

Minnesota Pollution Control Agency

October 12, 1994

Mr. Donald Mattson
4833 Nokomis Avenue South
Minneapolis, Minnesota 55417

RE: Petroleum Tank Release Site File Closure
Site: 5000 Hiawatha Avenue South, Minneapolis
Site ID#: LEAK00005708

Dear Mr. Mattson:

We are pleased to let you know that the Minnesota Pollution Control Agency (MPCA) Tanks and Spills Section (T&S) staff has determined that your investigation and/or cleanup has adequately addressed the petroleum tank release at the site listed above. Based on the information provided, the T&S staff has closed the release site file.

Closure of the file means that the T&S staff does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this site. However, the T&S staff has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information or changing regulatory requirements make additional work necessary. If you or other parties discover additional contamination (either petroleum or non-petroleum) that was not previously reported to the MPCA, Minnesota law requires that the MPCA be immediately notified.

You should understand that this letter does not release any party from liability for the petroleum contamination under Minn. Stat. ch. 115C (1992) or any other applicable state or federal law. In addition, this letter does not release any party from liability for non-petroleum contamination, if present, under Minn. Stat. ch. 115B (1992), the Minnesota Superfund Law.

The monitoring wells for this site should be abandoned in accordance with the Minnesota Department of Health (MDH) Well Code, Chapter 4725. If you choose to keep the monitoring wells, the MDH will continue to assess a maintenance fee for each well.

520 Lafayette Rd. N.; St. Paul, MN 55155-4194; (612) 296-6300 (voice); (612) 282-5332 (TTY)
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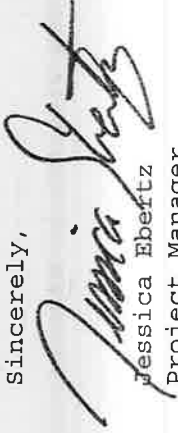
Mr. Donald Mattson
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If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA staff should be notified immediately.

To make arrangements to review a file for specific information regarding petroleum contamination that may remain at this leak site, please call the T&S File Request Program at 612/297-8499. The "Leak/Spill and Underground Storage Tank File Request Form" (T&S Fact Sheet #36) must be completed prior to arranging a time for file review.

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please call project manager, Jessie Ebertz at 612/297-8594 or site hydrogeologist, Stephen Geyen at 612/297-8602.

Sincerely,



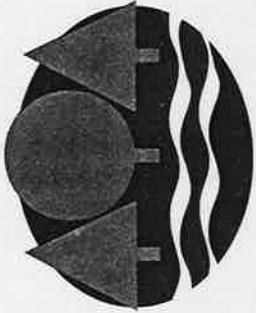
Jessica Ebertz
Project Manager
Cleanup Unit II
Tanks and Spills Section



Stephen Geyen
Hydrogeologist
Cleanup Unit II
Tanks and Spills Section

JE:SG:lt

cc: Karen Nordby, Minneapolis Department of Operations, Minneapolis
Tom Dickinson, Fire Chief, Minneapolis
Greg Lie, Hennepin County Solid Waste Officer, Minneapolis
Gary Schroeder, Delta Environmental Consultants, Inc., St. Paul



Minnesota Pollution Control Agency

September 1, 1994

Mr. Donald Mattson
4833 Nokomis Avenue South
Minneapolis, Minnesota 55417

RE: Petroleum Tank Release Site Review
Leaksite: 5000 Hiawatha Avenue South, Minneapolis
Site ID#: LEAK00005708

Dear Mr. Mattson:

On September 20, 1993, Minnesota Pollution Control Agency (MPCA) staff approved, with modifications, a correction action design (CAD) plan proposed by Delta Environmental Consultants. The approval required four quarters of ground water monitoring to document a trend in the contaminant concentration.

Since the CAD was approved, MPCA staff has received the results of two quarters of ground water monitoring. MPCA staff has reviewed the available information and has concluded that at a minimum, one additional quarter should be collected to satisfy those requirements outlined in MPCA Fact Sheet #20, Ground Water Monitoring, Section #3-b. MPCA staff will be prepared to discuss the need for additional ground water monitoring after the wells have been sampled for the third consecutive monitoring event.

You have indicated in numerous conversations with MPCA staff that monitoring wells MW-1 and MW-5 are preventing development of the property. Since further monitoring of these wells is needed, MPCA staff propose the following options:

1. Abandon monitoring wells MW-1 and MW-5 while construction is in progress on the property and replace them after construction has been completed. Please contact the Department of Commerce with question regarding reimbursement of incurred costs.
2. Delay property development until MPCA staff has determined that ground water monitoring is no longer necessary. MPCA staff requires a minimum of three consecutive quarters of ground water monitoring which documents a declining trend in contaminant concentration before closure is considered. Please see MPCA fact sheets for further requirements.
3. Monitoring wells MW-1 and MW-5 may be cut off and completed at grade if development plans have them located on a driving surface. The Minnesota Department of Health should be contacted for further information on a well contraction variance. Please contact the Department of Commerce with questions regarding reimbursement.
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Mr. Donald Mattson
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September 1, 1994

If you have any questions about this correspondence, feel free to contact project manager Jessie Ebertz at 612/297-8594. For questions regarding ground water issues, please contact MPCA staff hydrogeologist Stephen Geyen at 612/297-8602.

