



Minnesota Pollution Control Agency

Brainerd Office

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Category	_____

July 24, 2009

Mr. Morey Gross and Mrs. Gloria Gross
110 South Western Avenue
Brooten, MN 56316

RE: Soil Gas Vapor Investigation at 110 South Western Avenue, Brooten, Minnesota 56316

Dear Mr. and Mrs. Gross:

The MPCA would like to take this opportunity to provide an update on the recent vapor investigation at 110 South Western Avenue, Brooten, Minnesota 56316 (Residence). Also, the MPCA would like to summarize the events that have occurred since the leak site investigation for the Former KCs Quik Stop (LEAK #14698) initiated in 2002.

As of July 7, 2009, the MPCA has determined the potential for petroleum contaminated vapors to impact the Residence have been eliminated. This decision was based on a review of the sample data collected from August 2002 through March 2009; the confirmation of the removal of the vapor pathways in the basement of the Residence (sealing of the cistern and basement floor), and the natural biodegradation of the petroleum contamination plume located west of the Residence.

The MPCA will continue to work with the Responsible Party at LEAK# 14698, to properly abandon the existing soil gas monitoring points in the basement floor, the bedroom crawlspace, and the east port outside of the Residence. A consultant will be contacting you in the near future to arrange a date that is convenient for you to complete this work.

It is the MPCA's understanding, as discussed during telephone conversation on June 19, 2009, that you would like to continue to maintain the radon system currently operating at the Residence. If you would like to keep the system, there will be no charge to you; however, you will be responsible for operation and maintenance of the system, as well as disposal when desired. If this is incorrect, please notify us immediately to proceed with arrangements to remove the system.

In April 2002, a release of petroleum contamination was discovered upon removal of gasoline and diesel tanks at a gas station (LEAK #14698) located approximately 120 feet northwest of the Residence. During the follow up investigation for LEAK #14698, the vertical and horizontal extent of the contamination was defined and determined to be ten feet below ground and extend approximately 100 feet to the east and west, 50 feet to the north and south of the tank basin. As the investigation continued there were concerns raised in 2004, based on screening values taken in the basement of the Residence, that there may be petroleum vapors entering the basement area. Additional air sampling was conducted and resulted in the sealing of the cistern and the basement floor to eliminate the vapor pathways to the basement, as well as installation of the radon system in November 2006. From November 2006 to March 2009, follow up vapor sampling was conducted and indicated that the petroleum vapor gas did not migrate into the residence and the potential for human health impacts from petroleum vapors has diminished.

The MPCA would like to reiterate, there are no imminent health threats to you and your family at this residence.

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Enclosed with this letter are the analytical data that was collected at your residence during the investigation of LEAK #14698. The MPCA appreciates your patience and cooperation through this investigation and hopes you can rest assured your home is safe.

Once again, if you would like the radon system removed, please contact the MPCA immediately. If the MPCA does not receive a response, the assumption will be made that you desire to keep it and that you will accept responsibility for its operation and maintenance as well as disposal.

If you have any questions, please feel free to contact me at 218-316-3857

Sincerely,



Amy Jendro
Project Manager
Brainerd Office
Remediation Division

AJ:cad

Enclosures

cc: Mark Koehn, St. Cloud

