot. Timeline of construction is TBD, and this warehouse is being treated as part of this EAW for review purposes.

- f. Is this project a subsequent stage of an earlier project? □ Yes X No If yes, briefly describe the past development, timeline and any past environmental review.
- 7. Cover types: Estimate the acreage of the site with each of the following cover types before and after development:

	Before	After		Before	After
Wetlands	25	16.9	Lawn/landscaning	0	0
Deep	0	0	Impervious	3.1	14.9
water/streams			surface		
Wooded/forest	3.6	2.7	Stormwater Pond	0	2
Brush/Grassland	7	2.8	Other (describe)	0	0
Cropland	0	0			
			TOTAL	39	39

IN ACRES:

8. 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
-	• • • • • • • • • • • • • • • • • • • •	

Unit of Government	Type of Application	Status	
FEDERAL			
Army Corp of Engineers	Section 404 Wetland Permit	To be applied for if needed	
U.S. Fish and Wildlife Service	Threatened and Endangered Species Review	To be applied for if needed	
STATE OF MINNESOTA			
Minnesota	EAW	In process	
Environmental Quality			
Board			
MPCA	Above-ground Storage Tank Permit	To be applied for if needed	
	Construction Stormwater Permit	To be applied for	
State Historical	Cultural Resources Review	Completed	
Preservation Office			
Department of Health			
Department of Natural	Groundwater Appropriation Permit	To be applied for if needed	
Resources			
	Threatened and Endangered Species Review	To be applied for if needed	
LOCAL AGENCIES			
CITY OF BLAINE	Conditional Use Permit	To be applied for	
	Interim Use Permit	To be applied for	
	Building Permit	To be applied for	
	Demolition Permit	To be applied for	
	Wetland Credit Purchase	To be applied for	
	Fire Permits – storage tank, alarm, sprinkler	To be applied for	
	ROW permit	To be applied for if needed	
RCWD	Wetland Conservation Act Exemption	To be applied for	
	Building Permit	To be applied for	

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 9-18, or the RGU can address all cumulative potential effects in response to EAW Item No. 19. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 19

9. Land use:

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

Site is currently used as a landscaping company (office and storage).

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.

Site is in I-2 - Heavy Industrial and guided HI-Heavy Industrial in comprehensive plan for the City of Blaine. Governing Wetland Management Plan is by the Rice Creek Watershed District (RCWD).

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

Zoning = I-2, Heavy Industrial Located within the floodplain overlay district

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

Project is very compatible with adjacent industrial properties. Environmental effects will be minimized while working with LGUs for wetland mitigation.

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.

As stated, Owner is working with LGUs to efficiently mitigate wetlands and preserve the natural environment.

10. 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.

There are no known Karst, sinkhole, or other underlying geological concerns in the area of this project. According to the Minnesota Karst Lands map on the MPCA site, this project may be close to areas of karst; but those nearby areas are "areas underlain by carbonate bedrock" with 50-100+ feet of sediment cover.

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 11.b.ii.

USDA Web Soil Survey shows A/D soils. Undisturbed soils will be highly permeable (Hydrologic Soil Group A).

Steep slopes only exist along the ditch crossing the property.

Erosion control per MPCA requirements will be maintained throughout and after construction as needed. See Grading and Erosion Control plan sheets.

Fill amount needed based on straight comparison of existing versus proposed surfaces is 48,900 cubic yards of fill. This number will decrease when building and paving hold downs are added into the excavation quantities.

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 11 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 10.

11. 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, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include 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.

Impaired waters within 1 mile include Anoka County Ditch 53-62, WID 07010206-559, with impairments of Benthic Macroinvertebrates bioassesments. This is the only surface water on the property. Wetlands are discussed in 11.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.

Depth to Groundwater = Varies, 3-8' according to attached Geotech draft logs Project is within 1 mile of MDH wellhead protection area, but that protected area does not fall within our project limits. No known wells on site – City services used.

- 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.
 - 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 site has access to and will connect to the City's sanitary sewer system, which has the capacity for this connection.

- 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.
- 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.
- ii. Stormwater Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.

Erosion control per MPCA requirements will be maintained throughout and after construction as needed. See Grading and Erosion Control plan sheets. Proposed drainage patterns follow existing ultimate patterns. Proposed runoff will be treated in one of 3 ponds – each sized for quality and runoff rates. Each pond will have a rate control structure to provide this treatment and rate control.

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. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.

No water appropriation or permit required. No well abandonment.

- 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. 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.

Several wetlands will be impacted. Mitigation of wetlands will be part of this project, and that mitigation will take place within the same watershed.

Dewatering is not expected, as the wetlands being filled are dry. Vegetation will be removed as needed, and fill added to bring area to grade to achieve drainage to proposed stormwater treatment areas.

Impacts and mitigation are unavoidable, as the majority of this lot consists of wetlands. It should be noted that 2 other properties were considered before this to avoid wetland impacts. Nearly full designs were completed on both lots, and both lot usages were rejected by the City due to neighboring concerns, despite conforming to the zoning.

Wetland credits will be purchased within watershed district. This will ensure minimal impacts on the ultimate discharge of the watershed.

Minimization of impact includes not disturbing the land/wetland to the north of the ditch, as well as a large portion south of the ditch that lies just to the south of the proposed site layout.

b) Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) 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. 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.

No alterations to surface waters.

12. 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.

There is an existing 500 gallon diesel tank on the property. Current Owner will be taking this with them, and will responsible for requirements to safely move the tank.

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.

There will be an oil water separator in the shop to collect any oil from the floor and store it in a tank until a licensed vendor picks it up and disposes it

There will be used oil, batteries, filters and aerosols stored in OSHA approved containments until disposed of by licensed vendors.

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 above or below ground tanks to store petroleum or other materials. 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.

Above ground storage will consist of: Diesel storage tank 12000 gallon Bituminous tack 9000 gallon Engine oil 1000 gallon Tranny oil 1000 gallon Hydraulic oil 1000 gallon Antifreeze 500 gallon

Spill Prevention Plan attached.

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.

There will be a 1000 gallon waste oil tank. Oils will be pumped directly into a holding tank. A licensed vendor will pick up oil and dispose.

13. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

Items 13.a-13.d discussed in attached NHIS letter and letter from MNR (consultant).

- a. Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.
- b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota County 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 (ERDB _____) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.
- c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project. 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.
- d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

14. 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.

There are no known historic structures, archaeological sites, or traditional cultural properties on this site.

15. 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 location of this property is within an industrial area, and does not involve any existing scenic views or vistas. No visual impacts will occur as a result of this project.*

16. Air:

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, and any greenhouse gases. 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.

Air emissions from stationary sources include exhaust from the boiler used for infloor heat. This boiler will only be used in cold weather times of the year.

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.

