

17-JUN-1998 08:40:43

tss074

LEAK REMARKS

Leak ID: 7487

Site Name: HOLIDAY STATION STORE #226

Site City: HINCKLEY

2/12/96 LC CSR Adequate sent to Commerce.
4/17//96 SGG Chai Insook (Delta) called, MW-3 has been damaged twice in the last year because of a high volume of traffic over the well cover. I approved abandonment of MW-3 while requesting one last sample of the well before abandonment.
12/16/96: Review; non-resource aquifer, adequate separation distance to resource aquifer, plume stable as doc. from monitoring. plume is less than 200 feet. no apparent threat to human health or the environment. See highlighted portions in RI and Closure request for specific info. Site closed. (JAJ)

06/17/98 sent to archives k1

MINNESOTA POLLUTION CONTROL AGENCY
TANKS AND SPILLS SECTION
PETROLEUM TANK RELEASE REPORT

Report Taken By: *AA/DO* Date/Time Occurred: _____
 Date/Time Reported: *11/29/94* Date/Time Discovered: *11/29/94*
 LEAK# *7487* PROJECT MANAGER: *JMH* USTIS # _____

CALLER *Paul Carter*
 Name: _____
 Phone: *612/486-5744*
 Relationship to site: *Delta*

SITE *Holiday Companies*
 Name: _____
 Street: *401 Fire Monument Rd*
 City: *Hinckley* Zip: *55037*
 County: *pine* Region: *2*

TANK OPERATOR
 Name: _____
 Street: _____
 City: _____ Zip: _____
 Contact Person: _____
 Phone: _____

TANK OWNER *Holiday Companies*
 Name: _____
 Street: *4567 W 80th St*
 City: *Shomington St. MN* Zip: *55440*
 Contact Person: *Bruce Anthony*
 Phone: *612/830-8879*

Own tanks/product/property?
 Share in profits?
 Control over inventory, maintenance
 and tank decisions?

SITUATION
 Material Released/Amount: *gas* Source of Release: *UST* Release Discovery: *SA*

TANK INFORMATION

Contents	Size	Age	Removed	Condition	Registered

State of Federal Notification prior to removal: _____
 Excavation Contractor: _____ Consultant: _____

SOIL
 Contaminated soil excavated: *NO*
 Was it a total excavation: *N/A*
 Vapor readings: *1000 at water table*
 Soil samples: _____ ppm
 Borings: _____
 Native soil type: *Sand to 20' BG. Clay after that*
 Stockpiled properly/disposal arranged:
 Other: _____

Site assessment was conducted based on JMH order. Contamination was discovered. Cause is still inconclusive

WATERGroundwater in excavation: *N/A*

Free product present:

Depth to groundwater: *16'*

City water/wells private/municipal:

Surface water:

VAPORS

Sewers/buildings:

SITE INFORMATION

Description of area:

Previous release(s):

INSTRUCTION GIVEN

Hire consultant

Submit report

Staff will call

Contact staff

CONTACTS

Local Fire/Police

Local Officials

Regional Staff

Other

CONCLUSIONS AND OTHER RELATED INFORMATION

STATE OF MINNESOTA

DEPARTMENT OF PUBLIC SAFETY - DIVISION OF EMERGENCY MANAGEMENT
25 STATE CAPITOL SAINT PAUL 55155-1049

MINNESOTA DUTY OFFICER HAZARDOUS MATERIAL INCIDENT REPORT: TANKS

78487
J M H

REPORT DATE: 11.29.94 TIME: 1445 DUTY OFFICER: Mark RECORD#: _____

REPORTED BY:

NAME: Paul Carter

C/O: Delta Environ mental

ADDRESS:

CITY:

PHONE: 486-5744

ALT. PHONE:

STATE:

ZIP:

SUSPECTED SOURCE/RESPONSIBLE PARTY:

CONTACT: Bruce Anthony

C/O: Holiday Companies

ADDRESS: Box 1228

CITY: Mpls. 55675 W. 80th

PHONE: 830-8899 STATE:

ALT. PHONE:

ZIP: 55460

DISCOVERY DATE: 11.29.94 TIME: 1115

SITE NAME & LOCATION: Holiday Sta - in Hinkley - Rice Co.
401 Fire Monument Rd.

LEGAL: _____ SECTION: _____

TOWNSHIP: _____

RANGE: _____

NUMBER/SIZE OF TANK(S): _____

TANK CONTENTS: _____

NATIVE SOIL TYPE: _____

PREVIOUSLY REPORTED SITE?: YES / NO / UNKNOWN LEAK #: 7487
CONTAMINATED SOIL EXCAVATED?: YES / NO / UNKNOWN QUANTITY: _____
GROUND WATER ENCOUNTERED?: YES / NO / UNKNOWN DEPTH TO GW: _____
FREE PRODUCT FOUND?: YES / NO
STAINED SOIL?: YES / NO -- PETROLEUM ODORS: YES / NO
HIGH VAPOR READINGS: 400 ppm (+) ANALYTICAL RESULTS: _____

NARRATIVE: Soil Borings done to assess site - look # no.
assigned for file review only.

