

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

Report Taken By: *KJE 170*

Date/Time Occurred:

Date/Time Reported: *8/29/95*

Date/Time Discovered: *8/29/95*

LEAK# *8723*

PROJECT MANAGER: *DA*

USTIS # *2142*

CALLER

Name: *Mike Carnes*
Phone: *832-2689*
Relationship to site: *Barr Engineering*

SITE

Name: *Holiday Station # 22*
Street: *5247 Minniechaha*
City: *Mpls* Zip: *55417*
County: *Henn* Region: *M*

TANK OPERATOR

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

TANK OWNER

Name: *Holiday W 80th St*
Street: *4567* St.: _____ Zip: *55440*
City: *Mpls* Contact Person: *Bruce Anthony*
Phone: *830-8899*

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

SITUATION

Material Released/Amount:

Baseline

Source of Release:

VGT

Release Discovery:

Removal

TANK INFORMATION

Contents	Size	Age	Removed	Condition	Registered
<i>Gas</i>	<i>10,000</i>	<i>25</i>	<i>8/29/95</i>	<i>Rusty - no holes</i>	
<i>"</i>	<i>10,000</i>	<i>"</i>	<i>"</i>	<i>"</i>	
<i>"</i>	<i>10,000</i>	<i>"</i>	<i>"</i>	<i>"</i>	

State or Federal

Excavation Contractor:

Notification prior to removal:

Consultant:

SOIL

Contaminated soil excavated: *200 yds*

Was it a total excavation: *no*

Vapor readings: *320 PPM*

Soil samples: *5*

Borings:

Native soil type: *Sand*

Stockpiled properly/disposal arranged: *on site on plastic, covered*

Other:

*new tanks
going in
1-12,000
3-8,000
2 borings*

WATER

Groundwater in excavation: *no*

Free product present: *no*

Depth to groundwater: *~ 95'*
no wells

City water wells private/municipal:

Surface water: *no*

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

To: MPCA TANKS

STATE OF MINNESOTA

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

8723
DH

MINNESOTA DUTY OFFICER
HAZARDOUS MATERIAL INCIDENT REPORT: TANKS

REPORT DATE: 8.29.95 TIME: 1428 DUTY OFFICER: Truck RECORD#: _____

REPORTED BY:

NAME: Mike Carnes
C/O: Barr Eng.
ADDRESS: _____

CITY: _____ STATE: _____ ZIP: 832-2689
ALT. PHONE: _____

SUSPECTED SOURCE/RESPONSIBLE PARTY:

CONTACT: Bruce Anthony
C/O: Holiday Sta. Stores
ADDRESS: Box 4567 W. 80th St.
CITY: Mpls. STATE: _____
PHONE: 612-830-6899 ZIP: 55440
ALT. PHONE: _____

DISCOVERY DATE: 8.29.95 TIME: _____

SITE NAME & LOCATION: 222 Holiday - 5247 Minnehaha Ave
Mpls Henn Co.

LEGAL: _____ SECTION: _____ TOWNSHIP: _____ RANGE: _____

NUMBER/SIZE OF TANK(S): 1 @ 10,000 - 1 @ 12,000 - 1 @ 13,000

TANK CONTENTS: Gasoline all 3.

NATIVE SOIL TYPE: Sand

PREVIOUSLY REPORTED SITE?: YES / NO / UNKNOWN

CONTAMINATED SOIL EXCAVATED?: YES / NO / UNKNOWN LEAK #: _____

GROUND WATER ENCOUNTERED?: YES / NO / UNKNOWN QUANTITY: 200 yds.

FREE PRODUCT FOUND?: YES / NO DEPTH TO GW: _____

STAINED SOIL?: YES / NO — PETROLEUM ODORS: YES / NO

HIGH VAPOR READINGS: _____ ANALYTICAL RESULTS: _____

NARRATIVE: Let Cont Soil encountered during tank removal.

