

MINNESOTA POLLUTION CONTROL AGENCY
TANKS AND SPILLS SECTION
ABOVE/BELOW GROUND RELEASE REPORT

4/89

Report taken by: D. Kuhn

Date/time occurred: _____

Date/time of report: 8/17/89

Date/time discovered: 8/17/89

CALLER*
name: Brian Germanson
phone: G.S.I.
relationship to site: Excavator

INSTALLATION*
name: C. M. J. Cromstrom's
street: 4225 Hiawatha
city, zip: SMPLS., MA. 55405

MATERIAL RELEASED/AMOUNT*
Fuel oil 4
Gasoline

LEAK # _____
USTIS # _____
STATE OF FEDERAL _____
EMERGENCY DECLARED? YES NO RP FF

SITUATION (HOW/WHY)
Removed -
hard holes
Fuel tank

VAPOR/ WATER/ OTHER
SITE INVESTIGATION - NO BUT NEEDED
ACTIVE: RP _____
CORRECTIVE ACTION - NO BUT NEEDED
ACTIVE: FF _____
ENFORCEMENT - NO YES (documented)
ACTIVE: RP _____

ACTIVITIES TO DATE (circle)*
tank removed, size 500 gallon.
age _____, contents _____
above ground/below ground _____
soil borings _____
digging, why? _____
contamination detected _____
odor, instrument, analysis _____
soil excavated to b.m.
stockpiled properly _____
disposal arranged _____
samples collected _____
other (specify) _____

SITE OWNER/RESPONSIBLE PARTY*
name: R. J.
street: 4225²⁵
city, zip: Mpls. MA. 6671
contact person: _____
phone: 722-

SITE OPERATOR*
name: _____
street: _____

INSTRUCTIONS GIVEN (circle)*
hire consultant _____
submit report _____
staff will call _____
contact staff _____

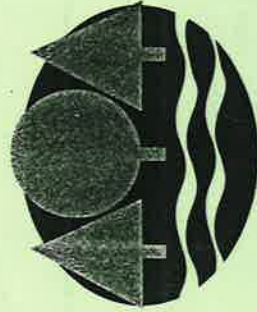
city, zip: _____
contact person: _____
phone: _____

AREAS AFFECTED*
surface water _____
groundwater _____
sanitary sewer _____
storm sewer _____
soil _____
wells _____
other _____

CONTACTS
Local Fire/Police _____
Local Officials _____
Emergency Services _____
MPCA Region _____
MDA _____
MDOT _____
Other _____
ADDITIONAL INFO - continue on back

~~RELEASE REPORT - ADDITIONAL INFORMATION~~

A series of approximately 30 vertical lines, likely representing a redacted document or a form with no visible text.



Minnesota Pollution Control Agency

November 4, 1993

Mr. R. J. Roth
President
CMI-Cronstroms, Inc.
1045 Gemini Road
Eagan, Minnesota 55121-2204

Dear Mr. Roth:

RE: File Closure
Site: Agate Enterprises, 4201 Hiawatha Avenue, Minneapolis
Site ID#: LEAK00001485
Property Transfer ID#: TS-PT0099

The Minnesota Pollution Control Agency (MPCA) Tanks and Spills Section, Property Transfer/Technical Assistance Program staff has reviewed the report titled Additional Investigative Results, dated October 22, 1993. The report was received by MPCA staff on October 25, 1993.

Based upon the information obtained during the investigation, the file regarding the identified petroleum tank release at the site will be closed. This closure letter applies only to the petroleum release at the site.

On August 17, 1989, a petroleum tank release was reported to the MPCA after discovering holes in an excavated fuel oil tank. An additional release of gasoline was later discovered which was apparently associated with the former dispensers. Since then, the following corrective actions have been taken in response to the release:

1. A remedial investigation was conducted at the site which consisted of conducting/installing eight soil borings and four ground water monitoring wells. It was determined that petroleum had impacted both soil and ground water at the site. Petroleum contaminated soil was present at the site with the maximum detected concentrations of 1.7k mg/kg as gasoline, and 2.5k mg/kg as fuel oil. The lateral and vertical extent of the ground water contamination has not been completely defined, but the maximum concentrations of detected petroleum ground water contaminants did not exceed the assigned ground water cleanup goal for the site.
2. Five underground storage tanks formerly containing waste oil, fuel oil, and gasolines have been apparently removed from the site. Approximately 400 cubic yards of contaminated soil was removed from two excavations at the site. Approximately 80 and 320 cubic yards of contaminated soil were excavated from the fuel oil and gasoline impacted soil areas. Soil samples were collected from the bottom of each excavation and were analyzed for petroleum constituents. The maximum detected concentration of petroleum in the soil samples, collected from both the fuel oil and gasoline impacted areas, were 1.3k and 2 mg/kg, respectively. The excavated contaminated soil was later thermally treated at C.S. McCrossan in Maple Grove, Minnesota.