HAS MATERIAL ESCAPED FACILITY PROPERTY?: YES / NO / UNKNOWN

**IS THIS A BUSINESS OR GOVERNMENT FACILITY REPORTING
IN COMPLIANCE WITH SARA TITLE III, SECTION 304?: YES / NO / UNKNOWN
(IF YES, COMPLETE PAGE TWO: SARA SUPPLEMENT)

DUTY OFFICER NOTIFICATIONS MADE (AGENCY, NAME, TIME)

MPCA - Conf. Call J. A. Della 1448	C.M. I.P. mail.
MPCA - Fax.	
MPCA Log. 2 - Fax.	
Less. I.P. mail.	

MINNESOTA POLLUTION CONTROL AGENCY
TANKS AND SPILLS SECTION
PETROLEUM TANK RELEASE REPORT

Report Taken By: JMH |ks

Date/Time Occurred:

Date/Time Reported: 7487

Date/Time Discovered:

LEAK# 7487

PROJECT MANAGER: JMH

USTIS #

8761

CALLER

Name:

Name: Holiday Stations Ave # 226

Phone:

Street: 401 Fire Monument Rd

Relationship to site:

City: Hinckley

Zip: 55037

County: Pine

Region: 2

TANK OPERATOR

Name:

TANK OWNER

Street:

Name: Erickson Petroleum Corp

City:

Street: PO BOX 1224

Contact Person:

City: Minneapolis St.: MN Zip: 55037

Phone:

Contact Person: Keith Yokum

Own tanks/product/property?

Phone: (412) ~~421-5200~~ 830-8700

Share in profits?

Control over inventory, maintenance and tank decisions?

SITUATION

Material Released/Amount: Gasoline

Source of Release: UST

Release Discovery:

TANK INFORMATION

Contents

Size

Age

Removed

Condition

Registered

Gasoline

2,000

1986

11

11

9/4/88

11

10,000

11

11

11

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State or Federal

Excavation Contractor:

Notification prior to removal:

Consultant:

SOIL

Contaminated soil excavated:

Was it a total excavation:

Vapor readings:

Soil samples:

Borings:

Native soil type:

Stockpiled properly/disposal arranged:

Other:

WATER

Groundwater in excavation:

Free product present:

Depth to groundwater:

City water/wells private/municipal:

Surface water:

VAPORS

Sewers/buildings:

SITE INFORMATION

Description of area:

Previous release(s):

INSTRUCTION GIVEN

Hire consultant

Submit report

Staff will call

Contact staff

CONTACTS

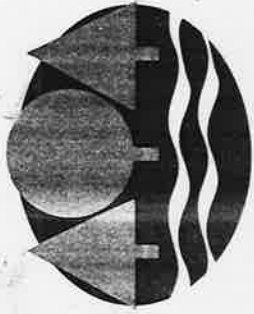
Local Fire/Police

Local Officials

Regional Staff

Other

CONCLUSIONS AND OTHER RELATED INFORMATION



Minnesota Pollution Control Agency

December 17, 1996

Mr. Bruce Anthony
Holiday Companies
4567 West 80th Street
Bloomington, Minnesota 55440

RE: Petroleum Tank Release Site File Closure

Site: Holiday Station Store, I-35 and County Road 48, Hinckley
Site ID#: LEAK00007487

Dear Mr. Anthony:

We are pleased to let you know that the Minnesota Pollution Control Agency (MPCA) Tanks and Emergency Response Section (TERS) 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 TERS staff has closed the release site file.

Closure of the file means that the TERS 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 TERS 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 nonpetroleum) 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 (1994) or any other applicable state or federal law. In addition, this letter does not release any party from liability for nonpetroleum contamination, if present, under Minn. Stat. ch. 115B (1994), the Minnesota Superfund Law.

520 Lafayette Rd. N.; St. Paul, MN 55155-4194; (612) 296-6300 (voice); (612) 282-5332 (TTY)

Regional Offices: Duluth • Brainerd • Detroit Lakes • Marshall • Rochester

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Mr. Bruce Anthony
December 17, 1996
Page 2

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


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 may provide partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Department of Commerce Petro Board. Specific eligibility rules are available from the Petro Board at 612/297-1119 or 612/297-4203.

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.

For specific information regarding petroleum contamination that may remain at this leak site, please call the TERS File Request Program at 612/297-8499. The "Leak/Spill and Underground Storage Tank File Request Form" (TERS Fact Sheet #3.35) 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 me at 612/297-8607.