Sincerely,



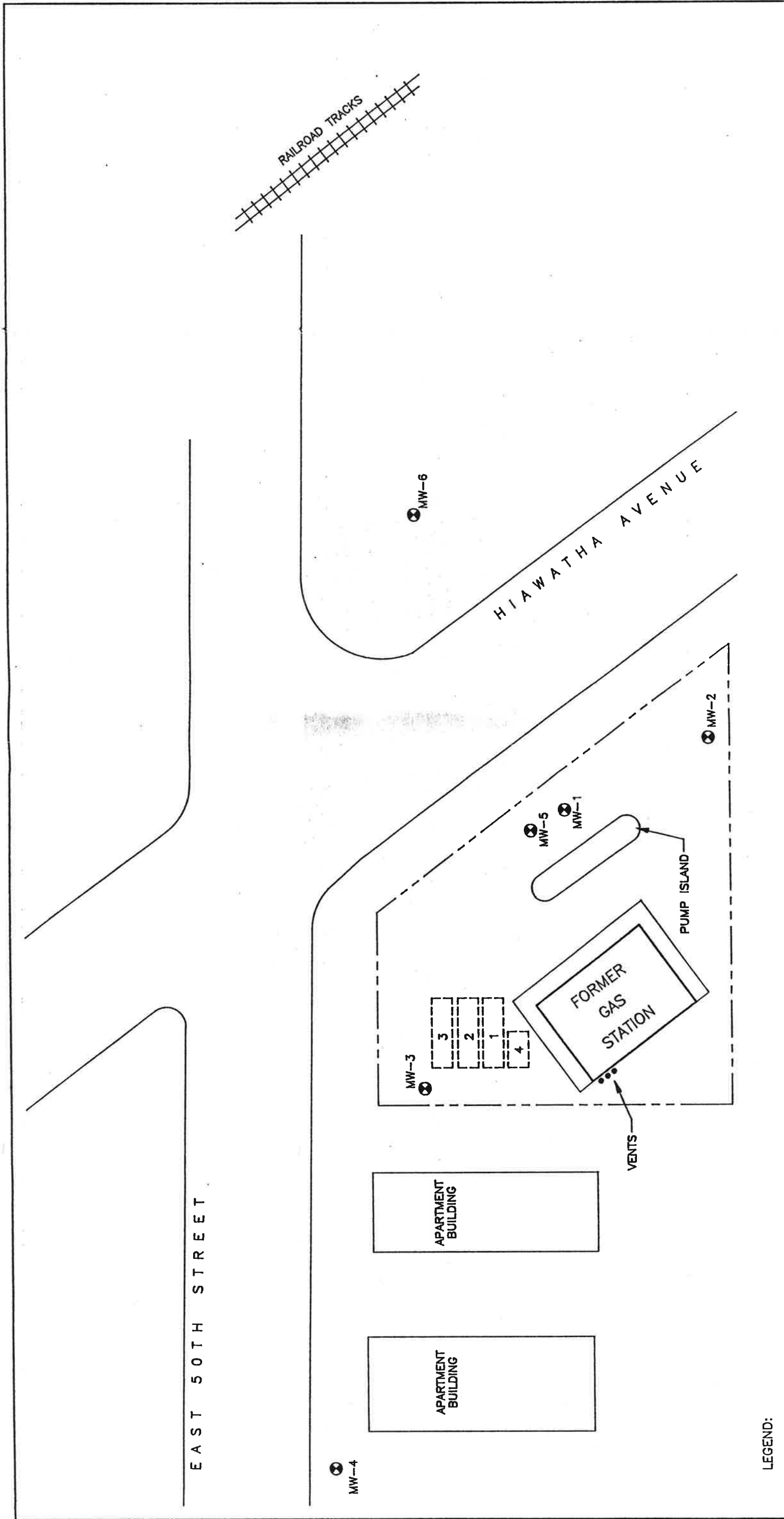
Jessica Ebertz
Project Manager
Cleanup Unit II
Tanks and Spills Section



Stephen Geyen
Hydrogeologist
Cleanup Unit II
Tanks and Spills Section

JE/SG:mk

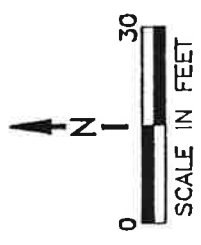
cc: Karen Nordby, Department of Operations and Regulatory Services, Minneapolis,
Don Thompson, Department of Operations and Regulatory Services, Minneapolis
Gary Schroeder, Delta Environmental Consultants



**FIGURE 2
SITE MAP
5000 HIAWATHA AVENUE
MINNEAPOLIS, MINNESOTA**

PROJECT NO. 10-92-333	PREPARED BY GJS/SO	REVIEWED BY
DATE 6/17/93	REVISION NO.	FILE NAME 92333

Delta Environmental Consultants, Inc.