Vehicle emissions on site will be produced by trucks and equipment driving to and stored on the site. Vehicles and equipment will be minimized in that they will only be operating when loading to leave for a job site. Diesel idling will be held to a maximum time of 5 minutes. 80% of the fleet is Tier IV final engines, clean air 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 16a). 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.

Park Construction will limit the vehicle speed for trucks hauling on site to 5 mph and will water the

travel ways as needed to limit dust and improve air quality. During the crushing operation, water will be sprayed on the material that is being crushed to eliminate dust. Once the material is crushed and stockpiled, it will have water applied as necessary to eliminate dust on windy days. Barriers will be placed all around the perimeter of the piles to contain the material and any runoff from the piles. The ground will be sumped slightly from existing ground level to also contain runoff.

17. 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 likely comes from traffic in and out of the Landscaping company, as well as any equipment operated on the property. Due to the location and zoning, there are no known sensitive receptors. Proposed conditions fall within the state's noise standards. Concrete crushing, as previously measured, is approximately 75 decibels at 75 feet away. This is about the same as a lawn mower, and will not affect quality of life in its surroundings.

18. 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.

Operation hours for Park Construction will be from 7:00 am to 5:30 pm, Monday through Friday. During May thru November, extended hours will be from 4 am- 8 pm, 5 days a week. Mechanics will work staggered shifts of a 4 am start and a 7 am start time. This type of work will be in the closed shop. Typically, Park will have 15-20 drivers arrive around 6:00 am to 6:30 am to switch into a dump truck or side dump and head out to their respective job sites. The office will have 6 daily employees and the shop will have 3-5 mechanics. During the hours of 7:00 am to 5:30 pm it is anticipated to have around 3 dump trucks that would haul in rubble and haul out crushed materials to jobsites. This would be 1 trip per dump truck each hour to 2 hours depending on location. Superintendents, parts runner, and lowboys will also use the yard during the day to pick up equipment, parts, or fuel. During peak times early morning, it would be anticipated to have 15-25 vehicles. During the non-peak hours, it would be 5-10 vehicles per hour. In the evening, it would be 15-25 vehicles spread over the last few hours. This all depends on when each job is finishing for the day.

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,

Anticipated trips per day is approximately 300 counting in/out. See table below.

	Number	In/Out	Car	Truck
Employees	6	12	12	
Mechanics	5	10	22	
Drivers	20	40	62	
Dump Trucks Leave/Arrive	20	40		40
Dump Trucks Circulating (3/hr, 10 hours)		30		70
Other circulating vehicles (peak)		50		120
Other circulating vehicles (non-peak 10/hr for 8		80		200
hours)				

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

Capacity for Naples Street, according to the City's comprehensive plan, is 9,000-10,000. This proposed lot use would account for 3-3.33% of this amount, and is not expected to have any large impacts on the area's traffic. The 2019 traffic counts for Naples Street 5300 south of 101st, and 2700 north of 101st.

- **19. 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.
 - 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.
 - 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.
- **20. 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.

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.

Date _____

• Copies of this EAW are being sent to the entire EQB distribution list.

Signature	
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Title



Anoka County Parcel Viewer



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.







LEGAL DESCRIPTIONS

Document No. 521958.001 TORRENS:

The East Half of the Southwest Quarter of the Southwest Quarter of Section Twenty-three (23), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota.

Document No. 538761.002 TORRENS:

The North Half of the West Half of the Southwest Quarter of the Southwest Quarter of Section Twenty-three (23), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota.

Document No. 570470.001 TORRENS:

The South Half of the West Half of the Southwest Quarter of the Southwest Quarter of Section Twenty-three (23), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota.

	LEGEND
0	DENOTES 5/8" X 18" REBAR SET, MARKED BY LICENSE NO. 49506
	DENOTES IRON MONUMENT FOUND
	BUILDING
	POWER POLE
σ	FIRE HYDRANT
— E(O) —	OVERHEAD ELECTRIC POWER
— G —	UNDERGROUND GAS
— w —	UNDERGROUND WATERLINE
s	UNDERGROUND SANITARY SEWER
— st —	UNDERGROUND STORM SEWER
— FO —	UNDERGROUND FIBER OPTIC CABLE
	CONCRETE SURFACE
	ASPHALT SURFACE
	GRAVEL SURFACE
\vee	WETLANDS
۱.	DATE OF SURVEY: 09/27/2022
	JOB #: 2022-141

CLIENT: BLOCH ENGINEERING

LEGEND

-🔆 FIRE HYDRANT
\otimes WATER VALVE
○ MANHOLE
🛛 CATCH BASIN
Ø POWERPOLE
🕅 TRANSFORMER
E ELECTRIC METER
☑ TV PEDESTAL
⊞ TELEPHONE PEDESTAL
🛞 AIR CONDITIONER
🖽 HAND HOLE
C SEMAPHORE
🖾 GAS METER
S SANITARY SEWER
ST STORM SEWER
G UNDERGROUND GAS MAIN
TV UNDERGROUND CABLE T.V.
д SIGN
DECIDUOUS TREE
CONIFEROUS TREE
C DENOTES TREE AND BRUSH LIMITS
DENOTES PROPOSED DRAINAGE ARRO
(944.00) DENOTES PROPOSED ELEVATION
⊗CS CURB STOP
OCO CLEAN OUT
BUSH
BG BARBECUE GRILL
© AUTO SPRINKLER
d · · · · BASKETBALL HOOP
BENCH
🖧 WATER SPIGOT
TRENCH DRAIN
WMW . MONITORING WELL
∞ FLAG POLE
坐 GROUND LITE
MD MAILBOX
D ROOF DRAIN
H TRANSMISSION TOWER
¬ VENT PIPE
• WELL
ARCPOSED DRAINAGE ARROW

ARROW



. CONCRETE

. ASPHALT

GRAVEL/RECYCLE GRAVEL



OVERALL SITE PLAN





LEGEND

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- 🔆 · · · · LIGHT POLE	
- i GUY	
TRANSFORMER	
E ELECTRIC METER	
🗹 TV PEDESTAL	
⊞ TELEPHONE PEDESTAL	
🚫 AIR CONDITIONER	
🖽 HAND HOLE	
🖸 SEMAPHORE	
🖸 GAS METER	
S SANITARY SEWER	
ST STORM SEWER	
W WATERMAIN	
G UNDERGROUND GAS MAIN	
T UNDERGROUND TELEPHONE	
E UNDERGROUND ELECTRIC	
TV UNDERGROUND CABLE T.V.	
OU OVERHEAD UTILITY LINES	
• IRON MONUMENT FOUND	
, O · · · . IRON PIPE MONUMENT S	E
$\overset{?}{\sim}_{x}$ EXISTING SPOT ELEVATION	٧
SOIL BORING	
止SIGN	
DECIDUOUS TREE	
CONIFEROUS TREE	
${{}_{\mathrm{C}}}$ Denotes tree and brush Li	M
DENOTES PROPOSED DRAINAGE	/
44.00) DENOTES PROPOSED ELEVATIO	N
⊗CSCURB STOP	
OCO CLEAN OUT	
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BG BARBECUE GRILL	
◎ AUTO SPRINKLER	
$q \cdot \ldots \cdot$ BASKETBALL HOOP	
● ● BENCH	
Ő⇒ WATER SPIGOT	
TRENCH DRAIN	
STORM DISIPATER	
SATELITE DISH	
L TELEPHONE	
X ELECTRIC PEDESTAL	
O~ FLAG POLE	
<u>ы.</u> VENT PIPE	
• • • • • • • • • • • • • • • • • • •	
PROPOSED DRAINAGE ARROW	
944.00 PROPOSED ELEVATION	
— silt — silt — SILT FENCE	





