



Minnesota Pollution Control Agency

February 16, 2000

Mr. Chuck Caturia
Minnesota Center
7760 France Avenue South Suite 770
Bloomington, MN 55435

RE: Petroleum Storage Tank Release Investigation and Corrective Action
Site: Former McKee Warehouse, 2737 West Service Road/2745 West Service Road, Eagan
Site ID#: LEAK00013294

Dear Mr. Caturia:

Notice of Release

The Minnesota Pollution Control Agency (MPCA) has been informed that a release of petroleum has occurred from storage tank facilities which you own and/or operate. We appreciate your timely notification so this site can be handled in an efficient manner.

Legal Obligations

Federal and state laws require that persons legally responsible for storage tank releases notify the MPCA of the release, investigate the release and, if necessary, clean up the release. A person is considered legally responsible for a tank release if the person owned or operated the tank either during or after the release, unless specifically exempted under the law. If you believe that you are not legally responsible for this storage tank release, please contact the project manager listed below.

If you are not legally responsible for the release, but hold legal or equitable title to the property where the release occurred, you may volunteer to take corrective action. Responsible persons and volunteers who take corrective action may be eligible for reimbursement for a major portion of the costs of corrective action. The legislature has established the Petroleum Tank Release Cleanup Account to reimburse responsible persons and volunteers. The account is administered by the Petro Board which is part of the Minnesota Department of Commerce. Final decisions regarding the amount of reimbursement are made by the Petro Board. All questions about eligibility and reimbursement should be directed to the Petrofund staff at (651) 297-1119 or (651) 297-4203.

Request to Take Corrective Action

The MPCA staff requests that you take steps to investigate and, if necessary, clean up the release in accordance with the enclosed MPCA fact sheets. The site investigation must fully define the extent and magnitude of the soil and/or ground water contamination caused by the release. A report (excavation report and/or remedial investigation/corrective action design (RI/CAD)) which details the results of the investigation or concludes that excavation was sufficient to clean up the release must be submitted to this office within 10 months of the date of this letter. Please refer to MPCA fact sheets for information pertaining to the amount of work needed at the petroleum release site(s).

Mr. Chuck Caturia

Page Two

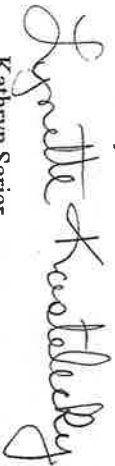
Sites with free product (free-floating petroleum), drinking water supply impacts, surface water impacts, indoor vapor impacts, fire or explosion hazards, or ground water impacts which pose a significant threat to public health or the environment, are considered high priority for staff review. If one or more of these situations apply to your site, an RI/CAD report must be submitted within 90 days. In addition, if you know or discover that there is free-product from a well, excavation, or borehole, you must notify the MPCA within 24 hours and IMMEDIATELY begin interim free product recovery.

If you have not already done so, the MPCA recommends that you hire a qualified consulting firm registered with the Petrofund staff that has experience in conducting petroleum release site investigations and in proposing and implementing appropriate corrective actions. A list of registered contractors and consultants is available from the Petrofund staff. The MPCA reserves the right to reject proposed corrective actions if the requirements of the site investigation have not been fulfilled. Please note that, under Minn. R. 2890 (Supp. 1997), you must solicit a minimum of two competitive proposals on a form prescribed by the Petro Board to ensure that the consulting costs are reasonable. Questions about bidding requirements should be directed to Petrofund staff.

Required Response

MPCA staff requests a response to this letter within 30 days. Please tell us whether you intend to proceed with the requested work. If you do not respond within this time frame, the MPCA staff will assume that you do not intend to comply, in which case the MPCA Commissioner may order you to take corrective action. Failure to cooperate with the MPCA in a timely manner may result in reduced reimbursement from the Petro Board. See Minn. R. 2890 (Supp. 1997). The enclosed fact sheets will provide you with the information necessary to complete a successful investigation and cleanup. If you have any questions concerning this letter or need additional information, please contact me at (651) 297-8582. Please reference the above LEAK # in all correspondence. If you are calling long distance, you may reach the MPCA St. Paul office by calling (1-800) 657-3864.

Sincerely,



Kathryn Serier
Project Manager
Site Remediation Section
Metro District

KAS:lek

Enclosures

cc: Gene Van Overbeke, City Clerk, Eagan
Craig Jensen, Fire Chief, Eagan
Andy Leith, Nova, Chaska
Lynn Thompson, Dakota County Solid Waste Officer

Serier, Kathryn

From: Serier, Kathryn
Sent: Friday, September 24, 2004 11:37 AM
To: 'Tony Coletta'
Subject: RE: ID #13294 - McKee Warehouse, Eagan, MN

Tony,

Below are the answers to your questions. We do not have any information in our file other than a release report and a "standard letter" dated 2/16/00. We do not have the Jan 2000 Nova report.