- LEGEND:**
- ⊗ MONITORING WELL LOCATION
 - - - - - PROPERTY BOUNDARY
 - - - - - UNDERGROUND STORAGE TANK

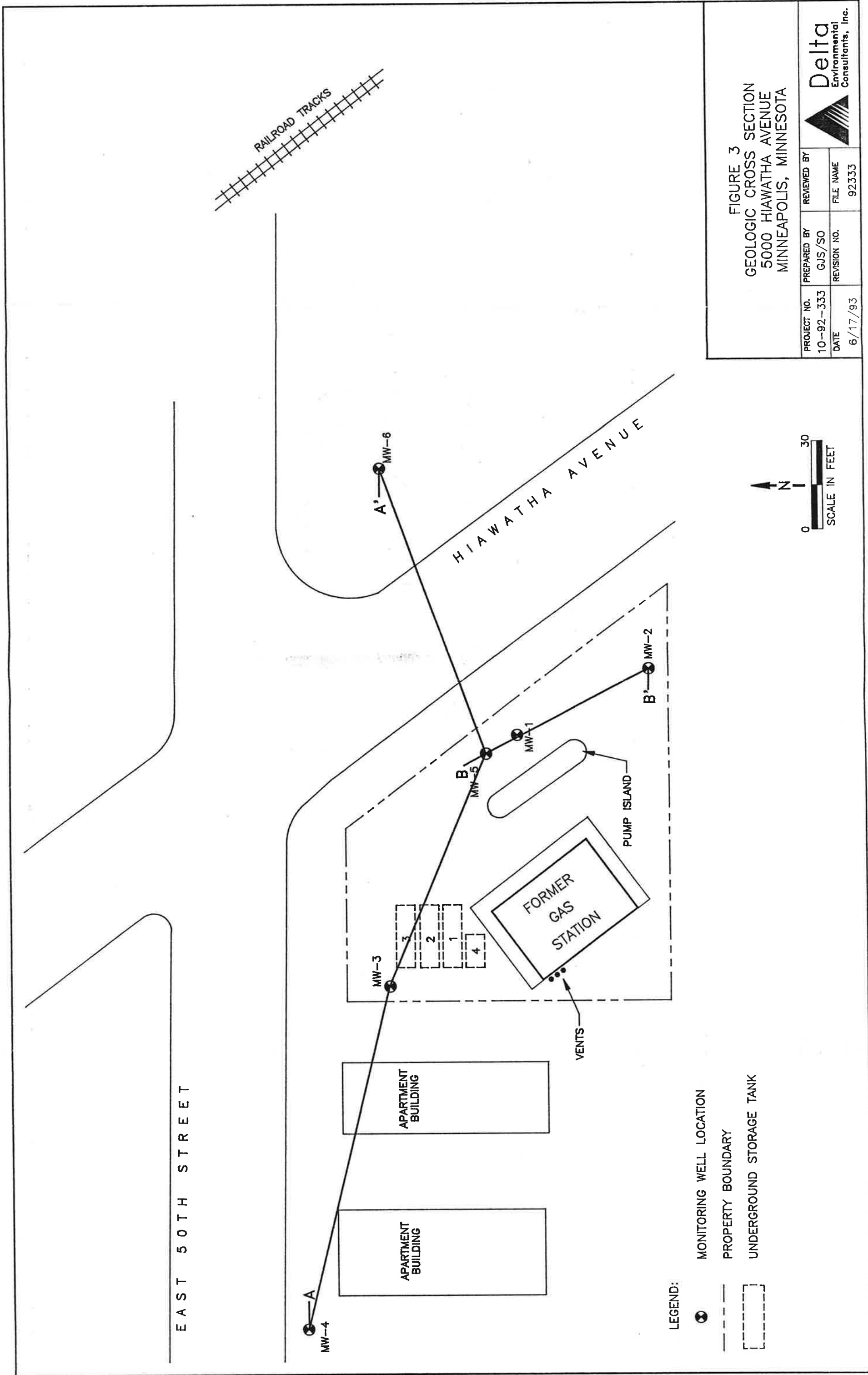
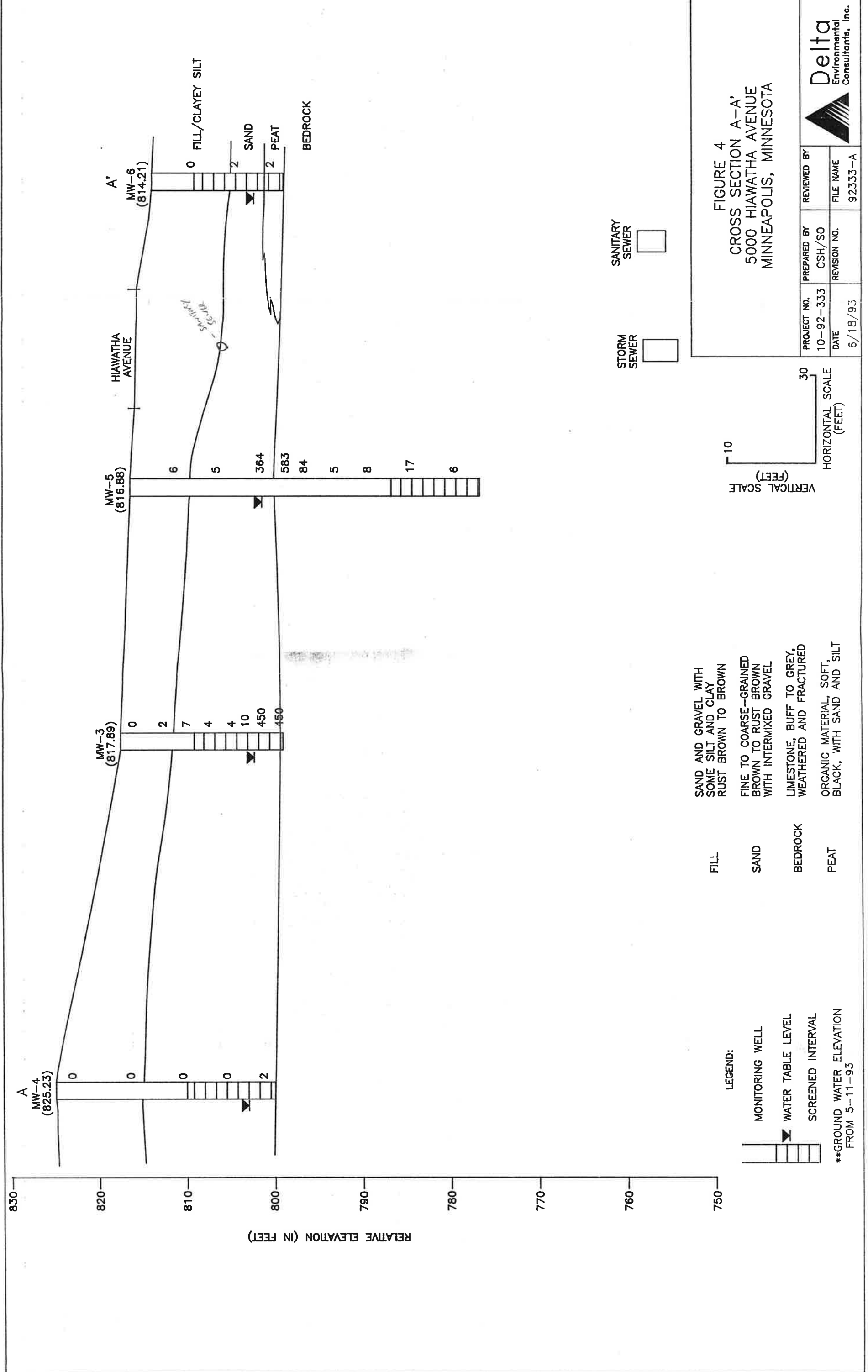
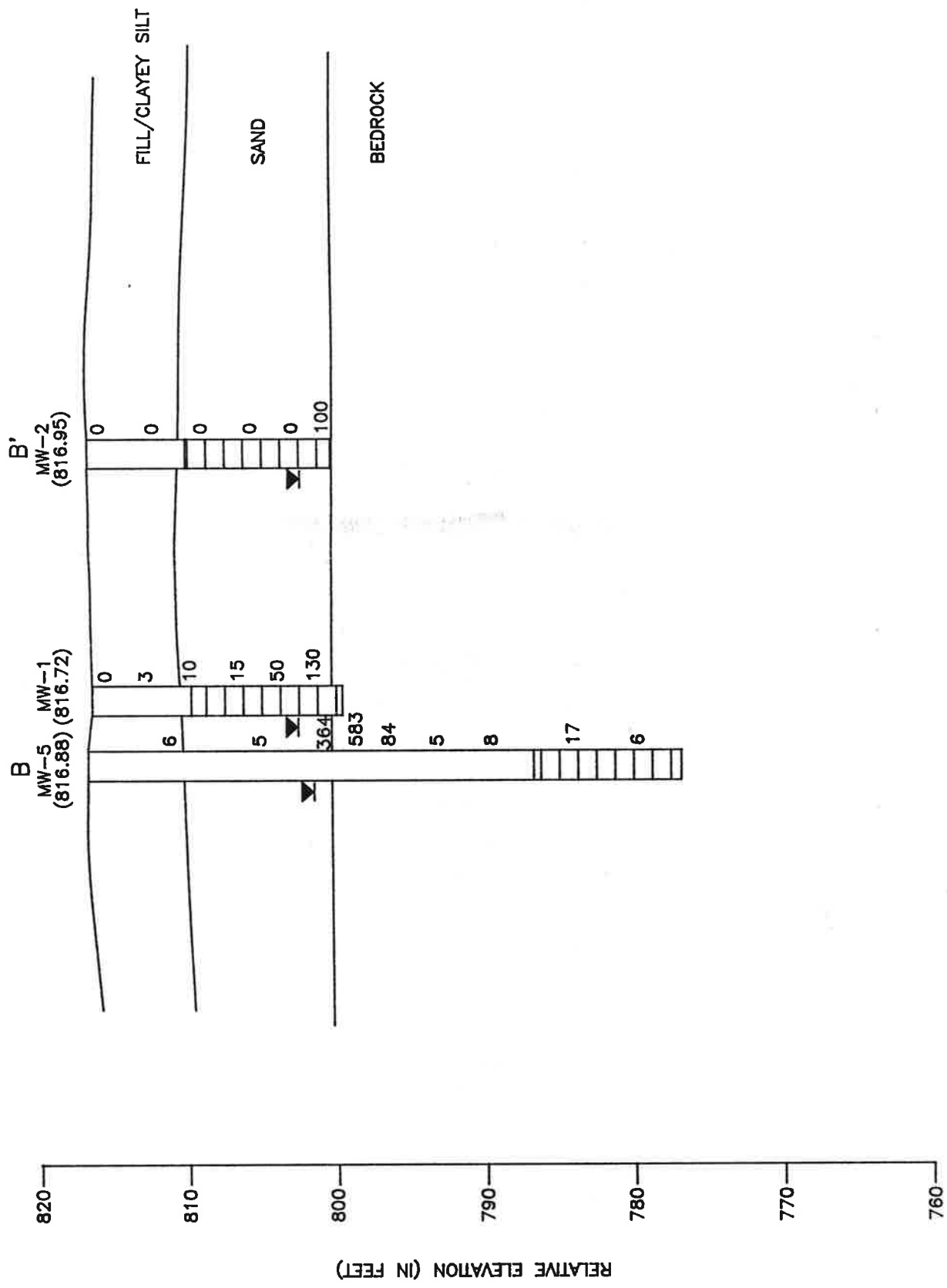