HGTS# 22-0867

Figure 2: GPS Boring Locations

Boring Number	Elevation (US Feet)	Northing Coordinate	Easting Coordinate
SB-1	903.0	143205.971	521514.649
SB-2	901.5	143453.113	521521.119
SB-3	901.6	143716.108	521793.918
SB-4	897.3	143811.38	522207.617
SB-5	903.1	143386.134	522394.606

Referencing Minnesota County Coordinates Basis - Anoka County

	HAL Geot Ser		Haugo GeoTechnical Services 2825 Cedar Ave South Minneapolis, MN 55407 Telephone: 612-729-2959 Fax: 763-445-2238				B	BOR	ING	B NUMBER SB-1 PAGE 1 OF 1
	CLIENT Park Construction, Co.			PROJECT NAME Naples Street Development						
	PROJ	ECT N	UMBER _22-0867	PROJECT	LOCAT		Blaine, MN			
	DATE	STAR	TED _10/20/22 COMPLETED _10/20/22	GROUND	ELEVA		903 ft		HOLE	SIZE _3 1/4 inches
	DRILL	ING C	ONTRACTOR HGTS - 45	GROUND	WATER	LEVE	LS:			
	DRILL	ING N	IETHOD Hollow Stem Auger/Split Spoon	A ⊺ [_]		DRILL	ING 8.00) ft / El	ev 89	5.00 ft
	LOGO	ED B	MS CHECKED BY _ JM	ATI	END OF	DRILL	ING			
5	NOTE	s		AFT	ER DRI	LLING	Not Er	ncount	ered a	at 6 foot cave-in depth
2-U867 BURING LUG URAF	o DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES	▲ SPT N VALUE ▲ 20 40 60 80 PL MC LL 40 60 80 □ FINES CONTENT (%) □ 20 40 60 80
			Poorly Graded Sand, trace Roots, dark brown, moist (Top (SP) Poorly Graded Sand, fine grained, brown, moist to waterbearing, loose to medium dense (Alluvium)	psoil)	AU 1			-		
	 			/	SS 2		4-5-5 (10)	_		•
	5				SS 3		2-5-6 (11)	-		•
	· -		Σ		ss 4		3-4-4 (8)	_		
			(SP-SM) Poorly Graded Sand with Silt, fine grained, grey waterbearing, very loose to medium dense (Alluvium)	, 	SS 5		0-0-0 (0)	-		
32 - C:\USEKS/HGI 3 3/I	· -				SS 6		1-4-6 (10)	-		
AB.GUI - 11/1/22 10:					ss 7		2-8-12 (20)	-		
					SS 8		1-2-4 (6)	-		
5				/	N					

Bottom of borehole at 21.0 feet.

	Haugo GeoTechnical Services 2825 Cedar Ave South Minneapolis, MN 55407 Telephone: 612-729-2959 Fax: 763-445-2238						E	BOR	INC	B NUMBER SB-2 PAGE 1 OF 1
	CLIEN	IT Pa	ark Construction, Co.	PROJEC		Naple	es Street D)evelop	ment	
	PROJ	ECT N	IUMBER 22-0867	PROJEC			Blaine, MN	1		
	DATE	STAR	COMPLETED 10/20/22 COMPLETED 10/20/22	GROUND	ELEVA		901.5 ft		HOLE	SIZE 3 1/4 inches
	DRILL	ING C	CONTRACTOR HGTS - 45	GROUND	WATER	LEVE	LS:			
	DRILL	ING M	IETHOD Hollow Stem Auger/Split Spoon	$ar{2}$ at	TIME OF	DRILI	_ING _5.00	0 ft / El	ev 89	6.50 ft
	LOGG	ED B	Y_MSCHECKED BY_JM	AT	END OF	DRILL	ING			
GР.	NOTE	s		AF	TER DRI	LLING				
-0867 BORING LOG DRAFT	o DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES	▲ SPT N VALUE ▲ 20 40 60 80 PL MC LL 20 40 60 80 □ FINES CONTENT (%) □ 20 40 60 80
UP/PROJECTS/22			Silty Sand, trace Roots, black, moist (Topsoil) (SP) Poorly Graded Sand, fine grained, brown, moist, loos (Alluvium)	e	AU 17	-				
PROJECT BACK					SS 18	-	3-4-5 (9)			•
AL SERVICES/GIN	5			ı, very	SS 19		3-5-4 (9)	_		 ↑
AUGO GEOTECHNIC					SS 20		1-1-2 (3)	_		
NDROPBOX (HGTS)/H	 <u>10</u>				SS 21		1-1-2 (3)	-		
32 - C:\USERS\HGTS 3					SS 22		1-2-3 (5)	-		
AB.GDT - 11/1/22 10::					SS 23		4-5-6 (11)	-		
01S - GINI STD US L/										
GEOTECH BH PLI	20				SS 24	-	3-5-5 (10)			_

	Hal G≡oti Ser		Haugo GeoTechnical Services 2825 Cedar Ave South Minneapolis, MN 55407 Telephone: 612-729-2959 Fax: 763-445-2238	BORING NUMBER SE PAGE 1 C	3-3 DF 1				
		IT Pa	irk Construction, Co.	PROJECT NAME Naples Street Development					
	PROJECT NUMBER 22-0867			PROJECT LOCATION Blaine, MN					
	DATE	STAR	TED _10/20/22 COMPLETED _10/20/22	GROUND ELEVATION 901.6 ft HOLE SIZE 3 1/4 inches					
	DRILL	ING C	ONTRACTOR HGTS - 45	GROUND WATER LEVELS:					
	DRILL	ING M	IETHOD Hollow Stem Auger/Split Spoon						
	LOGG	ED B	CHECKED BY JM	AT END OF DRILLING					
5	NOTE	s		AFTER DRILLING					
	o DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SPT N VALUE SAMPLE TYPE NUMBER NUMBER SAMPLE TYPE	▲ 80 ∟ 80 (%) □ 80				
		11 11 11 11 11 11 11 11 11 11 11 11	Silty Clayey Sand, trace Roots, black, moist (Topsoil)	AU 9					
	· _		medium dense (Alluvium)	SS 4-6-6 10 (12)					
	5			SS 3-6-9 (15)					
	. <u>–</u>		∑ (SP) Poorly Graded Sand, fine grained, grey, waterbearing	, loose					
			to medium dense (Alluvium)	V SS 6-10-13 (23)					
	10			SS 5-9-12					
	· _								
2 - C:\USERS\TIG	· _			SS 14 2-3-5 (8)					
	· _								
<u>יווו - ווט</u> פי	15			SS 1-4-8 (12)					
	· _								
	. <u>–</u>								
	20			↓ ↓					
					:				
			Bottom of borebole at 21.0 feet						