1. The report date is the date we rec'd a the initial call from the consultant (or RP) which is 02/03/00. The release date is the date the release was discovered. Our records indicate the release was discovered on 01/27/00
The target date is the date the project managers use as a tracking tool. The date we enter is basically for our own use. I would ignore this date. Also, we have not rec'd any reports. Again, I had entered "file review" in report tracking as a date I reviewed the file and made a phone call.

2. I do not have the Jan 2000 report. Could you send us a copy?

If you have any other questions, please call me at 651/297-8582. Thanks, Kathryn Serier

-----Original Message-----

From: Tony Coletta [mailto:Tony.Coletta@novaconsulting.com]
Sent: Thursday, September 23, 2004 9:59 AM
To: Serier, Kathryn
Subject: ID #13294 - McKee Warehouse, Eagan, MN

Kathryn,

I have a few questions for you regarding the referenced LUST facility. Nova has done previous subsurface investigative work at this site in January 2000, which I believe was the prompting for the release notification (at least the date of release discovery and our report are the same).

My questions include:

1. The MPCA listing for this site references a "report date", "response date" and "target date" of November 17, 2002. What are these reports, as the current owner of the site has told me he has no other reports that the January 2000 Nova report.
2. We are missing the boring location map (Figure 2) from our file for the January 2000 report; if the MPCA has the report on file, is it possible to have that figure faxed to me at 952-448-9390?

Thank you for your assistance.

Regards,
Tony Coletta
Sr. Project Manager
Nova Consulting Group
1107 Hazeltine Blvd., Ste. 400
Chaska, MN 55318
Phone: 952-361-8680 (direct)
Fax: 952-448-9390
Cell: 651-592-0636

9/24/2004

larry.colella@novacorrsulling.com

9/24/2004

BACKGROUND:

Leaksite No: 13294 Date: 06/01/07
Site name: Former McKee Warehouse; 2737/45 W Service Rd, Eagan

Hydro: John Kaehler
Proj.Mgr:

Consultants:

Emergency :

Tank Info:

Site Info:

Release Info:

Excavation:

Soil Investigation:

Groundwater investigation:

Hydrology:
Depth to GW; *≈ 50 ft*
Conductivity;
Transmissivity (ft²/day):
GW Flow Direction;
Aquifer Type:

General geology/stratigraphy:

Well Receptor Info:

Surface Water Info:

Vapor Risk/Intrusion Info:

Consultant Discussion:

Hydro Comments :
06/01/07

File review

No data in file

There is mention of a Phase II in remarks but not present in file.

Looks to be associated with Leak 5292.

Leak 5292 appears to be adjacent to this site along the S border. 5292 was closed in 93 after an excavation of 2 tanks.

Indications are that sandy conditions exist beneath the site

Large Coca Cola site also exists immediately adjacent to the S and W

The Coke site appears to be addressed under leak #'s 5950 and 7302.

Went to the site and it appears that 5292 and this site (13294) are the same building/location.

The nearest building to the S is 2757 W Service Rd.

This site is currently a warehouse with loading docks for the Coke trucks.

The site is surrounded by parking lots.

There doesn't appear to be any building receptors of concern.

The site is elevated above 35E.

The only surface water near by is a storm water retention pond.

Evaluation of Leak 7302, located nearby, indicated the WT to be approx 50 ft bg.

From an environmental stand point and what appears to be minimal contamination referenced in remarks, there is very little chance that there is a petroleum problem at this site.

Serier, Kathryn

From: Tony Coletta [Tony.Coletta@novaconsulting.com]
Sent: Friday, June 15, 2007 2:08 PM
To: Serier, Kathryn
Subject: Report Info

Hi Kathryn,

The two pages from my 2004 Phase I, which references out 2000 LSI are attached.

Let me know if you need anything else.

Regards,

Tony Coletta

Sr. Project Manager
Nova Consulting Group, Inc.
1107 Hazeltime Blvd., Ste. 400
Chaska, MN 55318
Phone: 952-361-8680 (direct)
Fax: 952-448-9390
Cell: 651-592-0636
tony.coletta@novaconsulting.com

6/15/2007

3.7 Previous Reports & Proceedings

Mr. Phil Jaffe, Site representative, reported no pending, threatened, or past litigation, administrative proceedings, or notices of violations concerning the Site relating to hazardous substances or petroleum products.

Mr. Jaffe was asked if he knew of any existing reports, permits, or other documents as listed in Section 9.8 of ASTM E1527-2000. It is known that various environmental reports have been previously prepared for the Site; however, most of the reports were either not available or provided for our review. The following previous reports were prepared for the Site and provided to Nova for review:

“Limited Subsurface Investigation, McKee Warehouse, 2737 and 2745 West Service Road, Eagan, Minnesota” dated January 27, 2000 by Nova.