FIGURE 3
 GEOLOGIC CROSS SECTION
 5000 HIAWATHA AVENUE
 MINNEAPOLIS, MINNESOTA

PROJECT NO. 10-92-333	PREPARED BY GJS/SO	REVIEWED BY	Delta Environmental Consultants, Inc.
DATE 6/17/93	REVISION NO.	FILE NAME 92333	



PROJECT NO.	10-92-333	PREPARED BY	CSH/SO	REVIEWED BY	
DATE	6/18/93	REVISION NO.		FILE NAME	92333-A



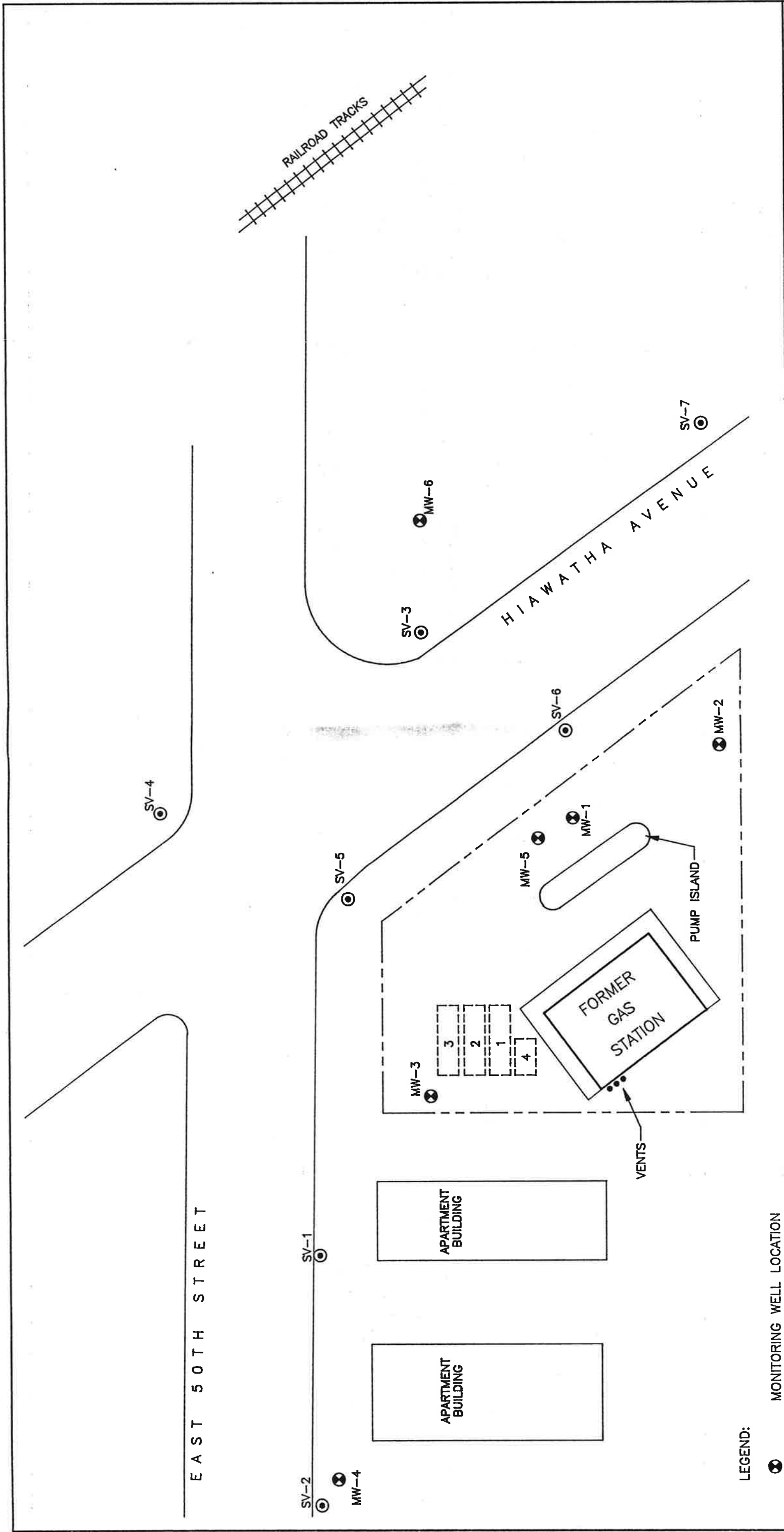
- FILL**: SAND AND GRAVEL WITH SOME SILT AND CLAY RUST BROWN TO BROWN
- SAND**: FINE TO COARSE-GRAINED BROWN TO RUST BROWN WITH INTERMIXED GRAVEL
- BEDROCK**: LIMESTONE, BUFF TO GREY, WEATHERED AND FRACTURED

- LEGEND:**
- MONITORING WELL
 - WATER TABLE LEVEL
 - SCREENED INTERVAL
- **GROUND WATER ELEVATION FROM 5-11-93

FIGURE 5
CROSS SECTION B-B'
 5000 HIAWATHA AVENUE
 MINNEAPOLIS, MINNESOTA

PROJECT NO.	PREPARED BY	REVIEWED BY
10-92-333	CSH/SO	
DATE	REVISION NO.	FILE NAME
6/18/93		92333-B

Delta Environmental Consultants, Inc.