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)

<u>MPCA - Call Call X. Gregg, 1429</u>	
<u>MPCA - the</u>	
<u>FM I-10. mail.</u>	

QUESTIONS? CONTACT THE MINNESOTA DUTY OFFICER AT 649-5451 OR 1-800-422-0798



Minnesota Pollution Control Agency

January 24, 2005

Mr. Neil Hyde
CSS Builders, Inc.
2440 North Charles Street
North St. Paul, MN 55109

RE: Completion of Voluntary Response Actions for Petroleum Contamination
Site: Former Holiday Stationstore #22 / Minnehaha Place Condominiums,
5247 Minnehaha Avenue South, Minneapolis
Site ID#: LEAK00008723

Dear Mr. Hyde:

The Minnesota Pollution Control Agency (MPCA) Voluntary Petroleum Investigation and Cleanup (VPIC) program staff has reviewed the following documents describing your management of petroleum impacted soils as part of voluntary cleanup work completed at the above-referenced site:

- "Development Response Action Plan" dated January 6, 2005, prepared by Braun Intertec.
- MPCA leasite file LEAK00008723 and associated documents.

Based on the information provided, MPCA VPIC staff has concluded that soils were managed as proposed in the development plan. Thank you for your participation in the Petroleum Remediation Program. If you have any questions regarding this letter, please call me at 651/296-7999.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Koplitz".

Mark Koplitz
Project Leader
Petroleum Brownfields Program
Petroleum and Closed Landfill Section
Remediation Division

MEK:tf

cc: Rich Hansen, Braun Intertec, Bloomington



Minnesota Pollution Control Agency

November 12, 2004

Mr. Neil Hyde
CSS Builders, Inc.
2440 North Charles Street
North St. Paul, MN 55109

RE: Approval of Voluntary Response Actions for Petroleum Contamination
Site: Former Holiday Station store #22/Minnehaha Place Condominiums, 5247
Minnehaha Avenue South, Minneapolis
Site ID#: LEAK00008723

Dear Mr. Hyde:

The Minnesota Pollution Control Agency (MPCA) Voluntary Petroleum Investigation and Cleanup (VPIC) program staff has reviewed the following documents regarding your intent to manage petroleum contaminated soils during development at the above-referenced site:

- "Development Response Action Plan and Construction Contingency Plan dated September 8, 2004, prepared by Braun Intertec.
- MPCA leasite file LEAK00008723 and associated documents.

Based on the information provided, the MPCA VPIC staff are approving the above-referenced plan with the following modifications listed.

1. Petroleum contaminated soils encountered at the site, at or greater than 10 parts per million (PPM) (PID), should be excavated and properly managed at an MPCA approved off-site treatment/disposal facility.
2. Petroleum contaminated soils at or greater than 10 PPM (PID) encountered in the building footprints/foundations should be removed and properly managed as part of the development plan. If contaminated soils remain a vapor barrier should be installed. A two-foot cover of clean fill should be placed over impacted soils in all building footprints.
3. At the time of review, the MPCA had not received building plans for the site. If underground parking will exist for the future building, with an active ventilation system, a vapor barrier as stated in item 2 above will not be required
4. Petroleum contaminated soils at or greater than 10 PPM (PID) encountered during the installation of underground utilities should be removed and properly managed as part of the development plan. If PID readings are above 10 PPM, a vapor barrier should be installed.

Mr. Neil Hyde

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November 12, 2004

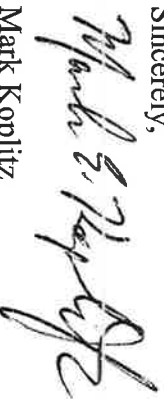
5. Petroleum contaminated soils that exhibit PDD headspace readings at or greater than 10 PPM in "green space" areas should be removed and properly managed. A four-foot zone of clean soil should exist in "green space" areas, along with a vegetative cover.
6. Appropriate permits for the discharge and treatment of petroleum contaminated ground water should be acquired, if necessary.
7. Follow-up soil sampling should be conducted, upon the completion of petroleum contaminated soil excavation.

Approval assumes that an implementation report will be provided to the MPCA summarizing the voluntary cleanup work once completed. If subsequently obtained information indicates that the proposed activities are inappropriate or inadequate, the MPCA may request modifications in the proposed work.

This letter does not apply to other types of contamination if present at the site. Approval of this plan does not suggest that any of the costs incurred will be eligible for reimbursement from the PetroBoard.

If you have any questions regarding this letter, please call me at 651/296-7999.