	Haugo GeoTechnical Services 2825 Cedar Ave South Minneapolis, MN 55407 Telephone: 612-729-2959 Fax: 763-445-2238						E	BOR	ING	B NUMBER SB-4 PAGE 1 OF 1
	CLIEN	CLIENT Park Construction, Co.		PROJECT NAME Naples Street Development						
	PROJECT NUMBER 22-0867			PROJEC [®]			Blaine, MN	1		
	DATE	STAR	TED 10/20/22 COMPLETED 10/20/22	GROUND	ELEVA		897.3 ft		HOLE	SIZE _3 1/4 inches
	DRILL	ING C	ONTRACTOR HGTS - 45	GROUND	WATER	LEVE	LS:			
	DRILL	ING M	ETHOD Hollow Stem Auger/Split Spoon	$ar{2}$ at	TIME OF	DRILI	_ING _3.00) ft / El	ev 894	4.30 ft
	LOGG	ED B	MS CHECKED BY JM	AT	END OF	DRILL	ING			
GP.	NOTE	s		AF	TER DRI	LLING				
2-0867 BORING LOG DRAFT	o DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES	▲ SPT N VALUE ▲ 20 40 60 80 PL MC LL 40 60 80 □ FINES CONTENT (%) □ 20 40 60 80
PROJECTS/2			Silty Clayey Sand, trace Roots, black, moist (Topsoil)	ng	AU 33					
KUP:			loose (Alluvium)	ng,				-		
T BAC			∇				3-4-4 (8)			▲
SUEC			-		// 04		(0)	4		
T PRO										
SERVICES	5		(SP) Poorly Graded Sand, fine grained, grey, waterbearing to medium dense (Alluvium)	g, loose	SS 35		3-4-5 (9)			
NICAL										
O GEOTECH					SS 36	-	4-6-7 (13)			· · · · · · · · · · · · · · · · · · ·
HGTS)/HAUG						-		-		
VDROPBOX (I					SS 37	-	3-4-5 (9)			•
GTS 3										. .
- C:\USERS\H							2-3-4 (7)			
0:32 -										
T - 11/1/22 1	15				SS 39		3-3-3 (6)	-		
BGD					/ \	$\left\{ \right\}$		-		
AJ SL										
- S										
ЫО										
OTECH BH	20				ss 40		2-3-4 (7)	-		
IJ.					/ \					

	Haugo GeoTechnical Services 2825 Cedar Ave South Minneapolis, MN 55407 Telephone: 612-729-2959 Fax: 763-445-2238						E	BOR	ING	B NUMBER SB-5 PAGE 1 OF 1
	CLIEN	CLIENT Park Construction, Co.			PROJECT NAME Naples Street Development					
	PROJECT NUMBER _22-0867			ROJECT			Blaine, MN			
	DATE	STAR	TED _10/20/22 COMPLETED _10/20/22 G	ROUND	ELEVA		903.1 ft		HOLE	SIZE 3 1/4 inches
	DRILL	ING C	ONTRACTOR HGTS - 45 G		WATER	LEVE	LS:			
	DRILL	ING N	IETHOD Hollow Stem Auger/Split Spoon	¥at	TIME OF		LING _ 7.00) ft / El	ev 89	6.10 ft
_	LOGG	ED B	MS CHECKED BY _JM	AT	END OF	DRILL	ING			
5	NOTE	s		AF	fer Dri	LLING				
-0867 BURING LUG URA	o DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT (%)	NOTES	▲ SPT N VALUE ▲ 20 40 60 80 PL MC LL 20 40 60 80 □ FINES CONTENT (%) □ 20 40 60 80
SACKUP/PROJECTS/22-			Silty Sand, trace Roots, black, moist (Topsoil)	nciat	AU 25	-	1-2-3			•
SIGINI PROJECI E	 		(SP-SM) Poorly Graded Sand with Silt, the grained, brown, r loose (Alluvium) (SP) Poorly Graded Sand, fine grained, brown, moist to		26	-	(5)	-		
			waterbearing, loose to medium dense (Alluvium) \arrowvert	2 K	X SS 27		2-4-6 (10)	-		
i I S)HAUGU GEUTI				Ĺ	SS 28	-	3-7-10 (17)	-		
					SS 29		4-8-11 (19)	_		•
10:32 - C:\USERS\H			(SP) Poorly Graded Sand, fine grained, grey, waterbearing, medium dense (Alluvium)		SS 30	-	7-9-11 (20)	-		
S LAB.GUI - 11/1/22					SS 31		3-8-8 (16)	-		
	 							-		
GEOLECHE	20						4-5-8 (13)			

Bottom of borehole at 21.0 feet.



Descriptive Terminology of Soil

Standard D 2487 - 00 **Classification of Soils for Engineering Purposes** (Unified Soil Classification System)