The results of the Limited Subsurface Investigation at the Site are summarized as follows:

- On January 14, 2000, Nova installed four soil borings on the site. Two borings (GP-1 and GP-2) were installed in the assumed location of the former hydraulic lifts and borings GP-3 and GP-4 were installed in the assumed location of the former waste oil UST.
- All four borings were advanced to depths ranging from 6 to 10 feet below land surface (bls).
- The subsurface tools were advanced with a hydraulic soil probe (Geoprobe).
- No visual or olfactory evidence of contamination was identified in soil cores taken from each boring.
- Soils were field screened using a HNu photoionization detector (PID). A reading of 2 parts per million was detected at the 8-10 foot interval in boring GP-3. No other organic vapors were detected via the HNu in the remaining soil samples.
- Four soil samples were collected for laboratory analysis.
- Groundwater was not encountered in any of the soil borings installed to 10 feet bls.
- Sampling equipment was decontaminated between each sample collection to ensure sampling integrity.
- Soil samples were analyzed for volatile organic compounds (VOCs), diesel range organics (DRO), and petroleum aromatic hydrocarbons (PAHs)

- Analytical results did not detect PAHs or VOCs above the reporting limit (RL) in all four samples.
- Analytical results detected DRO at a concentration of 190 ppm in the sample collected from the 8-foot interval in boring GP-1. DRO was also detected at a concentration of 76 ppm in a sample collected from the 8-foot interval in boring GP-2. The laboratory report indicated the sample results were typical of lubricating oils found in hydraulic lifts.
- Nova concluded that a petroleum release due to leakage of hydraulic lifts had occurred at the Site and recommended the release be reported to the Minnesota Pollution Control Agency (MPCA)
- Nova concluded the following: “According to MPCA Guidelines, sites where the native soil type is sand or silty sand, and soil contamination greater than 50 ppm DRO remains in place should be investigated to assess the extent of the impact and the associated risk. However, based on the nature of the release, hydraulic fluid beneath the building, the expected depth to groundwater of approximately 50 feet bls, and because the source of contamination had been removed, that it is unlikely that active remediation of the release would be required”.

Overall, Nova concurs with the findings, conclusions, and recommendations.

MINNESOTA DUTY OFFICER

HAZARDOUS MATERIAL INCIDENT REPORT: TANKS

Report #: 13637 Report Date: 2/3/2000 Report Time: 13:53 DO#: 23

Caller Information:

Name: Andy Leith
Company: NOVA
Address: 1107 Hazeltine Blvd. Suite 400

Responsible Party/Property Owner:

Name: CHUCK CATURIA
Company: MINNESOTA CENTER
Address: 7760 FRANCE AVE. SOUTH SUITE 770

City: Chaska State: MN City: BLOOMINGTON State: MN
Phone: ~~612~~ 448-9393 Ext: Zip: 55318- Phone: (612) 924-4628 Ext: Zip 55435-
Alt. Phone: Ext: Alt. Phone: Ext:

Site Location:

Site Name: FORMER MCKEE WAREHOUSE
Site Address: 2737 W Service Rd
Site City: EAGAN Site County: DAKOTA Site Zip: 55121

Site Information:

Discovery Date: 1/27/2000 Discovery Time: Previously Reported Site?: NO Leak #: 0

Tank Information:

Native Soil Type: sand/gravel Surface Water Nearby?: No
Monitoring Wells on Site?: No Site Water Source: Municipal
Contaminated Soil Excavated?: No Quantity: Able to dig out Contamination?: No
Ground Water Encountered?: No Depth to Ground Water: 0
Free Product Found?: No Stained Soils?: No Petroleum Odors?: No
Highest Vapor Reading: Analytical Results: DRO-190ppm@8'

If this incident involves an A.S.T. is there secondary containment around the tank?:

Narrative: Phase 2 site assessment. Samples taken under hydraulic lifts.

T#4677 • Lifts used for vehicle maintenance.
LF 5292

ENTERED FEB 07 2000

ANY QUESTIONS, PLEASE CONTACT THE MINNESOTA DUTY OFFICER AT 651-649-5451 OR 800-422-0798

MPCA Project Manager: KAS

Leak Number: 13294

Serier, Kathryn

From: Krueger, Angela [akrueger@ENSR.com]
Sent: Wednesday, August 03, 2005 8:50 AM
To: Serier, Kathryn
Subject: Environmental Site Assessment

Hello Ms. Serier,

I am conducting a Phase I Environmental Site Assessment on a property located in Eagan. I see that a LUST site is located less than a mile away from the subject property and the site has not received closure. I am wondering if you can give me an update on the status of the LUST site. The site number is 13294 located at 2745 West Service Road. Specifically, I am looking for any offsite contamination that may have occurred and if there is any cleanup planned.

I appreciate any information you can give me.

Thanks,

Angela Krueger
ENSR Corporation
4500 Park Glen Road, Suite 210
St. Louis Park, MN 55416
(952) 924-0117
(952) 924-0317 - fax
akrueger@ensr.com

8/3/2005