Sincerely,



JJ
James Joslyn
Project Manager
Cleanup Unit II
Tanks and Emergency Response Section

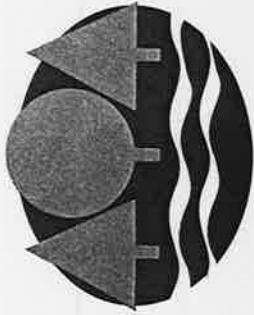
JJ:smm

cc: James Ausmus, Hinckley City Clerk
Dave Hopkins, Hinckley Fire Chief
Megan Tewinkel, Delta Environmental
Shirley Basta, Pine County Solid Waste Officer
Minnesota Department of Commerce Petrofund Staff

-----+
| MPCA Leaksite Rema. Screen | Leak ID: 7487
+-----+

-----+
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| 4/17//96 SGG Chai Insook (Delta) called, MW-3 has been damaged twice in
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| See highlighted portions in RI and Closure request for specific info.
| Site closed. (JAJ)
+-----+

-----+
Rpt Trkng(F11) Restore(F12) Save(F10) Quit(PF3) >
+-----+



Minnesota Pollution Control Agency

October 11, 1995

Mr. Bruce Anthony
Holiday Companies
4567 West 80th Street
Bloomington, Minnesota 55440

JAS

RE: Corrective Action Design Approval
Site: Holiday Station Store, I35 and CR #48, Hinckley
Site ID#: LEAK00007487

The Minnesota Pollution Control Agency (MPCA) staff has reviewed your proposed Corrective Action Design dated April 10, 1995, outlining a plan of response to the petroleum tank release(s) at the above-referenced site. The MPCA staff hereby approves ground water monitoring as your Corrective Action Design. Please proceed in accordance with the following modifications:

1. The three monitoring wells should be analyzed quarterly for benzene, ethyl benzene, xylene, toluene, gasoline range organics and diesel range organics.
2. Efforts should be made to sample the wells on the Holiday Station property and the Tobies property concurrently to establish a consistent ground water flow direction beneath both sites. Maxum Engineer (formerly Huntington Engineering) should be contacted to make arrangements.
3. Quarterly monitoring worksheets and annual progress reports should be submitted in accordance with MPCA Fact Sheets. Recommendations for further monitoring, active clean-up, or site closure should be included in the progress reports.

If subsequently obtained information indicates that the approved corrective actions are inappropriate or inadequate, the MPCA may require additional work or modifications in the approved work.

This approval qualifies you under Minn. Stat. § 115C.09, subd. 2(a)(3) (1992) to be eligible for Petrofund reimbursement of eligible cleanup costs. Applications for reimbursement must be made directly to the Petrofund. Decisions regarding Petrofund reimbursement are made by the Petro Board. Reimbursement decisions are based on factors such as the adequacy of cleanup, reasonableness of cost, compliance with notification laws, and cooperation with the MPCA.

Mr. Bruce Anthony

Page 2

October 11, 1995

If you have questions regarding the investigation of ground water at this site, please contact MPCAs staff hydrogeologist Stephen Geyen at 612/297-8602. If you have any other questions, please contact the project manager, Jean Hanson at 612/297-8595.

Sincerely,



Jean Hanson
Project Leader
Cleanup Unit II
Tanks and Emergency Response



Stephen Geyen
Hydrogeologist
Cleanup Unit II
Tanks and Emergency Response

JH/SG:ms

cc: Chai Insook, Delta Environmental, St Paul

HYDRO REVIEW

DATE: July 1, 1995
LEAKSITE NO: 7487

SITE NAME: Holiday Station, Hinckley
HYDRO: Stephen Geyen

CONSULTANT: Delta

TANK INFO

Tank #	Contents	Capacity	Type	Removed	Condition	Age
1	10k	unl	ust	n	?	
2	10k	unl	'	n	'	
3	12k	unl	'	n	'	
4	12k	dies	'	n	'	

BACKGROUND

STATUS OF SOILS

Five soil borings were completed at the site. The following samples were collected during completion of the borings.

	Depth	Benz	GRO
SB1(MW1)	15	40ppb	170ppm
	25	33	0
SB2	7	25	0
	15	150	.79
SB3(MW2)	22	0	0
SB4	15	51	.89
	22	190	2.5
SB5	15	0	0

VAPOR IMPACTS

Storm and sanitary sewer lines are positioned above the ground water table, therefore a vapor survey was not considered necessary. A vapor survey conducted by TCT for Tobies did not detect vapors in any of the buildings on the Tobies property.

STATUS OF GROUND WATER

	date	Benz	GRO	DRO
MW1	12/6/94	1400	13000	6000
	1/20/95	1100	12000	4300
MW2	-	2.7	35	0
	-	0	0	0
MW3	-	0	0	0
	-	0	0	0

RECEPTOR SURVEY

An abandoned well and an inactive well are present within 500 feet of the site other than these wells no others are located within one mile of the site.

REMAINING CONTAMINANT LEVELS

Low levels of soil contamination are present at the site. It is possible that GW contamination is migrating from the Tobies gas station on to the the Holiday Station property. Significant GW contamination has not been detected in the down gradient well MW 3.

GEOLOGY

Poorly sorted sands and gravel to ~ 25 ft underlain by a silt and sandy clay till unit. The Hinckley Sandstone Formation is located at approximately 43 ft bg an is used as the primary drinking water aquifer in the region.