..... 13 to 16 BPF

Criteria for Assigning Group Symbols and				Symbole and	So	ils Classification	Particle Size Identification		
	Group Names Using Laboratory Tests ^a		Group Symbol	Group Name ^b	Boulders over 12" Cobbles 3" to 12"				
un no	Gravels	Clean G	ravels	$C_u \ge 4$ and $1 \le C_c \le 3^c$	GW	Well-graded gravel ^d	Gravel		
soils	More than 50% of	5% or less	s fines ^e	$C_u < 4$ and/or $1 > C_c > 3^c$	GP	Poorly graded gravel ^d	Fine		
d S etair eve	retained on	Gravels wi	ith Fines	Fines classify as ML or MH	GM	Silty gravel dfg	Sand		
% re % si	No. 4 sieve	More than 1	2% fines ^e	Fines classify as CL or CH	GC	Clayey gravel dfg	Coarse No. 4 to No. 10		
9ra 50'	Sands 50% or more of	Clean S	Sands	$C_u \ge 6$ and $1 \le C_c \le 3^{c}$	SW	Well-graded sand h	Fine		
han No.		5% or les	s fines ⁱ	$C_u < 6$ and/or 1 > $C_c > 3^c$	SP	Poorly graded sand h	Silt < No. 200, PI < 4 or		
Coa ore t	passes	Sands wit	h Fines	Fines classify as ML or MH	SM	Silty sand fgh	below "A" line		
Ŭ Ŭ E	No. 4 sieve	More that	n 12% ⁱ	Fines classify as CL or CH	SC	Clayey sand fgh	on or above "A" line		
he	Cilta and Claus	Inorganic	PI > 7 ar	PI > 7 and plots on or above "A" line ¹		Lean clay kim			
ed t	Liquid limit	morganic	PI < 4 or	r plots below "A" line ¹	ML	Silt ^{k I m}	Relative Density of		
e passieve	less than 50	Organic	Liquid lin	nit - oven dried < 0.75 nit - not dried	OL OL	Organic clay ^{k m n} Organic silt ^{k m c}	Cohesionless Soils Very loose 0 to 4 BPF		
20(220)	Silte and clave	Inorganic	PI plots o	on or above "A" line	СН	Fat clay k i m	Loose 5 to 10 BPF		
e-g No.	Liquid limit	morganic	PI plots t	elow "A" line	MH	Elastic silt k I m	Medium dense		
Fin 50% d	50 or more	Organic	Liquid lin	nit - oven dried nit - not dried < 0.75	ОН ОН	Organic clay ^{k 1 m p} Organic silt ^{k 1 m q}	Very dense over 50 BPF		
Highly	Organic Soils	Primarily org	anic matte	r, dark in color and organic odor	PT	Peat	Consistency of Cohesive Soils		

Based on the material passing the 3-in (75mm) sieve.

b. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders or both" to group name

$$C_u = D_{60} / D_{10} C_c = (D_{30})^2$$

C

- d th sand" to group name. е Gravels with 5 to 12% fines require dual symbols:
- GW-GM well-graded gravel with silt GW-GC well-graded gravel with clay
- GP-GM poorly graded gravel with sill
- GP-GC poorly graded gravel with clay
- If fines classify as CL-ML, use dual symbol GC-GM or SC-SM
- If fines are organic, add "with organic fines" to group name. α
- If soil contains ≥ 15% gravel, add "with gravel" to group name h.
- Sands with 5 to 12% fines require dual symbols:
- SW-SM well-graded sand with silt
 - SW-SC well-graded sand with clay
 - SP-SM poorly graded sand with silt
- SP-SC
- SP-SC poorly graded sand with clay If Atterberg limits plot in hatched area, soil is a CL-ML, silty clay.
- If soil contains 10 to 29% plus No. 200, add "with sand" or "with gravel" whichever is predominant.
- If soil contains≥30% plus No. 200, predominantly sand, add "sandy" to group name
- m. If soil contains≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name
- PI ≥ 4 and plots on or above "A" line n.
- PI < 4 or plots below "A" line О.
- PI plots on or above "A" line p.
- q. PI plots below "A" line.

DD WD MC LL PL PI P200



Liquid Limit (LL)

Laboratory Tests

L.C	abolatory	16313
Dry density, pcf	oc	Organic content, %
Wet density, pcf	S	Percent of saturation, %
Natural moisture content, %	SG	Specific gravity
Ligiuid limit, %	С	Cohesion, psf
Plastic limit, %	Ø	Angle of internal friction
Plasticity index, %	qu	Unconfined compressive strength, ps
% passing 200 sieve	qp	Pocket penetrometer strength, tsf

Very soft	0 to 1 BPF
Soft	2 to 3 BPF
Rather soft	4 to 5 BPF
Medium	6 to 8 BPF
Rather stiff	9 to 12 BPF

over 30 BPF

Drilling Notes

Stiff

Hard

Standard penetration test borings were advanced by 3 1/4" or 6 1/4" ID hollow-stem augers unless noted otherwise, Jetting water was used to clean out auger prior to sampling only where indicated on logs. Standard penetration test borings are designated by the prefix "ST" (Split Tube). All samples were taken with the standard 2" OD split-tube sampler, except where noted.

Power auger borings were advanced by 4" or 6" diameter continuousflight, solid-stem augers. Soil classifications and strata depths were inferred from disturbed samples augered to the surface and are, therefore, somewhat approximate. Power auger borings are designated by the prefix "B."

Hand auger borings were advanced manually with a 1 1/2" or 3 1/4" diameter auger and were limited to the depth from which the auger could be manually withdrawn. Hand auger borings are indicated by the prefix "H.'

BPF: Numbers indicate blows per foot recorded in standard penetration test, also known as "N" value. The sampler was set 6" into undisturbed soil below the hollow-stem auger. Driving resistances were then counted for second and third 6" increments and added to get BPF. Where they differed significantly, they are reported in the following form: 2/12 for the second and third 6" increments, respectively.

WH: WH indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WR: WR indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

TW indicates thin-walled (undisturbed) tube sample.

Note: All tests were run in general accordance with applicable ASTM standards



October 26, 2022

Krystle Bloch Bloch Engineering 32210 Xeon St NW Cambridge, MN 55008

RE: Park Construction Company to construct an office/warehouse, shop, and open/cold storage 10101 Naples St, Blaine, Anoka County SHPO Number: 2022-2916

Dear Krystle Bloch:

Thank you for consulting with our office during the preparation of an Environmental Assessment Worksheet for the above-referenced project.

Based on our review of the project information, we conclude that there are **no properties** listed in the National or State Registers of Historic Places, and no known or suspected archaeological properties in the area that will be affected by this project.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

Please contact Kelly Gragg-Johnson in our Environmental Review Program at 651-201-3285 or <u>kelly.graggjohnson@state.mn.us</u> if you have any questions regarding our review of this project.

Sincerely,

Sarang. Barners

Sarah J. Beimers Environmental Review Program Manager



Mr. Jeff Carlson Park Construction Company 1481 81st Ave. NE Minneapolis, MN 55432

October 21, 2022

Mr. Carlson,

Midwest Natural Resources, Inc. (MNR) is pleased to provide the following rare plant survey report for the parcel located at 10101 Naples St.NE site, Blaine, Minnesota (**Map 1**).

Project Limits and Existing Background Data

The project area, limited to the portion south of the ditch, is located in Township 31 North, Range 22 West in the SWSW quarter-quarter section of Section 23. Background data evaluated includes the Minnesota Biological Survey (MBS) sites of biodiversity significance data layer, and the Minnesota Department of Natural Resources (DNR) Native Plant Community (NPC) data layer, and digital soil data. There are no sites of biodiversity significance nor NPC polygons are mapped within the project limits. However, there are known element occurrences of rare species documented in the vicinity of the subject property according to an internal review of the Natural Heritage Information System database, thus prompting the need for field surveys. The site additionally includes two particular soil series of interest, the Isanti sandy fine loam (Iw) and Markey muck (Ma) (**Figure 1**). These two series are associated with a suite of rare species found in the Anoka Sand Plain ecological subsection.



