

July 13, 2021

VIA EMAIL

Jake Walesch
Hollydale GC Development Inc
10850 Old County Rd 15 Ste 200
Plymouth MN 55441-6103

RE: Approval of Response Action Plan Construction Contingency Plan
Hollydale Golf Course, 4710 Holly Lane North, Plymouth
MPCA Site ID: BF0001796
Billing ID: 229182

Dear Jake Walesch:

The Minnesota Pollution Control Agency (MPCA) Brownfield staff in the Petroleum Brownfield (PB) Program has reviewed the Action Plan (RAP/CCP) submitted for the Hollydale Golf Course site, located at the address referenced above (the Site). The RAP dated May 11, 2021, was prepared and submitted on your behalf by Braun Intertec.

The Site consists of three contiguous parcels totaling approximately 156.8 acres. The Site is a former 18-hole golf course and woodlands. Petroleum Aboveground Storage Tanks were used at the site. The RAP/CCP is approved, subject to the following conditions:

1. Petroleum-contaminated soils encountered at the site should be excavated. Petroleum-contaminated soils at or greater than 200 parts per million (PPM) as measured by a photoionization detector (PID), should be properly managed at an MPCA approved off-site treatment/disposal facility.
2. Petroleum-contaminated soils less than 200 PPM (PID) may be thin spread on-site under paved surfaces.
3. A minimum four-foot buffer of clean soil should exist in all "green space" areas, along with a vegetative cover.
4. Petroleum-contaminated soils at or greater than 10 PPM (PID) encountered during the installation of underground utilities should be removed and properly managed as part of the RAP/CCP. If contamination remains at or above 10 PPM a vapor barrier is required.
5. Imported soil and excess fill targeted for off-site reuse shall be from a native source and/or meet the MPCA's criteria for unregulated fill. Soils that do not meet unregulated fill criteria may not be used at the discretion of the contractor or other project personnel.
6. Any contaminated soils removed from the site must be treated or disposed of in a method approved by the MPCA. Contaminated soils transported to an approved landfill must be in compliance with all state and local permits. The applicant must notify MPCA staff when contaminated soils are initially transported and where soils will be disposed of prior to disposal. Please include all transportation and handling manifests for such soils within the final implementation report.

7. This RAP/CCP approval is contingent on the applicant obtaining all other required state, federal, and local government permits.
8. MPCA Brownfield Program staff does not provide review or approval of the discharge and/or treatment of groundwater, stormwater, or any other dewatering action.

The MPCA's Petroleum Remediation Program requires a release site be investigated to define the extent and magnitude of petroleum contamination. If not yet completed, you will be required to take the steps necessary to investigate the release in accordance with MPCA guidance documents. This step includes a site investigation to define the full extent and magnitude of soil and/or groundwater contamination caused by the release.

An implementation report describing the completed response action activities, sampling results, soil management and disposal, and imported soils shall be prepared and submitted to the MPCA. If the implementation report will not be submitted within one year of the date of this letter, please notify the MPCA project staff of the status of the development. **Approval of this plan does not suggest that any of the costs incurred will be eligible for reimbursement from the Petro Board.**

This letter is subject to the disclaimers found in Attachment A. If you have any questions about this letter, please contact Project Manager Mark Koplitz at 651-757-2502 by email at mark.koplitz@state.mn.us or staff hydrogeologist Chuck Krueger at 651/ 757-2077 by email at Chuck.Krueger@state.mn.us .

Sincerely,

Mark E. Koplitz

This document has been electronically signed.

Mark E. Koplitz
Project Manager
Remediation Division

Chuck Krueger

This document has been electronically signed.

Chuck Krueger
Hydrologist
Remediation Division

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Enclosure

cc: Sandy Engdahl, City of Plymouth (electronic)
John Evans, Hennepin County (electronic)
Mark Keefer, Braun Intertec

Disclaimers

Hollydale Golf Course

MPCA Site ID: BF0001796

1. Reservation of authorities

The Minnesota Pollution Control Agency (MPCA) Commissioner reserves the authority to take any appropriate actions with respect to any release, threatened release, or other conditions at the Site. The MPCA Commissioner also reserves the authority to take such actions if the voluntary party does not proceed in the manner described in this letter or if actions taken or omitted by the voluntary party with respect to the Site contribute to any release or threatened release, or create an imminent and substantial danger to public health and welfare.

2. No MPCA assumption of liability

The MPCA, its Commissioner, and staff do not assume any liability for any release, threatened release or other conditions at the Site or for any actions taken or omitted by the voluntary party with regard to the release, threatened release, or other conditions at the Site, whether the actions taken or omitted are in accordance with this letter or otherwise.

3. Letter based on current information

All statements, conclusions, and representations in this letter are based upon information known to the MPCA Commissioner and staff at the time this letter was issued. The MPCA Commissioner and staff reserve the authority to modify or rescind any such statement, conclusion or representation and to take any appropriate action under his authority if the MPCA Commissioner or staff acquires information after issuance of this letter that provides a basis for such modification or action.

4. Disclaimer regarding use or development of the property

The MPCA, its Commissioner, and staff do not warrant that the Site is suitable or appropriate for any particular use.

5. Disclaimer regarding investigative or response action at the property

Nothing in this letter is intended to authorize any response action under Minn. Stat. § 115B.17, subd. 12.

6. This approval does not supplant any applicable state or local stormwater permits, ordinances, or other regulatory documents.