DEPTH TO WATER 15 ft

K: 4.04 ft/day

GW FLOW DIRECTION: SW

HYDRAULIC GRADIENT: .04 ft/ft

GW VELOCITY: 256 ft/yr

WELL SCREEN INTERVAL:

14-24 ft

REPORTS SUBMITTED:

RI/CAD Delta 4/7/95

CAD IMPLEMENTED:

Quarterly GW monitoring.

PETROFUND COMMENTS:

CONCERNS:

Holiday Companies

GEN. OFFICE: 4567 WEST 80th STREET / MAIL ADDRESS: P.O. BOX 1224 MINNEAPOLIS, MN 55440 / PHL 612-830-8700 / FAX 612-830-8064
CREDIT OFFICE: 5501 W. OLD SHAKOPEE RD. / MAIL ADDRESS: P.O. BOX 1216 MINNEAPOLIS, MN 55440 / PHL 612-921-5200 / FAX 612-921-5295

August 12, 1994

Ms. Jean Hanson
Tanks and Spills Section
Minnesota Pollution Control Agency
520 Lafayette Road
St. Paul, MN 55155-4194

RE: LEAK00007487

Dear Ms. Hanson:

Holiday has reviewed your letter of July 8, 1994 regarding the alleged release of gasoline at our stationstore in Hinckley.

Per our telephone conversation on August 12, 1994, Holiday intends to refer this matter to Delta Environmental Inc., St. Paul, MN. Delta has previously reviewed data from the Tobies' site investigation and is familiar with the situation. We estimate that a review of available information about the site and the development of a response plan will take approximately 2 months to complete.

If you have any questions, please call me at 830-8899.

Sincerely,



Bruce K. Anthony
Environmental Manager

RECEIVED

AUG 18 1994

MPCA, HAZARDOUS
WASTE DIVISION



bcc: Bob Sedey
Keith Yokom



Minnesota Pollution Control Agency

July 8, 1994

Mr. Keith Yokum
Holiday Companies
4567 West 80th Street
Bloomington, Minnesota 55440

RE: Petroleum Storage Tank Release Investigation and Corrective Action
Site: Holiday Station Store, I35 and CR #48, Hinckley
Site ID#: LEAK00007487

Dear Mr. Yokum:

Notice of Release

The Minnesota Pollution Control Agency (MPCA) has received notification that a release of petroleum has occurred from storage tank facilities which you own and/or operate that has resulted in contamination of soil and/or ground water. This information was determined upon review of the remedial investigation (RI) work conducted at Tobies in Hinckley.

Legal Obligations

Federal and state laws require that persons legally responsible for storage tank releases notify the MPCA of the release, investigate the extent of the release and take actions needed to ensure that the release is cleaned up. 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. See Minn. Stat. § 115C.021 (1992). If you believe that you are not legally responsible for this storage tank release, please submit a written explanation of your position to the MPCA within 30 days.

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 Petro Board at 612/297-1119 or 612/297-4203.

July 8, 1994

Request to Take Corrective Action

The MPCA staff is requesting you to take the steps necessary to investigate and clean up the release in accordance with the enclosed MPCA fact sheets. The MPCA requires that you conduct a site investigation to define the full extent and magnitude of the soil and/or ground water contamination caused by the release. A report which details the results of the investigation or concludes that excavation was sufficient to address the release for cleanup (Excavation Report and/or Remedial Investigation/Corrective Action Design (RI/CAD)) 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 degree of investigative work necessary at petroleum release sites.

Sites with free product, drinking water supply 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-floating petroleum in 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 Petro Board 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 Minnesota Department of Commerce. 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. Rules pt. 2890.0075, subp. 2, 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 Petro Board staff.

Required Response

MPCA staff requests a written or verbal response to this letter within 30 days. In your response, please tell us whether you intend to comply with the above requirements. 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. If you do not comply with the Commissioner's order, it may be enforced in court or, alternatively, the MPCA could use state funds to clean up the release and then request the Attorney General to recover its costs from you through legal action. Failure to cooperate with the MPCA in a timely manner will also result in reduced reimbursement from the Petro Board. See Minn. Rules pt. 2890.0065, subp. 1, item C.

Mr. Keith Yokum

Page 3

July 8, 1994

The MPCCA has enclosed a copy of the RI conducted at Tobies. Also, enclosed are fact sheets which 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 612/297-8595. Please reference the above LEAK # in all correspondence.