Mr. R.J. Roth

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November 4, 1993

Based on the available information, we believe that these actions have adequately addressed the petroleum storage tank release at the site. Therefore, MPCA staff do not intend to require any more investigation or cleanup work in response to the petroleum release. Even though closure status has been assigned to the petroleum release, the MPCA staff reserves the right to reopen this file and require additional work if in the future more work is determined necessary to address the petroleum contamination at the site. This letter does not release any party from liability for the petroleum contamination under Minn. Stat. 115C. (1992), or any other applicable state or federal law.

Because you performed the requested work, the state may reimburse you for a major portion of your costs. The Petroleum Tank Release Cleanup Act establishes a fund which in certain circumstances provides partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Petro Board. More specific eligibility rules are available from the Petro Board and can be reached at 612/297-1119 or 612/297-4203.

Since you requested assistance from the MPCA Property Transfer / Technical Assistance Program staff, you will be billed for the time spent by staff to review this project. This is in accordance with Minn. Stat. § 115C.03, subd. 9 (1992) in which the person requesting assistance from the MPCA shall pay the agency under this program. Reimbursements collected will be deposited in the Minnesota Environmental Fund.

If you have any questions regarding this letter, please feel free to contact me at 612/297-8597.

Sincerely,



David A. Tetley
Hydrogeologist
Property Transfer / Technical Assistance Program
Tanks and Spills Section

DAT:nh

cc: Stephen Jansen, Reer Environmental and Engineering Resources, Inc.,
Minneapolis
Karen Nordby, Minneapolis Pollution Control Department, Minneapolis
Merry Keefe, City Clerk, Minneapolis
Thomas Dickinson, Fire Chief, Minneapolis

SITE: Agate Enterprises
LOCATION: 4201 Hiawatha Avenue, City of Minneapolis, Hennepin County
PROPERTY TRANSFER NUMBER: TS-PT0099
LEAK NUMBER: 1485

REPORT TITLES: Additional Investigation Results; dated October 22, 1993
Annual Progress Report - Groundwater Monitoring; dated
February 11, 1993
Quarterly Groundwater Monitoring Results; dated July 14, 1992
Quarterly Groundwater Monitoring Results; dated April 16, 1992
Remedial Investigation; dated March 20, 1992

CONSULTANT: Peer Environmental & Engineering Resources, Inc. (PEER)
REVIEW DATE: November 2, 1993
REVIEW VAX FILE: [TETLEY D.PROPERTY]TS-PT0099.letter;4

PROJECT MANAGER: David Tetley
HYDROLOGIST: David Tetley

RECOMMENDATION: File Closure

BACKGROUND INFORMATION:

Please refer to the file review dated March 25, 1993, for summary of remedial investigative work conducted at the site.

An additional downgradient monitoring well was installed at the site. Soil encountered during the drilling of the well was apparently contaminated near the termination depth of the boring. The soil vapor jar-headspace concentration was measured at a concentration of 377 ppm when monitored by a PID. A soil sample was not collected for laboratory chemical analysis.

The groundwater flow direction at the site was to the southwest during the past two sampling events. Two rounds of groundwater samples were collected from the new well. Samples were not collected from the remaining wells. The samples were chemically analyzed for BETX and TPH (GRO/DRO). The samples were not collected for VOCs (GC/MS) because the MPCA letter dated August 16, 1993, did not request these parameters to be sampled. The groundwater chemical analysis results are attached. Benzene and toluene were detected at concentrations exceeding the RAL. Benzene had detected concentrations of 510 and 550 ug/L.

CONSULTANT CONCLUSIONS:

- 1) The MPCA assigned groundwater cleanup goal is 100 times the RAL. Groundwater samples collected from the new well are below the cleanup goal for the site.
- 2) Since the groundwater contamination levels do not exceed the MPCA cleanup goal for the site, it appears that the MPCA closure requirements for the Site, as stated in the MPCA letter dated August 16, 1993, have been met.
- 3) Concentrations of petroleum contaminants in the groundwater have decreased.

CONSULTANT RECOMMENDATIONS:

- 1) File Closure

2) Abandon monitoring wells.

