



Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

October 3, 2016

Mr. Gary Neumann
City of Rochester
201 4th Street SE, Room 266
Rochester, MN 55904

RE: Former Dry Cleaners – Rochester #3 Site, 219 and 223 First Avenue SW, Rochester
MPCA Project Number VP12562
Revised Groundwater Remediation Work Plan– Conditional Approval

Dear Mr. Neumann:

The Minnesota Pollution Control Agency (MPCA) staff, in the Voluntary Investigation and Cleanup (VIC) Unit, has reviewed the “Revised Groundwater Remediation Work Plan” (the Work Plan) for the identified releases to groundwater at the Former Dry Cleaners – Rochester #3 site, located at the address referenced above (the Site). The Work Plan, dated July 26, 2016, was prepared and submitted on your behalf by Landmark Environmental, LLC (Landmark).

Based on our review the Work Plan, and as discussed with Jason at Landmark in a conference call on September 1, 2016, it is approved with the following modifications:

1. Continue quarterly groundwater monitoring for volatile organic compounds (VOCs) to verify the effectiveness of the treatment and to determine any rebound in the tetrachloroethylene (PCE) concentrations.
2. Conduct methane monitoring (i.e. field meter) at least monthly for the first three months, then quarterly. Monitoring points shall include at least the existing Site: monitoring well risers; basement area vapor monitoring points; and, sump(s).
3. Continue operation of the existing active sub-slab depressurization system.
4. Maintain the dual phase extraction (DPE) system at the site (i.e. the blower and solenoid valve(s) shall be maintained so that the system can be returned to active service if needed).
5. Quarterly monitoring reports will include methane monitoring in addition to ongoing groundwater VOC monitoring.

VIC staff also recognize that, based on more recent project email correspondence, further discussion is needed to find agreement as to the Site-specific cleanup objectives and as necessary to support any final VIC assurance letter request.

Mr. Gary Neumann

Page 2

October 3, 2016

If you have any questions about this letter, please contact me at 651-757-2627 or by email at edward.olson@state.mn.us or Allan Timm, Hydrogeologist at 651-757-2786 or by email at allan.timm@state.mn.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward P. Olson". The signature is fluid and cursive, with the first name being the most prominent.

Edward P. Olson, CEP
Project Manager
Site Remediation & Redevelopment Section
Remediation Division

EPO:bhj

cc: Todd Osweiler, Rochester Public Utilities
Jason Skramsted, Landmark Environmental LLC
Nancy Quattlebaum Burke, Gray Plant Mooty