Sincerely,

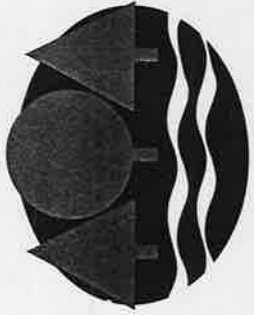


Jean Hanson
Project Leader
Cleanup Unit II
Tanks and Spills Section

JH:tf

Enclosures

cc: Randy Hickle, Tobies Restaurant, Hinckley
James Ausmus, City Clerk, Hinckley
Skip Fagerstrom, Fire Chief, Hinckley
Stan Kalinoski, Brainerd Regional Office



Minnesota Pollution Control Agency

July 1, 1994

Mr. Keith Yokum

~~Petroleum Corporation~~

~~Box 1224~~

Minneapolis, Minnesota 55440

RE: Petroleum Storage Tank Release Investigation and Corrective Action

Site: Holiday Station Store, I35 and CR #48, Hinckley

Site ID#: LEAK00007487

Dear Mr. Yokum:

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Mr. Keith Yokum

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Sincerely,



Jean Hanson
Project Leader
Cleanup Unit II
Tanks and Spills Section

JH:tf

Enclosures

cc: Randy Hickle, Tobies Restaurant, Hinckley
James Ausmus, City Clerk, Hinckley
Skip Fagerstrom, Fire Chief, Hinckley
Stan Kalinoski, Brainerd Regional Office



Minnesota Pollution Control Agency

August 2, 1993

Mr. Keith Yokum
Erickson Petroleum Corporation
P.O. Box 1224
Minneapolis, Minnesota 55440

Dear Mr. Yokum:

RE: Site Check at Holiday Station in Hinckley

The Minnesota Pollution Control Agency (MPCA) has reviewed the information you submitted in January 1993, for the above-referenced site. The investigation at Tobies has not yet been completed. The remedial investigation, corrective action design report should be submitted this fall or winter.

If after reviewing the report the MPCA believes that a separate release has occurred from the Holiday Station or that all the contamination is from Tobies, staff will get back to you.

Thank you for your quick response and investigation of the lines and tanks at the station. If you have any questions please feel free to contact me at 612/297-8595.

Sincerely,

Jean M. Hanson
Project Leader
Tanks and Spills Section
Hazardous Waste Division

JMH:mk

cc: Jim Simonet, EnecoTech, Bloomington
Stan Kalinoski, Brainerd Regional Office

Holiday Companies

GEN. OFFICE: 4567 WEST 80th STREET / MAIL ADDRESS: P.O. BOX 1224 MINNEAPOLIS, MN 55440 / P/LI. 612-810-8700 / FAX 612-810-8864
CREDIT OFFICE: 5501 W. OLD SHAKOPEE RD. / MAIL ADDRESS: P.O. BOX 1216 MINNEAPOLIS, MN 55440 / PH. 612-921-5200 / FAX 612-921-5295

RECEIVED

JAN 25 1993

January 21, 1993

Jean Hanson
Project Leader - Tanks and Spills Section
Minnesota Pollution Control Agency
520 Lafayette Road
St. Paul, MN 55155

MPCA, HAZARDOUS
WASTE DIVISION

RE: Site: Holiday Stationstore #226

Dear Mr. Hanson:

We have completed our review of the information you sent to us regarding the release currently being investigated at the Tobie's site, located across County Road 48 and directly south of our station. In addition to my review, we also had David Ronnei, a senior project manager at Delta Environmental Consultants, Inc. (Delta), review the information you provided from the Tobie's site.

Based on our review of the information provided, and our own tank system testing data, we have concluded that the evidence does not indicate that our station has had any release. The following comments provide the basis of our conclusion:

1. Testing conducted on December 22, 1992 has shown that our systems are free of leaks.
2. We have never experienced a damaged pump island, as indicated in Comment No. 2 of your December 17, 1992, letter. As I noted in my December 24, 1992, response to you, we have no record of this incident.
3. The soil boring advanced near our property, SB-01, does contain low concentrations of typical petroleum hydrocarbon constituents. In Comment No. 1 of your December 17, 1992, letter, you state that our station is "upgradient" of the Tobie's site. In our review of the EnecoTech's Figures 4 through 7, it is clear that the gradients, both horizontal and vertical, have not been defined. Vector comparisons of ground water flow direction on some of the monitoring wells, such as MW-2, show 270-degree variations over an 11-month period. Furthermore, figures 4,5, and to some degree 6, show possible northerly deflections in the gradient across the Tobie's site; deflections toward our station. Our conclusion, based on the available data, is that the minor contamination observed in boring SB-01 defines the northern extent of the contaminant plume emanating from the Tobie's release.

We were unable to evaluate the quality control used in the collection of the water from SB-01 because this information was not provided in the package your forwarded to me. Apparently, there was some sort of temporary well installed in the boring from which the sample was collected. We would like to review the protocol used for collecting of this sample, and we would also like to review any sample blank Quality Assurance/Quality Control data collected.



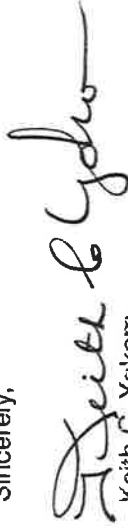
4. Concentrations in the Tobie's wells continue to decrease at a rapid rate. We are uncertain as to whether this is some sort of sampling and/or drilling artifact, or a "real" decrease. Measurements of dissolved oxygen concentrations in the monitoring wells may assist in determining what is causing the decreases. Benzene concentrations in MW-1 and MW-3 have decreased to nearly acceptable concentrations, assuming the site will be granted to cleanup goal 100 times the Recommended Allowable Limits for benzene. A concern we have when evaluating the benzene and total petroleum hydrocarbon (TPH) concentrations is that the ratios seem to be skewed, indicating the presence of heavier hydrocarbons in the water, perhaps fuel oil. We were unable to find results of TPH fuel-oil analysis in the package you presented to us.