Figure 1. Anoka County Digital Soil Survey

Methods

Before conducting field surveys, MNR submitted a rare plant survey protocol to the DNR Endangered Species Coordinator (Appendix A). Field efforts were conducted on September 23, 2022, by MNR Principal Botanist Otto Gockman and the undersigned, both of whom are DNR-approved rare plant surveyors. Efforts involved meander surveys throughout the site, recording a general species list for all species observed, and collecting general notes and representative photographs of the site.

Results

The site is primarily undeveloped but includes a commercial business and associated parking areas in the southern portion of the site. Most of the undeveloped land is degraded wet meadow with a cattail-dominated marsh on the east end of the parcel. The wet meadow is partially drained and dominated by reed canary grass (*Phalaris arundinacea*) with Canada thistle (*Cirsium arvense*). Other secondary species include hemp nettle (*Galeopsis tetrahit*), arrow-leaved tearthumb (*Persicaria sagittata*), and stinging nettle (Urtica dioica). Open upland areas are dominated by pasture/ruderal species including spotted knapweed (*Centaurea stoebe*), crownvetch (*Coronilla varia*), orchard grass (*Dactylis glomerata*), pilewort (*Erechtites hieraciifolius*), black bindweed (*Fallopia convolvulus*), creeping charlie (*Glechoma hederacea*), butter-and-eggs (*Linaria vulgaris*), bird's foot trefoil (*Lotus corniculatus*), timothy (*Phleum pratense*), and late goldenrod (*Solidago altissima*). Small clusters of woodland are also present throughout the undeveloped portions of the site. Tree species observed include box elder (*Acer negundo*), red maple (*Acer rubrum*), paper birch (*Betula papyrifera*), green ash (*Fraxinus pennsylvanica*), cottonwood (*Populus deltoides*), quaking aspen (*Populus tremuloides*), white oak (*Quercus alba*), and northern pin oak (*Quercus ellipsoidalis*).

In total, 115 plant species were observed during the site visit. None of the species encountered are statelisted. The collective species list is provided in **Appendix B**, and representative site photos are provided in **Appendix C**.

Conclusion

As noted, no state-listed species were documented during the survey this late-season survey effort. Typically, rare plant surveys require early-season and late-season survey efforts to capture the entire growing season. However, based on the overall condition of the site, there is unlikely to be potential for any state-listed species. Therefore, no further surveys are recommended.

We will send this report to the DNR and Rice Creek Watershed on your behalf.

We appreciate the opportunity to assist you. Please feel free to contact us with any questions.

Respectfully submitted,

Scott A. Milburn, MS Principal Botanist/Founder Midwest Natural Resources, Inc.



Appendix A – Survey Protocol





Ms. Lisa Joyal Endangered Species Env. Review Coordinator Minnesota Department of Natural Resources Ecological & Water Resources 500 Lafayette Road St. Paul, MN 55155

September 15, 2022

Ms. Joyal,

Midwest Natural Resources, Inc. (MNR) is proposing to conduct a rare plant survey at the 40-acre project site located at 10101 Naples Street NE, Blaine, Minnesota (**Figure 1**). The project is located in Section 23 of Township 31 North and Range 23 West.

We intend to survey the project area as depicted in **Figure 1** the week of September 19, 2022. During field efforts, the *Rare Species Survey Process* and the *Rare Plant Guidance* will be followed as required by the DNR. The survey will be conducted by one or multiple MNR staff members on the list of approved rare plant surveyors. Field efforts will involve preparing a cumulative list of vascular plant species observed during the site visit. Rare plant species, if encountered, will be documented spatially using a sub-meter GPS unit (Trimble Geo 7X). Rare plant species documentation will include notes on habitat, associate species, number of individuals observed within each population documented, and representative photos. Voucher specimens will be made for those species not already collected from the immediate area. These will be provided to the DNR this fall. Please note that additional surveys will be proposed for next field season should habitat be found for rare species having earlier phenology.

A summary report will be produced after field efforts. This document will include information pertaining to survey methods, survey results, report figures/graphics, and appendices (species lists and representative photos). The report, along with the GIS shapefile, associated spreadsheet, and notification that State Botanist Welby Smith has verified our photos of any rare species documented.

Please let us know if you have any questions.

Scott A. Milburn, MS Principal Botanist/Founder Midwest Natural Resources, Inc. 612-310-6260 (mobile)



Appendix B – Species List



Species List							
Acer negundo	Eutrochium maculatum	Scirpus cyperinus					
Acer rubrum	Fallopia convolvulus	Scutellaria lateriflora					
Achillea millefolium	Frangula alnus	Setaria pumila subsp. pumila					
Agalinis tenuifolia	Fraxinus pennsylvanica	Solanum dulcamara					
Ageratina altissima var. altissima	Galeopsis tetrahit	Solanum nigrum var. virginicum					
Agrostis gigantea	Galium boreale	Solidago altissima					
Andropogon gerardii	Galium triflorum var. triflorum	Solidago gigantea					
Anemone canadensis	Glechoma hederacea	Solidago nemoralis					
Arctium minus	Hieracium umbellatum	Sonchus arvensis					
Artemisia vulgaris	Impatiens capensis	Sorghastrum nutans					
Asclepias syriaca	Leonurus cardiaca	Spiraea alba					
Asclepias verticillata	Lespedeza capitata	Stellaria media					
Asparagus officinalis	Linaria vulgaris	Symphyotrichum lanceolatum					
Athyrium filix-femina var. angustum	Lotus corniculatus	Symphyotrichum lateriflorum					
Berteroa incana	Lycopus americanus	Symphyotrichum oolentangiense					
Betula papyrifera	Maianthemum canadense	Symphyotrichum urophyllum					
Bidens cernua	Malus sp.	Taraxacum officinale					
Bidens frondosa	Mollugo verticillata	Typha angustifolia					
Boehmeria cylindrica	Monarda fistulosa	Urtica dioica subsp. gracilis					
Bromus inermis	Onoclea sensibilis	Verbascum thapsus					
Calamagrostis canadensis	Panicum capillare subsp. capillare	Verbena hastata					
Cannabis sativa	Panicum virgatum	Vitis riparia					
Caragana arborescens	Parthenocissus vitacea	Xanthium strumarium					
Carex lacustris	Persicaria minor						
Carex pensylvanica	Persicaria punctata						
Carex sp. (pellita)	Persicaria sagittata						
Carex stricta	Phalaris arundinacea						
Catalpa speciosa	Phleum pratense subsp. pratense						
Centaurea stoebe subsp. micranthos	Phragmites australis subsp. americanus						
Cerastium arvense	Poa pratensis subsp. pratensis						
Cirsium arvense	Populus deltoides subsp. monilifera						
Cirsium discolor	Populus tremuloides						
Cirsium vulgare	Potentilla recta						
Conyza canadensis	Potentilla simplex						
Coronilla varia	Prunus serotina						
Cuscuta sp.	Quercus alba						
Cynoglossum officinale	Quercus ellipsoidalis						
Cyperus esculentus var. leptostachyus	Rhamnus cathartica						
Dactylis glomerata	Rubus idaeus var. strigosus						
Doellingeria umbellata	Rubus pubescens						
Echinochloa crus-galli	Rudbeckia hirta var. pulcherrima						
Elymus repens	Rumex crispus						
Equisetum arvense	Salix amygdaloides						
Erechtites hieraciifolius var. hieraciifolius	Salix bebbiana						
Euphorbia cyathophora	Salix discolor						
Euthamia graminifolia	Salix petiolaris						

