Preferred Id: 17952

Interest Name: Sinclair Station 22020

Address1: 223 E Larpenteur Ave

City: Maplewood

State: MN

Zip: 55117

Phone: NO CORE PI PH.

Interest Remarks Date and Time Printed: 5/8/2013 07:09:26

4/15/10: Phase II completed at site, contamination found. Site was called in to SDO by Valerie Wood at GES. Potential property transfer. Silty sand, muni, gw hit at 17' bgs, petroleum staining and odors present, high vapor of 1906 ppm, 109,000 ppb GRO in gw, 207,000 ppb DRO in gw, 21,300 ppb benzene in gw. One of the borings had PID hits to the bottom of the boring. Site has registered T# 4067 which lists 2- 10k gas USTs and a 10k diesel UST, all active. Also, 8k, 6k, 5k, and 4k gas USTs, a 1k FO UST, and a 560 used oil UST all rem'd 5/90. Prev. L# 2643 was open 5/90 and closed 5/00, an RI was previously completed and an SVE system installed. Now are reporting higher levels of groundwater contamination than at time of previous closure, also DRO was not previously analyzed in gw, new Leak number assigned to site. (KAF)

04/22/11 GWZ-Wakeup letter sent.

05/31/11 GWZ-Received the excavation report, which is suggesting a LSI.

05/30/11 GWZ-Received a call from Chris Loch indicating they have been given the LSI work for the site. 651-285-5954 Carlson 06/03/11. Talked to Chris and he felt they could get a report to me by the end of August possibly sooner if they could get a driller to the site sooner.

08/05/11 GWZ-Reviewed the excavation and noted that D1 and HH2 had elevated PIDs but only HH2 had elevated DRO results (1930 mg/Kg hydraulic hoist results). Because of the elevated DRO result, a LSI is warrented as they indicate.

08/17/11 GWZ-Talked with Chris Loch and found the LSI report is done and in the hands of Sinclair for approval and mailing.

08/22/11 GWZ-Received the LSI report requesting site closure.

09/08/11 GWZ-Reviewed the file in relation to Leak 2643. Originally 2643 had a lot of PCS to the south and they used GW pumpout and a vapor extraction system to clean it up. By 2/2000 most wells were clean, with the exception of MW-4 to the SW of the canopy, which is close to the current GP-5 location. GP-3 during both the Phase II and the LSI showed areas of significant new contamination, with the Phase II results implying there may even be FP. Therefore additional investigation may be necessary to fully define the extent to the north and check for FP.

9/28/11 [jdp] Rev. of Investigation Rpt., 8/18/11. The site is a former gas station which has been removed along with tanks, piping and hydraulic lifts. The site is a former leak site, No. 2643. The report indicates that the release is from the former leak site, probably a combination of releases from dispensers, tanks, pipes, and hydraulic lifts. The soils beneath the site consist of silty sand to at least 30 feet below the surface. Groundwater was found in some borings at 12 to 16 feet. Soil and groundwater contamination are negligible surface soil contamination is covered by pavement. There are no groundwater or surface water receptors near the site. The source area vapor intrusion sample from probe VP-4 had very high petroleum compound concentrations, but probes in the direction of receptors were below 10 times the ISV, except for 1,3-butadiene and tetrachloroethene. However, none of the receptors are within 100 feet of the contaminated groundwater. The site is not within a Drinking Water Supply Management Area. The site structures have been removed , but the figures included in the report do not indicate where the subsurface utilities are or were located.

I think the Phase II geoprobe GP-3, was actually drilled through the tank basin that existed during the Leak 2643 investigation. This is close to the location of well MW-3, installed for the investigation of leak 2643. Phase II geoprobe GP-3 groundwater concentrations (installed and sampled in 2010) were much higher than those of MW-3 when the site was closed in 2000. There is some evidence, based on Phase II probe GP-3 that additional LNAPL has been released at the site. Phase II geoprobe GP-4 showed contaminated soil, but no groundwater sample was collected from this boring. LSI geoprobe GP-5, west of Phase II geoprobe GP-4, showed groundwater contamination downgradient of the source areas. Contaminated groundwater is not defined to the south. I would prefer to install monitoring wells

9/28/11 [jdp] Remark 9 cont. ...to confirm the extent of groundwater contamination. Therefore, I recommend a monitoring well at the location of Phase II geoprobe GP-3 and another monitoring well south of Phase II geoprobe GP-4, preferably on the south side of Larpenteur Ave. A third monitoring well should be installed on the south side of Larpenteur Ave at the former location of MW-6 installed during the Leak 2643 investigation. Also, provide a map showing former and existing utilities on the site and adjacent to the site.

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10/03/11 GWZ-Letter sent requesting installation of Monitoring wells four ounds of moitoring and a monitoring report by 12/31/12.

12/16/11 GWZ-Spoke to Chris Lock and found they are having a little difficulting with off site access, needing Maplewood permission on one side of the road and St. Paul on the other side.

01/18/12 GWZ-Talked with Chris Lock about the wells they are installing. He indicated that the on site well installation went fine, but they are having difficulty with the two downgradient wells. He is indicating there is a water main they need to work around in addition to overhead power line and a fairly steep slope to the road bank where they are currently attempting to drill. He will let me know how it work out in the end.

01/19/12 GWZ-Received another call from Chris Loch. He indicated that the rig couldn't get through the cobles and whatever in the locations further south and they had to abanodon that attempt. They want our opinion on future drill plans.

2/8/12 AJE: field audit completed.

MW being installed in ROW. Things were going well and were completed according to Guidance.

02/19/13 GWZ-The consultant called and indicated they will have the report to me by March.

03/19/13 GWZ-Received the monitoring report that is suggesting site closure.

5/3/2013 [jdp] Review Monit. Rpt. dated 3/15/13. The report documents the results of quarterly sampling of three monitoring wells installed in 2012. The wells and previous groundwater samples from soil borings indicated that the groundwater contamination is largely confined to the interior of the site. The soil and groundwater contamination may well be associated with the previous leak investigation (Leak No. 2643) for this site. This previous leak site was closed. The gasoline plume does not appear to have reached offsite across Larpenter Ave. to the south. While concentrations in MW-1 appear to be increasing (which may be related to a significant decline in the water table during the last sampling event), the plume appears to be confined to the source areas within the site. If the gasoline contamination is associated with the previous leak site, then it has had ample time to migrate off site under current local conditions. If there has been a more recent release, it does not appear to be serious enough to warrant additional investigation or corrective action. Low levels of DRO were found in the two downgradient off-site monitoring wells. These concentrations may be related to weathered gasoline from the old release at the site, or artifacts due to the difficulty in quantifying DRO in groundwater. Since the plume has not migrated offsite in significant concentrations, the release does not appear to be a threat to receptors including utilities. I recommend closure of the file. However, it should be noted that soil vapors in the source area found at soil vapor probe VP-4 exceeded soil vapor intrusion criteria and may pose a risk to a building if it is constructed near this source area.

Tetrachlorothene was found in a soil vapor probe, but this compound was not detected in samples of groundwater in the monitoring wells. No referral to Site Assessment.

05/07/13 GWZ-Closure letter sent.