Based on the above comments, we recommend the following:

1. Holiday Companies should not expend resources and tax dollars to investigate what we believe is the northern extent of Tobie's contaminant plume. The information you provided to us, along with our tank testing data, substantiates our conclusion. We request that Holiday Companies be copied on reports and laboratory data regarding Tobie's site, so that we can assess potential impacts to our property.
2. Definition of the gradient, both horizontal and vertical, should be completed on the Tobie's site.
3. The sample parameter list for the Tobie's wells should be expanded to include TPH expressed as fuel oil and dissolved oxygen.

We will await your response before determining what further action to take regarding our site. Please understand that we intend to cooperate fully with the MPCA. We are presenting this letter to you so that you can evaluate our position regarding this situation. Please respond to this correspondence at your earliest convenience.

Sincerely,



Keith C. Yokorn

Senior Maintenance/Environmental Coordinator

CC: Bob S.

QUICK MEMORANDUM FORM

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road
St. Paul, Minnesota 55155
Telephone (612) 296-6300
Date: January 6, 1993

TO: Mr. Keith Yokom
Holiday Companies
P.O. Box 1224
Minneapolis, Minnesota 55440

FROM: Jean M. Hanson *JMH*
Tanks and Spills Section
Division of Hazardous Waste
(612) 297-8595

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SUBJECT: HOLIDAY STATIONSTORE #226, I35W and CR #48, HINCKLEY

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Enclosed are the copies of reports you requested from the Tobie's Restaurant leak site (LEAK#3367).

Two other questions/information you requested in your letter dated December 24, 1992 are as follows:

1. The source of MPCA's information was an anonymous phone call. However, information provided in the reports concerning Tobie's indicate that potentially some contamination is coming from off-site.
2. Eneco Tech Midwest, Inc., 3050 Metro Drive, Suite 115, Bloomington, MN 55425. Phone: 612/854-5513
Project Manager: James Simonet

If you have any further questions, please feel free to contact me at 612/297-8595.

cc: James Simonet, Eneco Tech Midwest, Inc.

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This informal way of responding to you saves us the time and expense of preparing a formal letter. Thank you for your interest, and please contact us if we can help you further or you have questions on this matter.

Regional Offices: Duluth, Brainerd, Detroit Lakes, Marshall, Rochester
Equal Opportunity Employer
copy 1-addressee copy 2-site file

Holiday Companies

GEN. OFFICE: 4567 WEST 80th STREET / MAIL ADDRESS P.O. BOX 1224 MINNEAPOLIS, MN 55440 / PH. 612-830-8700
CREDIT OFFICE: 5501 W. OLD SHAKOPEE RD. / MAIL ADDRESS: P.O. BOX 1216 MINNEAPOLIS, MN 55440 / PH. 612-921-5200

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DEC 28 1992

Jean Hanson
Project Leader - Tanks and Spills Section
Minnesota Pollution Control Agency
520 Lafayette Road
St. Paul, MN 55155

MPCA, HAZARDOUS
WASTE DIVISION

RE: Site: Holiday Stationstore #226, I35W and CR #48, Hinckley, MN

Reference your letter of December 17, 1992, regarding the above location.

Please be advised that we will be proceeding with the required action as soon as we have received and reviewed the following information.

1. We will need a copy of all the reports regarding Tobie's Restaurant, which indicate the location of SB-01 in regards to our location, the restaurant, and the gasoline station on Tobie's property. We will also need information regarding the depth and flow direction of the groundwater in the area.
2. The source of your information that stated approximately two years ago a damaged pump island at the site released gasoline into the environment, as we have no record of the incident. We feel your statement that no repairs were made to the tank system since that time seems to be inaccurate as all whole systems are pressurized and if no repairs were made in the past two years, we would not be able to sell any gasoline at the site.
3. The name of the Project Manager and the environmental consulting firm that completed the investigation on Tobies property for possible coordination of efforts at both sites.

For your information, we had all lines tested on December 22, 1992. The testing indicated all three (3) were tight, and we will provide you copies of the results, if you require them.



Jean Hanson

- 2 -

December 24, 1992

Upon receiving and reviewing the above information, we will be in a better position to address the required action at that time.

If you have any questions, please feel free to contact me at the above address or by telephone at (612) 830-8891 any time.