- LEGEND:**
- ⊗ MONITORING WELL LOCATION
 - - - PROPERTY BOUNDARY
 - ▭ UNDERGROUND STORAGE TANK
 - ⊙ SOIL PROBE LOCATION

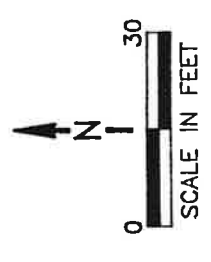


FIGURE 6
SOIL PROBE LOCATION MAP
 5000 HIAWATHA AVENUE
 MINNEAPOLIS, MINNESOTA

PROJECT NO. 10-92-333	PREPARED BY GJS/SO	REVIEWED BY
DATE 6/17/93	REVISION NO.	FILE NAME 92333



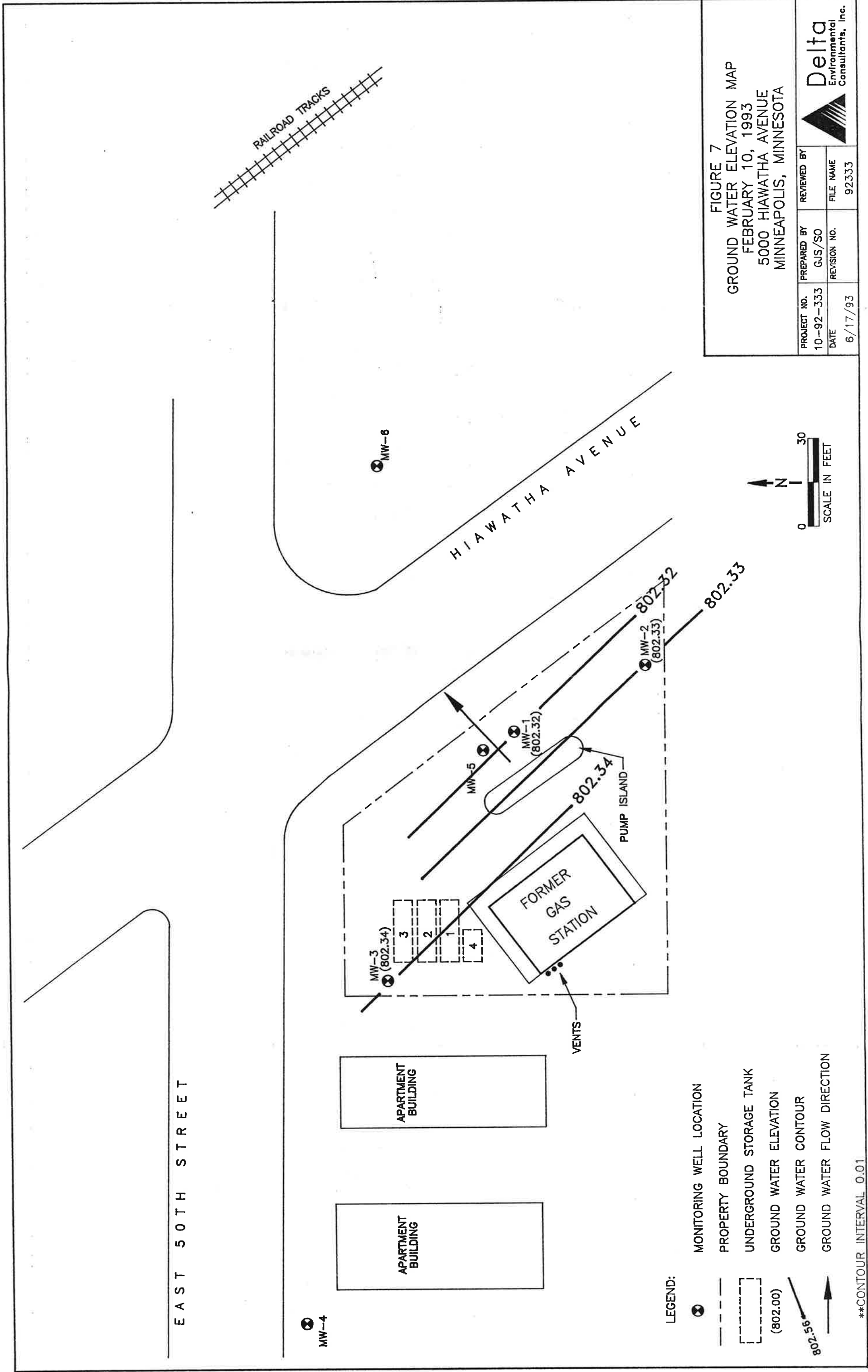
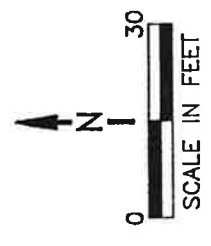


FIGURE 7
 GROUND WATER ELEVATION MAP
 FEBRUARY 10, 1993
 5000 HIAWATHA AVENUE
 MINNEAPOLIS, MINNESOTA

PROJECT NO. 10-92-333	PREPARED BY GJS/SO	REVIEWED BY
DATE 6/17/93	REVISION NO.	FILE NAME 92333



- LEGEND:
- ⊗ MONITORING WELL LOCATION
 - - - PROPERTY BOUNDARY
 - - - UNDERGROUND STORAGE TANK
 - (802.00) GROUND WATER ELEVATION
 - GROUND WATER CONTOUR
 - GROUND WATER FLOW DIRECTION