Sincerely,



Mark Koplitz
Project Leader
Petroleum Remediation Program
Petroleum and Closed Landfill Section
Remediation Division

MEK:tf

cc: Rich Hansen, Braun Intertec, Bloomington



Minnesota Pollution Control Agency

520 Lafayette Road North
Saint Paul, Minnesota 55155-4194

November 2001

Voluntary Petroleum Investigation and Cleanup Program Application/ Request for Assistance Form

Please complete this form to request assistance from the Minnesota Pollution Control Agency (MPCA) staff in the Voluntary Petroleum Investigation and Cleanup (VPIC) Program, pursuant to Minn. Stat. § 115C.03, subd. 9. If you have any questions about the services offered by the VPIC Program or this form, please call 651/296-7999. The MPCA can also be reached toll free at 1-800-657-3864.



Mail the completed form to:
Mark Koplitz
VPIC Program
Petroleum and Landfill Remediation Section
Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, Minnesota 55155-4194
Fax: 651/296-9707

Subject Property

Property/Site Name Minnehaha Place Condominiums
Address 5247 Minnehaha Avenue South
City (or Township) Minneapolis State Minnesota Zip Code 55419

Public land survey coordinates:
County Hennepin Twp. 28N Range 23W Sec. 17 Qtr. SW
Property Size Approximately 1.0 (in acres)

Applicant

Name Neil Hyde Title Project Manager
Organization CSS Builders Inc. Phone (651) 748-1057 Fax (651) 770-8546
Address 2440 North Charles Street Email neil@cssbuilders.com
City North St. Paul State Minnesota Zip Code 55109
State Taxpayer ID# _____ Federal Taxpayer ID# _____
Social Security # _____ (if applicant is an individual)

Current property owner (if different from applicant)

Name Minnehaha Place LLC. Title Owners Rep.
Organization _____ Phone 651-439-2414 Fax 651-439-3254
Address 12415 55th ST. NORTH. Email JLARKON@GOLDENGATE.NET
City LAKE ELMO State MINN. Zip Code 55042

Applicant's Interest in Property

- Currently owns property Considering purchasing property
- Renting or leasing property Mortgagee interest in property
- Other (explain)

Description of Applicant's Request

- Technical *Expedited review* of a petroleum storage tank release site (e.g., leak site), or petroleum impacted property for which the contamination did not originate from a tank (e.g., petroleum non-tank release site).
 Request for closure
MPCA ID# LEAK0000 _____
- Technical *Review of a development response action plan for a petroleum impacted property*.
MPCA ID# LEAK00008723 Closed December 1996 _____
- Leak site Tank Removal *Verification* letter. (Minn. Stat. 115C.03, subd. 9C).
MPCA ID# LEAK0000 _____
- Leak site File Closure *Confirmation* letter. (Minn. Stat. 115C.03, subd. 9C).
MPCA ID# LEAK0000 _____
- Off-site Tank Release *Determination* letter. (Minn. Stat. 115C.03, subd. 9C).
Suspected source MPCA ID# LEAK0000 _____
- General *Liability* letter.
- Other technical assistance not specified above (please describe on a separate sheet).

Nature of the problem or suspected problem

- Check all that apply:
- Soil contamination Not known
 - Ground water contamination Other (explain)
 - Surface water contamination

Involvement with other regulatory programs

Please indicate all environmental/health related programs or agencies that have been involved with the property in question (note the contact person(s) if known).

MPCA Closed Leak Site #8723

Known or suspected sources

Please check all applicable boxes below regarding the nature of the problem source.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Underground tank or pipeline release(s) | <input type="checkbox"/> Above-ground tank or pipeline release(s) |
| <input type="checkbox"/> Drums or other storage containers | <input type="checkbox"/> Seepage pit or dry well(s) |
| <input type="checkbox"/> Septic tank or drainfield | <input type="checkbox"/> Industrial accident |
| <input type="checkbox"/> Surface spillage or discharge | <input type="checkbox"/> Adjacent property |
| <input type="checkbox"/> Dumping or burial of waste | <input type="checkbox"/> Not known |
| <input type="checkbox"/> Lagoons | <input type="checkbox"/> Other (explain) |

Information about attachments to the request form

Please list any reports, maps or other attachments to this form (use separate page if necessary).