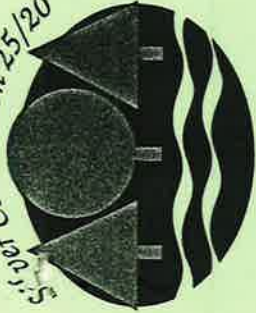
Sincerely,



KEITH C. YOKOM
SENIOR MAINTENANCE/ENVIRONMENTAL COORDINATOR

CC: Bob S., Lynn A., Ken K.

doc: #226-hinckley



Minnesota Pollution Control Agency

Celebrating our 25th anniversary and the 20th anniversary of the Clean Water Act

December 17, 1992

Mr. Keith Yokum
Erickson Petroleum Corporation
P.O. Box 1224
Minneapolis, Minnesota 55440

Dear Mr. Yokum:

RE: Site Check Required

Site: Holiday Stationstore #226, I35W and County Road 48, Hinckley

The Minnesota Pollution Control Agency (MPCA) has received the following information which indicates that a release may have occurred from petroleum storage tanks which you own/operate:

1. A petroleum release has been identified at Tobie's Restaurant (Tobie's), across County Road 48 to the south of Holiday Stationstore #226 (Holiday). During the remedial investigation (RI) for Tobie's, an off-site soil boring (SB-01) was advanced just south of the Holiday property, downgradient of the Holiday tanks and upgradient of the source of the release at Tobie's. A sampling event on May 5, 1992, detected the following ground water contamination in SB-01: 340 parts per billion (ppb) benzene, 34 ppb ethylbenzene and 1300 ppb total petroleum hydrocarbons as gasoline.
2. Approximately two years ago, a damaged pump island at Holiday was observed to be releasing gasoline into the environment. It is the understanding of the MPCA that no repairs have been made to the tank system since that time and that possible soil and ground water contamination has not been addressed.
3. MPCA records indicate that you do not have line leak detection for your tanks. Based upon the age of the tanks, automatic line leak detection and annual line tightness testing was required by December 1990. MPCA records also indicate that you perform tank tightness tests as a method of tank leak detection. Please provide the MPCA staff with the dates and results of tank and line tightness tests performed within the last three years.

Mr. Keith Yokum
Page 2

December 17, 1992

U.S. Environmental Protection Agency technical tank regulations, Subpart E, at 40 CFR § 280.52, require the tank owners and operators to conduct a site check if environmental contamination is the basis for suspecting a release. Therefore, federal regulations require that Holiday must measure for the presence of a release at the petroleum storage tank site. In selecting sample types, sample locations, and measurement methods, Holiday must consider the nature of the stored substance, the type of initial alarm or cause of the suspected release, the type of backfill, the depth of ground water, and other factors appropriate for identifying the presence and source of the release. If it is determined that the release is from tanks owned or operated by Holiday it will be necessary for you to take the necessary steps to investigate and clean up the release in accordance with the enclosed "Petroleum Tank Release Reports" document.

If you do perform 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 (612/297-1119 or 612/297-4203).

Please respond in writing within 15 days after receipt of this letter and indicate whether or not you intend to proceed with the necessary actions, whom you have chosen to do the work, and a schedule for implementation.

If you do not respond within 15 days, MPCA staff will assume you do not intend to comply with this request. In this event, the MPCA Commissioner may order you to take corrective action at the site. If you do not comply with the Commissioner's Order, it may be enforced in court or, alternatively, the MPCA may take the required actions itself and recover the costs incurred from you through legal action commenced by the Attorney General. Failure to cooperate with the MPCA in a timely manner may also result in reduced reimbursement from the Petro Board.

If you conclude that the release in question is not from any tank which you have owned or operated, please notify the MPCA immediately and explain the basis of your conclusion.

Mr. Keith Yokum
Page 3
December 17, 1992

If you have any questions or comments regarding this correspondence, please feel free to contact me at 612/297-8595.

Sincerely,



Jean Hanson
Project Leader
Tanks and Spills Section
Hazardous Waste Division

JH:mh

Enclosures

cc: Stan Kalinoski, MPCA Brainerd Office
Randy Hickle, Tobie's Restaurant

SITE NAME: Tobies Restaurant
LOCATION: I35 and County Road 48, Hinckley
LEAK NUMBER: 3367

REPORT TITLE: Teleconference Package - Tobies Service Station
REPORT DATE: 10/14/92
REPORT RECEIVED: 10/16/92
CONSULTANT: Enecotech
REVIEW DATE: November 24, 1992

PCS: Jean Hanson
HYDROLOGIST: David Fawcett

RECOMMENDATION: Request Additional Investigation
SCREEN UPDATED: 11/24/92

Tank Info:

Tank#	Contents	Capacity	Type	Removed	Condition/Leaks	Age
1	No Pb Gas	10,000	Steel	10/9/90	No Corrosion/Holes	25 Yr
2	Regular Gas	10,000	Steel	10/9/90	No Corrosion/Holes	25 Yr
3	No Pb Gas	6,000	Steel	10/9/90	No Corrosion/Holes	25 Yr
4	No Pb Gas	6,000	Steel	10/9/90	No Corrosion/Holes	10 Yr

Leak Info (cause):

A release appears to have occurred in the former tank basin. The PID readings in soil boring SB-01 in the north side of Fire Mountain Road may indicate an off-site source, a surface spill from Tobies or the adjacent Holiday station, or organic vapors from groundwater contamination diffusing up through the soil.