**CONTOUR INTERVAL 0.01

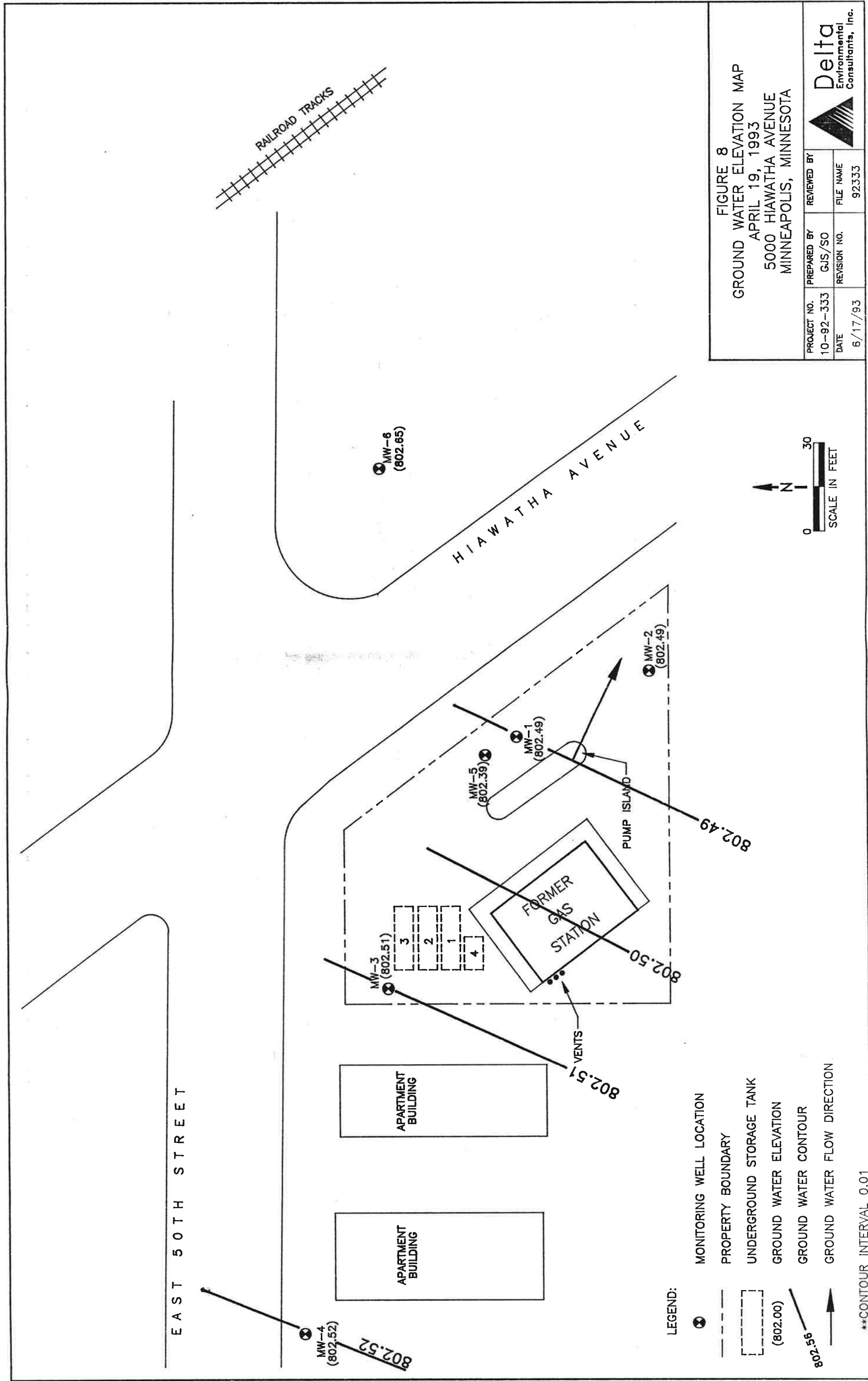


FIGURE 8
GROUND WATER ELEVATION MAP
 APRIL 19, 1993
 5000 HIAWATHA AVENUE
 MINNEAPOLIS, MINNESOTA

PROJECT NO. 10-92-333	PREPARED BY GJS/SO	REVIEWED BY
DATE 6/17/93	REVISION NO.	FILE NAME 92333



- LEGEND:**
- ⊗ MONITORING WELL LOCATION
 - - - PROPERTY BOUNDARY
 - - - UNDERGROUND STORAGE TANK
 - (802.00) GROUND WATER ELEVATION
 - - - GROUND WATER CONTOUR
 - GROUND WATER FLOW DIRECTION
- **CONTOUR INTERVAL 0.01