Appendix C – Representative Photos





Photo 01 – Degraded wet meadow



Photo 02 – Woodland cluster



Photo 03 – Degraded wet meadow/upland transition



Photo 04 – General site land-use



STORMWATER POLLUTION PREVENTION & SPILL RESPONSE PLAN

Park Construction Company 10101 Naples St Blaine MN 55449

Federal and State Phase II storm water regulations require municipal facilities to implement an operation and maintenance program that includes an employee training component and has the ultimate goal of preventing or reducing pollutant runoff from municipal operations. Preventing spills of materials and wastes is a significant component of complying with these regulations. However, even with the best prevention efforts, spills may still occur. When they do, it is up to facility personnel to respond quickly and effectively to clean-up the spilled material or notify someone who can. This Spill Response Plan is designed as a template for municipal facilities to development site-specific individual Spill Response and Prevention Plans. The plan should be kept in a central location that is easily accessible for employees.

INSTRUCTIONS

Each facility can use this template by filling in the blanks and completing the attached:

- ____ Spills that require Special Cleanup
- ____ Materials Inventory
- ___ Maximum Cleanup Amounts
- ____ Facility Map
- ___ Spill Kit Inventory and labeling
- ___ Employee Training Log
- ___ Spill Log

RESPONSIBILITIES

- The **Facility Responsible Person** has primary responsibility for coordinating the response to emergencies, including chemical spills.
- **Supervisors** should ensure that employees are familiar with these procedures and receive any necessary training.
- All employees should follow these procedures in the event of a chemical spill.

EMERGENCY CONTACT NUMBERS

The following telephone numbers should be posted near telephones and in other conspicuous locations:

- Emergency services (police, fire department, ambulance services): 911
- Megan Hedstrom , Storm Water Management Engineering, 763-785-6194
- MN Department of Public Health Department 651-201-5000
- MPCA Emergency Response Hot line 651-649-5451

CLEAN-UP PROCEDURES

Spilled chemicals should be effectively and quickly contained and cleaned up. Employees should clean up spills themselves **only if properly trained and protected.** Employees who are not trained in spill cleanup procedures should report the spill to the Responsible Person(s) listed above, warn other employees, and leave the area.

The Maximum Cleanup Amounts that properly trained employee can cleanup **are listed on page 8**. In the event of spills greater than these amounts, contact the appropriate responders listed in the Emergency Contact Numbers listed above.

The following general guidelines should be followed for evacuation, spill control, notification of proper authorities, and general emergency procedures in the event of a chemical incident in which there is potential for a significant release of hazardous materials.

1. Evacuation

Persons in the immediate vicinity of a spill should *immediately evacuate* the premises (except for employees with training in spill response in circumstances described below). If the spill is of "medium" or "large" size, or if the spill seems hazardous, immediately notify emergency response personnel.

2. Spill Control Techniques

Once a spill has occurred, the employee needs to decide whether the spill is small enough to handle without outside assistance. Only employees with training in spill response should attempt to contain or clean up a spill.

NOTE: If you are cleaning up a spill yourself, make sure you are aware of the hazards associated with the materials spilled, have adequate ventilation, and proper personal protective equipment. Treat all residual chemical and cleanup materials as hazardous waste.

Spill control equipment should be located wherever significant quantities of hazardous materials are received or stored. MSDSs, absorbents, over-pack containers, container patch kits, spill dams, shovels, floor dry, acid/base neutralizers, and "caution-keep out" signs are common spill response items.

3. Spill Response and Cleanup

Chemical spills are divided into three categories: Small, Medium and Large. Response and cleanup procedures vary depending on the size of the spill.

Small Spills: Any spill where the major dimension is less than 18 inches in diameter. Small spills are generally handled by internal personnel and usually do not require an emergency response by police or fire department HAZMAT teams.

- Quickly control the spill by stopping or securing the spill source. This could be as simple as up-righting a container and using floor-dry or absorbent pads to soak up spilled material. Wear gloves and protective clothing, if necessary.
- Put spill material and absorbents in secure containers if any are available.
- Consult with the Facility Responsible Person and the MSDS for spill and waste disposal procedures.
- In some instances, the area of the spill should <u>not</u> be washed with water. Use Dry Cleanup Methods and **never** wash spills down the drain, onto a storm drain or onto the driveway or parking lot.
- Both the spilled material and the absorbent may be considered hazardous waste and must be disposed of in compliance with state and federal environmental regulations.

Medium Spills: Spills where the major dimension exceeds 18 inches, but is less than 6 feet. Outside emergency response personnel (police and fire department HAZMAT teams) should usually be called for medium spills. Common sense, however, will dictate when it is necessary to call them.

- Immediately try to help contain the spill at its source by simple measures only. This
 means quickly up-righting a container, or putting a lid on a container, if possible. Do not
 use absorbents unless they are immediately available. Once you have made a quick
 attempt to contain the spill, or once you have quickly determined you cannot take any
 brief containment measures, leave the area and alert Emergency Responders at 911.
 Closing doors behind you while leaving helps contain fumes from spills. Give police
 accurate information as to the location, chemical, and estimated amount of the spill.
- Evaluate the area outside the spill. Engines and electrical equipment near the spill area must be turned off. This eliminates various sources of ignition in the area. Advise Emergency Responders on how to turn off engines or electrical sources. Do not go back into the spill area once you have left. Help emergency responders by trying to determine how to shut off heating, air conditioning equipment, or air circulating equipment, if necessary.
- If emergency responders evacuate the spill area, follow their instructions in leaving the area.
- After emergency responders have contained the spill, be prepared to assist them with any other information that may be necessary, such as MSDSs and questions about the facility. Emergency responders or trained personnel with proper personal protective equipment will then clean up the spill residue. Do not re-enter the area until the responder in charge gives the all clear. Be prepared to assist these persons from outside the spill area with MSDSs, absorbents, and containers.
- Reports must be filed with proper authorities. It is the responsibility of the spiller to inform both his/her supervisor and the emergency responders as to what caused the spill. The response for large spills is similar to the procedures for medium spills, except that the exposure danger is greater.