MPCA COMMENTS AND RECOMMENDATIONS:

File closure

**TABLE 2
ANALYTICAL TESTING RESULTS - GROUND WATER SAMPLES**

| Compound/Parameter | MW-4 | | RAL | Cleanup Goal* |
|-------------------------------|---------|---------|--------|---------------|
| | 9/14/93 | 9/30/93 | | |
| Benzene | 510 | 550 | 10 | 1,000 |
| Ethyl Benzene | 520 | 560 | 700 | 70,000 |
| Toluene | 1,300 | 1,400 | 1,000 | 100,000 |
| Total Xylenes | 1,800 | 2,000 | 10,000 | 1,000,000 |
| Gasoline Range Organics (GRO) | 12,000 | 13,000 | NE | N/A |
| Diesel Range Organics (DRO) | 2,500 | 2,900 | NE | N/A |

NOTES:

All units reported in micrograms per liter (ug/L).

RAL = Minnesota Department of Health Recommended Allowable Limit for Drinking Water Contaminants.

NE = Not established.

N/A = Not applicable.

* = Cleanup goal is 100 times the respective RALs.



Peer Environmental & Engineering Resources, Inc.

RECEIVED

OCT 25 1993

MPCA, HAZARDOUS
WASTE DIVISION

October 22, 1993

Mr. David A. Tetley
Minnesota Pollution Control Agency
Tanks and Spills Section
Hazardous Waste Division
520 Lafayette Road
St. Paul, MN 55155

RE: Additional Investigation Results
Former Mobil Service Station
4201 Hiawatha Avenue
Minneapolis, Minnesota
MPCA ID#: LEAK00001485

Dear Mr. Tetley:

Enclosed is a copy of the report which documents the results of additional investigation completed at the above site. The additional investigation was requested by the MPCA earlier this year.

The investigation completed, included installation of one additional downgradient monitoring well, and sampling analysis of ground water from the well on two occasions. The results indicate contaminant concentrations in the well are below the ground water cleanup goals assigned for the site by the MPCA.

Per the MPCA's letter dated August 16, 1993, we anticipate that the MPCA will now issue site closure within one week of receipt of this report.

Should you have any questions regarding the report, please do not hesitate to contact us.

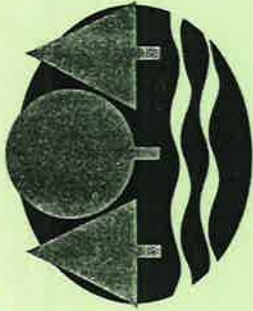
Sincerely,

Peer Environmental & Engineering Resources, Inc.

Stephen T. Jansen, M.S.
Senior Project Manager

STJ:ab
Enclosure

pc: R.J. Voith, Agate Properties



Minnesota Pollution Control Agency

August 16, 1993

Mr. R.J. Voith, President
CMI-Cronstroms, Inc.
1045 Gemini Road
Eagan, Minnesota 55121-2204

Dear Mr. Voith:

RE: Response to letter dated July 23, 1993
Site: Agate Enterprises, 4201 Hiawatha Avenue, Minneapolis
Site ID#: LEAK00001485
Property Transfer ID#: TS-PT0099

This letter is written in response to your inquiry regarding staff decisions pertaining to the above-referenced property. Based upon the content of your letter, I can appreciate the problems you may be having as a result of the stalled property transaction. However, there appears to be a difference of opinion between my staff and yourself regarding how best to proceed with this project.

In the time between the file reviews which occurred on August 21, 1992, and March 30, 1993, a change in project staff occurred. The new staff determined that an additional well needed to be installed at the property in a downgradient location. It is our understanding that a downgradient well has been installed at the site.

That being the case, we can all easily move forward by your collecting a ground water sample from the well and then collecting a confirmation sample not sooner than two weeks after the first sample. The water samples should be analyzed for benzene, ethyl benzene, toluene, and xylenes (BETX), gasoline range organics (GRO) and diesel range organics (DRO).

The Minnesota Pollution Control Agency (MPCA) will provide expedited review of these results. If the contaminant concentrations do not exceed the action level for the site (100 times the Minnesota Department of Health Recommended Allowable Limits for Drinking Water), then a closure letter will be issued within one week of receipt of the results. If the contaminant concentrations do exceed the action level, MPCA staff will issue a letter within one week advising you how to proceed with additional monitoring, investigation, and/or cleanup.