It is alleged that about 2 years ago, there was gasoline foaming up through cracks in the pump island at the Holiday Station in the winter. The Brainerd regional office was allegedly notified anonymously. Apparently, there have not been any repairs to the tank system since the discovery.

Status of Soils (excavation, treatment, soil borings, maximum levels remaining):

Approximately 400 yd³ of soil was excavated from the tank excavation. Soil samples SS-2 and SS-3 were collected from the base of the excavation. (TH-Gas = 200 and 1200 ppm) PID screening of the excavation indicated soil contamination remaining in the excavation on the N wall, NW corner, SW corner, and SE corner at 10 and 15 ft.

Nine soil borings were advanced at the site. A majority of the soil contamination is located below the water table surface. The vertical extent of contamination has not been defined in several of the boring areas (MW-01, MW-03, SB-01, and SV-02. Monitoring well MW-03 (GW at 14.67 ft) had PID readings of 592 ppm from 14-16 ft and 576 ppm from 16.5-18.5 ft.

Vapor Impacts (results and risks):

Natural gas, water and sewer lines run along the north side of Fire Mountain Road. The sewer line crosses FM Road, runs along the East side of the

excavation and runs to the station building. A sewer vapor survey was conducted. A PID reading of 1.2 ppm was detected in the man hole directly behind the station building. The owner of Tobies stated that there is a basement beneath the restaurant, that is where well H-002 was located. The basement has not been screened for vapor impacts.

Status of Ground Water (no. of wells, maximum contaminant levels, VOCs):

Six of the soil borings were completed as monitoring wells. BETX is present in monitoring wells MW-01, MW-03, and SB-01. Benzene has been detected at a maximum concentration of 11,000 ppb. Contaminant concentrations in MW-01 tend to increase as water levels fall.

A temporary well point was installed in SB-01 and sampled. Benzene was present at 340 ppb.

Clean-up Goals/Receptor Survey:

There are six wells located within a ½ mile radius of the site. All of these wells appear to be cased into the Hinckley Sandstone. Well H-007 is located about 1 mile from the site and is screened at the base of the unconsolidated Quaternary sediments.

There are two wells located on site. One of the wells has been properly abandoned, but the other well is located below the asphalt between the station building and the restaurant and has not been properly sealed.

The degree of separation between the Quaternary units is unclear at this point.

General geology:

Soil borings indicate that the site geology consists of 7-20 feet of sands and gravels with clay lenses overlying a sandy clay unit of undefined thickness. Well logs from the on-site wells indicate 21 ft of gravel over about 40 ft of silty gravel and clay/gravel and rock. The Hinckley sandstone is found at a depth of about 60 ft.

Depth to GW: (7/22/92) 6.56 to 16.57 ft GW flow direction: fluctuates greatly.
Water levels have come up 2-4 ft NE to S
since early 1991

K= 1.42 E-3 cm/sec (4.04 ft/d) Hyd. gradient: ranges from .01 to .006

Well screen intervals: 10 foot screens GW velocity: .06 - .11 ft/d
TOC 4 ft - 9 ft bgs

Dates of Major Events:

Land Treatment	FP Recovery	GW Recovery	Long Term Monitoring
Begin 10/10/91			
End 8/26/92			

Petro Fund Comments:

-Release reported 2 days after discovery.

MPCA Comments:

The staff at the MPCA have reviewed the file for this site and feel that additional investigation is necessary to define the extent of contamination. It is requested that the following actions be taken:

1. The vertical extent of contamination must be defined. A deep boring should be advanced in the area of SV-02. The boring should extend through the contamination. If the soil is wet, the consultant should be prepared to install a deep monitoring well. If a confining layer is encountered, the well must be double-cased and be in compliance with the MDH well code.
2. Tetrachloroethane was detected in MW-04 at a concentration of 0.56 ppb. During the next quarterly round, the sample collected from MW-4 should be analyzed for VOCs.
3. In order to determine the source of groundwater contamination in SB-01, a monitoring well should be installed on the north side of Fire Mountain road in the area of SB-01. This well should be sampled at least once for volatile organic compounds (VOCs), Gasoline Range Organics (GRO), Diesel Range Organics (DRO), MTBE and dissolved lead. Future sampling parameters will be based on these results. The VOC analyses should use EPA protocol and approved methods and analyze for a list of parameters identical to those listed under Minnesota Department of Health (MDH) method 465D, including BETX, 1,2-dibromoethane (EDB) and 1,2-dichloroethane (EDC).
4. At the time of each quarterly groundwater sampling event, the sewers should be screened with a PID and explosimeter. The basement of the restaurant should be screened for vapor impacts as well.
5. The well located beneath the asphalt should be located and abandoned in accordance with the MDH Well Code. Prior to abandonment, the well should be sampled for VOCs and GRO.
6. The well location description provided on the well log for H-007 appears to conflict with the location provided on the potential well receptor map. Please verify the location of H-007.
7. A site-check letter should be sent to Holiday requesting an investigation of a possible leak, based on off-site physical evidence a possible release.