Large Spills: Any spill involving flammable liquid where the major dimension exceeds 6 feet in diameter; and any "running" spill, where the source of the spill has not been contained or flow has not been stopped.

- Leave the area and notify Emergency Responders (911). Give the operator the spill location, chemical name, and approximate amount.
- From a safe area, attempt to get MSDS information for the spilled chemical for the emergency responders to use. Also, be prepared to advise responders as to any ignition sources, engines, electrical power, or air conditioning/ventilation systems that may need to be shut off. Advise responders of any absorbents, containers, or spill control equipment that may be available. This may need to be done from a remote area, because an evacuation that would place the spiller far from the scene may be needed. Use radio or phone to assist from a distance, if necessary.
- Only emergency response personnel, in accordance with their own established procedures, should handle spills greater than 6 feet in any dimension or that are continuous. Remember, once the emergency responders or HAZMAT team is on the job cleaning up spills or putting out fires, the area is under their control and no one may reenter the area until the responder in charge gives the all clear.
- Provide information for reports to supervisors and responders, just as in medium spills.

REPORTING SPILLS

All chemical spills, regardless of size, should be reported as soon as possible to the Facility Responsible Person. The Responsible Person will determine whether the spill has the potential to affect the environment outside of the facility and must be reported to 911or the National Response Center at 800-424-8802. Examples of spills that could affect the outside environment include spills that are accompanied by fire or explosion and spills that could reach nearby water bodies.

SPILLS (MATERIALS) THAT REQUIRE SPECIAL CLEANUP

Describe any materials used your facility that in require special materials and procedures for cleanup procedures beyond those listed above. Provide details regarding hazards associated with these.

Material	Hazards					
Tack Oil Tank	If contact with unprotected skin, possible burn					

MATERIAL INVENTORY

List all materials or wastes that may require clean up. List the average and maximum amounts on site and their storage locations. (Example materials are listed for convenience only. Ignore any that do not apply and add any other materials of concern that are onsite. Use additional sheets if necessary.)

<u>Material</u>	<u>Amount (avg/max)</u>	Location(s)
Antifreeze	200/400 Gallons	Shop East Wall
Brake Cleaner	24/96 (14 ounce cans)	Shop Fire Cabinets (Parts area)
Concrete Release Agent	180/350 Gallons	Tote Stored Outside
Degreaser	20/55 Gallons	Shop East Wall
Diesel Exhaust Fluid	300/6,000 Gallons	AST - Located near fuel island
Diesel Fuel	6k/12k Gallons	AST - Fuel Island
Gasoline	5/10 Gallons	Fire Cabinet - Shop (Parts Area)
Motor Oil	600/1,100 Gallons	Shop East Wall
Hydraulic Oil	 600/1,100 Gallons	Shop East Wall
Paints/Stains	 144/288 (16oz cans)	Warehouse/Shop Fire Cabinet
Power Train Oil	600/1,000 Gallons	Shop East Wall
Solvents	30/55 Gallons	Wash Bay
Tack Oil	3k/6.5k Gallons	AST - Outside
Used Oil	1k/2k Gallons	AST - Outside East Wall
Washer Fluid	30/60 Gallons	Fuel Island
Other		

MAXIMUM CLEANUP AMOUNTS

Identify the maximum volume of spill that may be cleaned up by facility employees or contractors base on material (use 1 qt or 1 lb unless other information is available.). Also identify how wastes from a spill of any material will be disposed (for example, absorbed and placed in dumpster) and the name and address of the offsite facility to which clean-up wastes will be sent for hazardous waste disposal, if applicable:

Material	Maximum Volume to be cleaned	Disposal Method/Location
All Material	<12 Gallons	Absorbed/sent to OSI Environmental
All Material	>12 Gallons	OSI Environmental, Anoka MN

FACILITY MAP

Attach a map or sketch of the facility showing (a) the locations of each spill response kit, (b) the locations where the materials identified on page 6 are normally stored or used, and (c) the location of each storm drain inlet or drainage ditch.



SPILL KIT INVENTORY

List the spill response equipment that will be maintained in each locker (refer to MSDSs to determine recommended clean-up methods and supplies):

LOCATION	ABSORBENTS (bags of loose absorbents, pigs, rolls of sheets, containers of neutralizing agents)	TOOLS (shovels, brooms, dust pans, waste containers, squeegees, etc.)	PERSONAL PROTECTIVE EQUIPMENT (Impervious gloves, goggles, aprons, boots, dust masks, etc.)	OTHER SUPPLIES (Warning tape, labels, markers, MSDSs, etc.)
Fuel Island	PIG Spill Kit - 20 Gallon Overpack Salvage Drum	Shovel and dust pan	Rubber apron, gauntlet gloves, chemical goggles	
East Shop Wall	PIG Spill Kit - 20 Gallon Overpack Salvage Drum	Shovel and dust pan	Rubber apron, gauntlet gloves, chemical goggles	
Tack Oil Tank	PIG Spill Kit - 20 Gallon Overpack Salvage Drum	Shovel and dust pan	Rubber apron, gauntlet gloves, chemical goggles	
	J. J			

PERSON RESPONSIBLE FOR MAINTAINING THIS INVENTORY: ______ Duane Kimmes

LABEL SPILL KITS

- Label each spill kit prominently with the words "SPILL KIT" or "ABSORBENTS" etc.
- Label or stencil the necessary emergency telephone number(s) or pager number(s) of persons to be contacted in case of a spill or leak that is beyond the training and equipment available on or near each spill locker:

Facility Responsible Person/Phone Number: Duane Kimmes /(763)286 - 0869

Spill Response Contractor (if any)/Phone Number: OSI Enviro /(800)628 - 7657

State 24-Hour Emergency Spill Reporting Hot-Line: (801) 536-4123

• Stencil the following warning *PROMINENTLY* on each spill locker:

"WARNING: NEVER HOSE DOWN A SPILL! CLEAN IT UP PROMPTLY AND DISPOSE OF THE WASTE PROPERLY."

EMPLOYEE TRAINING LOG

Identify the spill response training provided to each employee or contractor who is charged with responsibility for spill response:

EMPLOYEE OR	INSTRUCTOR'S NAME	DATE OF TRAINING

Spill Log (For spills greater than 1 quart)

Date:	Material:	Quantity:			
Responsible Person and contact info:					
Discharge to storm drain or other stormwater conveyance, or water body? (Y/N)					
If YES, indentify coveyance or water body, and quantity					
Disposition (describe cleanup method, disposal, and groups and individuals involved)					
Date:	Material:	Quantity:			
Responsible Person and contact info:					
Discharge to storm drain or other stormwater conveyance, or water body? (Y/N)					
If YES, indentify coveyance or water body, and quantity					
Disposition (describe cleanup method, disposal, and groups and individuals involved)					