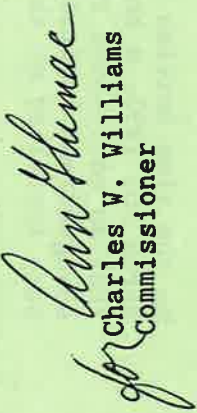
Mr. R.J. Voith

Page 2

August 16, 1993 .

I appreciate your cooperation in working with the MPCA to date, and hope that we can rely on your continued cooperation. If you have any questions regarding the matters addressed in this letter, please contact David Tetley at 612/297-8597.

Sincerely,

for  Charles W. Williams
Commissioner

CW:nh

CMi-Cronstroms, Inc.
Architectural Aluminum

1045 Gemini Road
Eagan, Minnesota 55121-2204

Telephone (612) 688-6867 FAX (612) 688-6935

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JUL 23 1993

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JUL 21 8 03

MPCA, Hazardous
Waste Division

MINN. POLLUTION
CONTROL AGENCY

Mr. Charles W. Williams
Minnesota Pollution Control Agency
520 Lafayette Road
St. Paul, MN 55155

July 19, 1993

RE: Former Mobil Service Station
4201 Hiawatha Avenue
Minneapolis, Minnesota
MPCA Site ID#: LEAK00001485

Dear Mr. Williams:

Agate Properties has undertaken response actions associated with a petroleum release at a former service station site that it now owns. Several phases of investigation have shown that the most significant contamination originated from gasoline underground storage tanks that were owned and operated by a previous tenant, Mobil Oil. Regardless, Agate Properties has responded to the MPCA's request to investigate and clean up the release.

The results of the investigations completed to date indicate that contaminated ground water flows to the west beyond the property boundary, underneath Hiawatha Avenue. The risk assessment indicates that no drinking aquifers, water wells, utilities, or other receptors are threatened by measurable ground water impacts. Test results of ground water samples have consistently been below MPCA cleanup goals for this site.

On August 21, 1992 the MPCA provided written approval of the Remedial Investigation and Corrective Action Design (RI/CAD) that our consultant prepared. The CAD approved by the MPCA was to complete no further actions except one year of quarterly ground water monitoring. Following one year of monitoring the MPCA indicated site closure would be issued assuming stable or declining concentration trends of ground water contaminants were shown. Agate Properties has fully implemented the approved monitoring. The results of one year of monitoring have shown that contaminant concentrations in ground water have decreased. We subsequently requested file closure from the MPCA, so that the property can be sold to a willing buyer.

Due to the pending property transaction, Agate Properties attempted to facilitate the MPCA's review by working with the Property Transfer Technical Assistance Program. This was required since the original MPCA hydrogeologist on the project left, and the standard review process was delayed. The Technical Assistance staff recently finished their review and have completely reversed the MPCA's August 21, 1992 position concerning approval of the RI/CAD, and are now requesting additional investigation and possible cleanup actions. This has resulted in the sale of the property falling through at the eleventh hour, and causing complete uncertainty as to what economic impacts remain to be incurred.

The problem appears to be the fact that the exact limits of the contamination plume beneath Hiawatha Avenue (a busy 4-lane thoroughfare) have not been defined. This was clearly considered when the MPCA approved our initial CAD. Given the pressure for cost containment in the Petrofund Program and the minimal, if not negligible, risk to human health and the environment associated with the subject petroleum release, everyone agreed that an academic definition of the extent of contamination was not warranted.

We respectfully request your review of this situation and consideration for support of the original CAD which was approved by the MPCA. This will assist in getting the file closed and the property back into production. The alternative is to incur ten's of thousands of dollars in additional costs for continuing investigation and monitoring of a release that poses negligible threat to human health and the environment. Those costs will be eligible for petrofund reimbursement. An analysis suggests the costs, time and economic impacts of proceeding with additional work are not beneficial, except in the most academic sense that a precise definition of measurable contamination would be obtained.

It is not our intention to appear uncooperative or non-responsive to the MPCA's request for response actions. Agate Properties has cooperated fully with the MPCA to date. However, the recent change in position has left us baffled, at a most inopportune time, and we feel that reconsideration by the Commissioner is appropriate.

We need a site closure decision now from MPCA per our approved plan so that our buyer can secure financing to purchase the property. Waiting one, two or more years serves no purpose.

Our buyer has a grant to assist in the financing of the property which will expire if a closure cannot be obtained.

Please favor us with a practical, sound reversal of the latest MPCA decision. Thank you for your consideration.

Agate Properties
& CMI Cronstrams Inc.



R. J. Voith
President