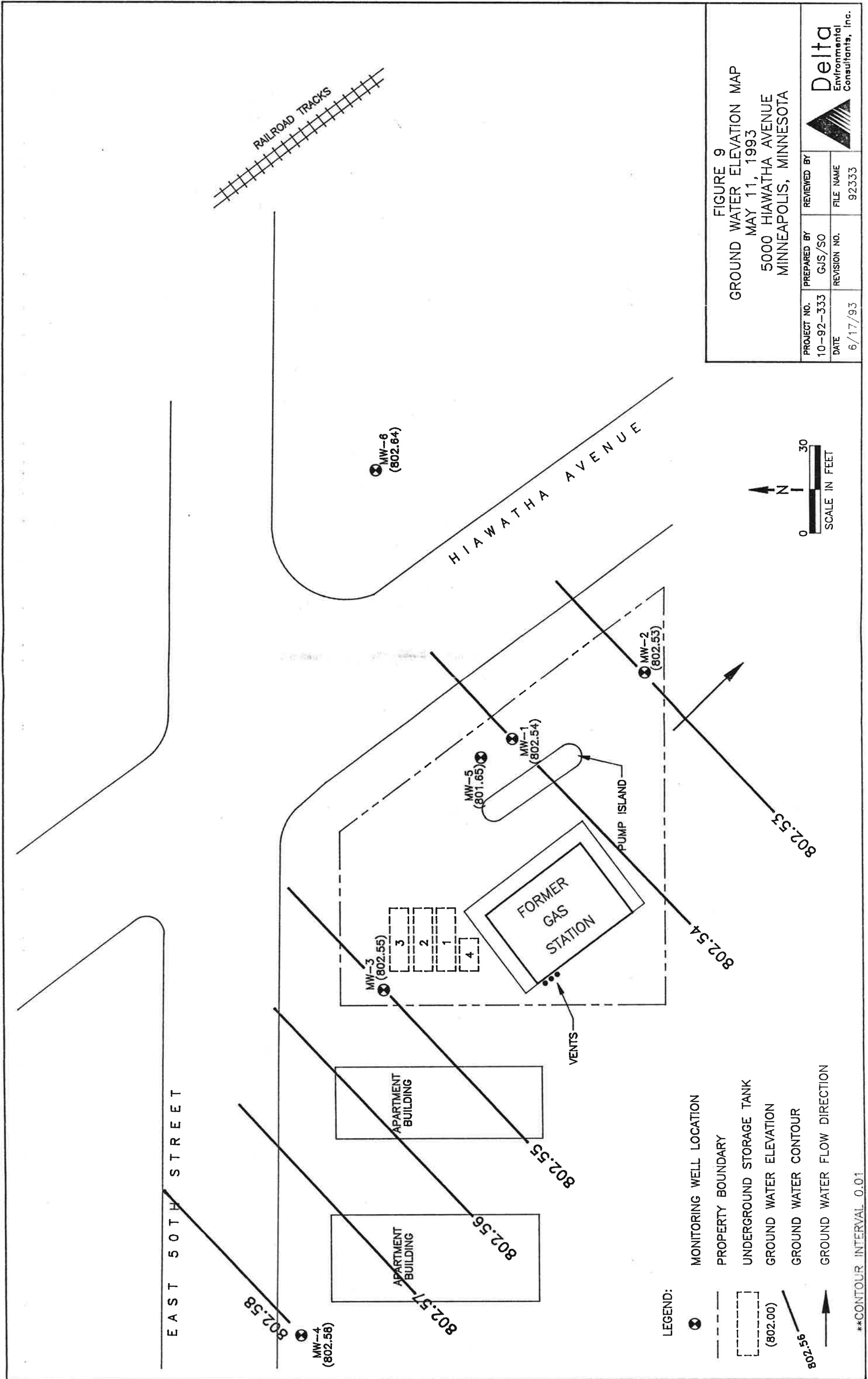


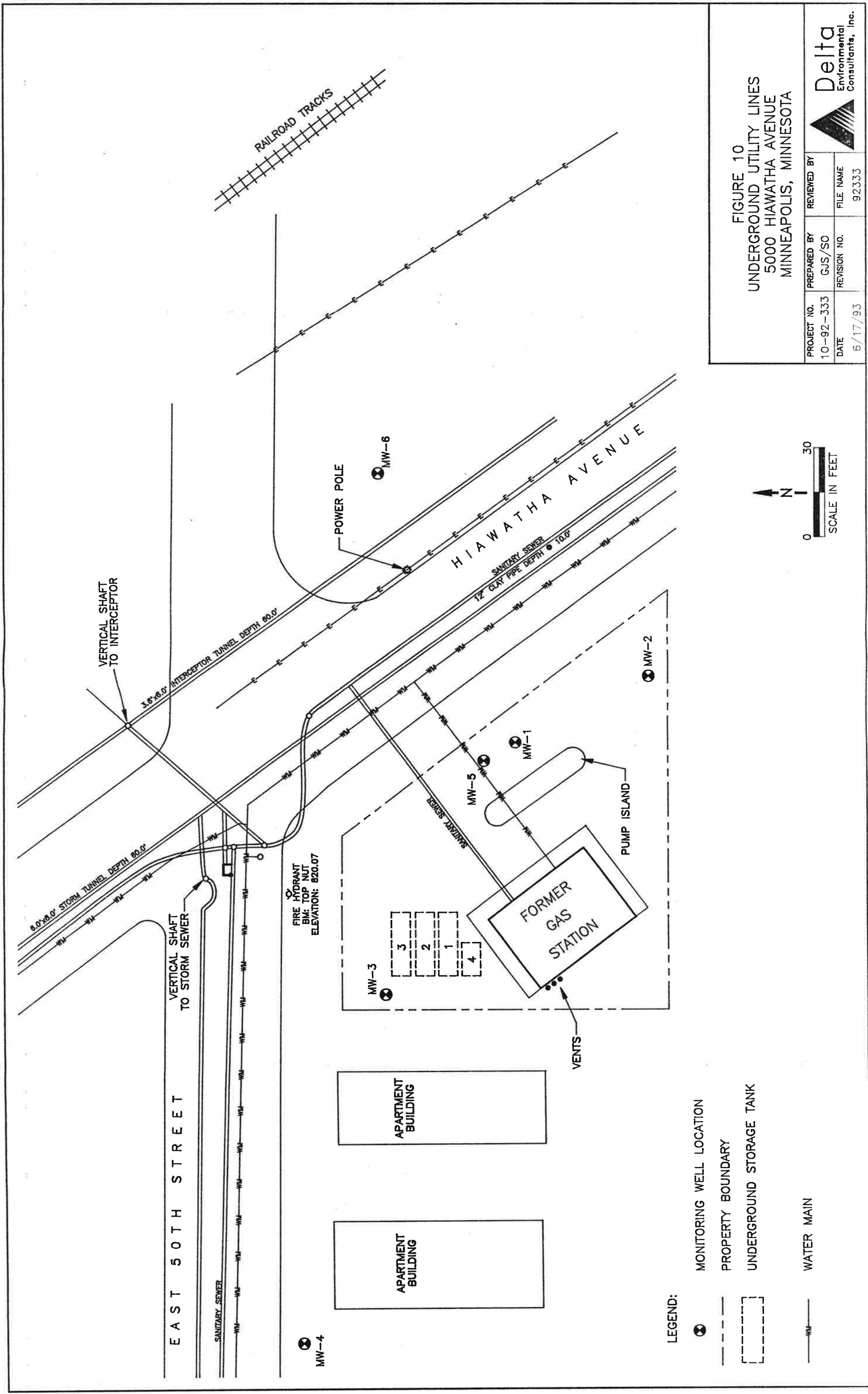
FIGURE 9
 GROUND WATER ELEVATION MAP
 MAY 11, 1993
 5000 HIAWATHA AVENUE
 MINNEAPOLIS, MINNESOTA

PROJECT NO. 10-92-333	PREPARED BY GJS/SO	REVIEWED BY
DATE 6/17/93	REVISION NO.	FILE NAME 92333



- LEGEND:
- ⊗ MONITORING WELL LOCATION
 - - - PROPERTY BOUNDARY
 - - - UNDERGROUND STORAGE TANK
 - (802.00) GROUND WATER ELEVATION
 - GROUND WATER CONTOUR
 - GROUND WATER FLOW DIRECTION

**CONTOUR INTERVAL 0.01



- LEGEND:**
- ⊗ MONITORING WELL LOCATION
 - - - - - PROPERTY BOUNDARY
 - [- - -] UNDERGROUND STORAGE TANK
 - WATER MAIN

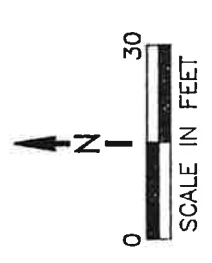


FIGURE 10
UNDERGROUND UTILITY LINES
5000 HIAWATHA AVENUE
MINNEAPOLIS, MINNESOTA

PROJECT NO. 10-92-333	PREPARED BY GJS/SO	REVIEWED BY	 Delta Environmental Consultants, Inc.
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