- *Limited Site Investigation/RI Report; Leak #00008723, Holiday Stationstore #22, 5247 Minnehaha Avenue South, Minneapolis, Minnesota; Barr Engineering Company, dated August 1996.*
- *Excavation Report Worksheet for Petroleum Release Sites; Former Holiday Stationstore #22, 5247 Minnehaha Avenue South, Minneapolis, Minnesota; Cirrus Environmental Group, Inc., dated January 10, 2003.*
- *Development Response Action Plan and Construction Contingency Plan; Proposed Apartment Building, 5247 Minnehaha Avenue South, Minneapolis, Minnesota; Braun Intertec Corporation, dated August 31, 2004.*

Disclosure

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Has the release at this site been reported to the State Duty Officer pursuant to Minn. Stat. § 115.061 (Duty to Notify and Avoid Water Pollution)? If so, please indicate notification date. <u>Closed Leak Site #8723 Reported 1995</u> |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | To your knowledge, have on- or off-site wells been contaminated? If so, attach a separate sheet detailing well location, owner, well number, aquifers, depth and use. A site map showing the well locations would be useful. |

Contact persons

Please list the name(s) of your current environmental consultant and legal counsel, if applicable.

Consultant Braun Intertec Corporation Phone (952) 995-2000 Fax (952) 995-2020
 Name Richard Hansen Email rhansen@braunintertec.com
 Address 11001 Hampshire Avenue South
 City Minneapolis State Minnesota Zip Code 55438

Attorney _____ Phone _____ Fax _____
 Name _____ Email _____
 Address _____ State _____ Zip Code _____
 City _____

Certification

I certify that I have read and am familiar with the information on this form and all attached documents, and that the submitted information is true, accurate and complete to the best of my knowledge.

I hereby ask the MPCA Commissioner to assist me and the company/organization I represent, as requested by this application. I understand this assistance may include the review of MPCA records and files, and review and approval of investigation plans and reports as well as response action plans and oversight of implementation actions.

I understand that the applicant (or other person signing below) must pay the MPCA Commissioner for the MPCA's costs of providing this assistance under Minn. Stat. § 115C.03 subd. 9. I understand that the MPCA Commissioner will send invoices for these costs and that failure to pay the MPCA's costs in a timely manner may result in the MPCA Commissioner taking appropriate administrative or legal action.

I hereby agree to pay the costs of the MPCA to provide services to the applicant as requested in this application. Furthermore, I hereby certify that I have the authority to submit this application on behalf of the applicant named herein.

Typed/printed name Devi T. Hansen Title Owner
 Signature [Signature] Date 10-12-04

Subscribed and sworn to before me this 12 day of Oct, 04.

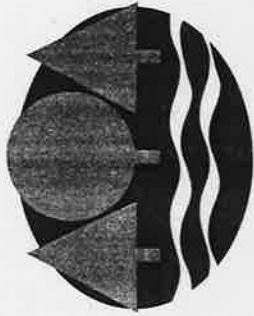
Notary Public [Signature]





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Faint vertical text or markings running down the center of the page, possibly a page number or a reference code.



Minnesota Pollution Control Agency

December 2, 1996

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

RE: Petroleum Tank Release Site File Closure

Site: Holiday Station Store #022, 5247 Minnehaha Avenue South, Minneapolis
Site ID#: LEAK00008723

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)

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Mr. Bruce Anthony
December 2, 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.

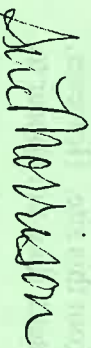
Because you performed the requested work, the state may reimburse you for a major portion of your costs. The Petroleum Tank Release Cleanup Act establishes a fund which may provide partial reimbursement for petroleum tank release cleanup costs. This fund is administered by the Department of Commerce 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 612/297-8366, or the site hydrogeologist Dave Scheer at 612/297-8601.

Sincerely,



for
Elizabeth Clysdale
Project Manager
Cleanup Unit II



Dave Scheer
Hydrogeologist
Cleanup Unit I
Tanks and Emergency Response Section

EC:DAS:smm

cc: Karen Nordby, Minneapolis Pollution Control Division
Greg Lie, Hennepin County Solid Waste Officer
Michael Carnes, Barr Engineering Company
Minnesota Department of Commerce Petrofund Staff