

## **MnDOT CMMT Phase I ESA Report Text Outline**

### On Cover Page (at a minimum):

Project Name, Report Title, TH #, SP #, date report (different dates on draft vs. final), company name/logo

### Executive summary:

High level summary of concerns likely to impact the corridor

# of each ranked sites

### Section 1 Introduction:

In any order

- A purpose statement; why is work being completed. AAI, property acquisitions, construction, and any other purpose.
- A scope of work/services statement
- Definitions/Terms used, if needed.
- Parcel ranking definitions copied from project specific contract
- User Reliance
- Significant Assumptions/Data Gaps/Limitations/Methodologies

### Section 2 Corridor Description:

Location & legal descriptions: TRS, County, Street, other

Historical corridor use: first development, large business use, railroad and road construction timeframes

Current corridor use: general current corridor use

### Section 3 Physical setting:

Topography

Geology & soils

Hydrogeology

### Section 4 Historical Land Use Review:

Historical Maps, FIM, Aerials, CD, Topo, other

- Short statement on how the data was obtained
- Summary of what was observed for each type of record

### Section 5 Regulatory Database Review:

ERIS review

MPCA/MDA file reviews:

List/table of the follow items:

- Common name of site and regulatory ID # requested, along with associated Phase I Site ID
- Files obtained (y/n/p {yes, no, pending})
- Simple one phrase of significant findings (off-site free product/tank pull, no residual impacts/TCE in groundwater/Superfund Site/MGP plant/active metal recycler).

Statement about orphan sites: How many total, how many inside project area, how many outside area, how many were not located. List which ones become Site #s.

#### Section 6 Additional Records:

MnDOT R/W mapping, MWI, Env. Covenant (if found), prior reports, City/County Records, museums, other.

#### Section 7: Site Recon:

Date, weather, person

Additional Site ID #s identified during site reconnaissance that were not previously ranked based on historical and regulatory reviews.

List sites up-ranked based on site recon, discuss why.

Discussion of additional property use/activities observed of concern.

Summary of tanks and monitoring wells within R/W.

#### Section 8 Interviews:

Museums/Visitor centers, City hall entry way info, local government officials (as required by ASTM), District staff (as appropriate). Parcel owner, if appropriate to Scope of Work such as total-take.

Do not list CMMT Project Manager unless specific knowledge shared.

#### Section 9 Findings:

Tables H, M, L. # of sites and discussion

Summary paragraph about how many de minimis sites/blocks identified and general discussion of what type of properties.

#### Section 10 Corridor-wide Concerns:

- Vapor considerations
- Groundwater plumes, extending into multiple parcels or into TH
- Superfund sites (both within 500-ft and outside buffer that have contamination extending into buffer).
- Other highly contaminated sites likely to impact corridor
- Additional features such as, demolished buildings & tanks in R/W (both site recon & historical knowledge), Vaults, Coal Chutes, Steam pipes or known asbestos utilities, abandoned rail/streetcar lines, debris or surface dumping, obvious filling (wetlands, quarry, large depressions, shoreline).

### Section 11 Conclusions:

Based on Phase I ESA findings and Corridor-wide Concerns which Site ID#s would benefit from further investigation as it pertains to anticipated property acquisition and proposed construction (state current design plan level [ie. District hand drawn, Scoping, ENM, preliminary or final layout, 30% plans, etc.]).

Based on regulatory file reviews or previous reports which Sites ID#s have historical soil, groundwater or vapor results for:

- Petroleum levels above MPCA offsite reuse levels or I-SRVs,
- Non-petroleum levels (solvents, PCBs, agricultural chemicals, PFOS, etc.) above lab detections limits,
- Metals above background levels.

### Section 12 Standard of Care

Signatures with date (dd/mm/yyyy)

### To be appended:

Tables (print)

Figures (print)

Site Summaries (print)

ERIS (on CD)

Historical Data (print, 11x17 as appropriate)

Other Historical Data (on CD)

File Reviews (on CD with e-fly sheet between each file)

Qualifications (on CD)

### Information to include on the CD label (at a minimum):

Truck highway number

State Project (SP) number

Title of report (Phase I ESA/Phase II/ RAP, etc.)

City or other Geographic Area

Month and Year of the report