

March 31, 2005

Ryan Companies US, Inc.

Prepared for:

Hiawatha Business Center
Former Lite Yard Property
Minneapolis, Minnesota

RESPONSE ACTION PLAN



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HIAWATHA BUSINESS CENTER
FORMER LITE YARD PROPERTY
MINNEAPOLIS, MINNESOTA

MARCH 31, 2005

Prepared for:

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Peer File #5253.53
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- A Approved RP-Funded RAP Document List
- B Proposed Development Plan
- C Soil Disposition Flow Chart
- D Field Methods and Procedures

Appendix

LIST OF APPENDICES

- 1 Property Location Map
- 2 Property Diagram
- 3 Historical Land Use
- 4 Proposed Excavation Areas
- 5 Proposed Sample Locations
- 6 Perimeter Air Monitoring Locations

Figure

LIST OF FIGURES

The Property is a triangular shaped parcel that is approximately 4.99 acres in size and is located at the northwest intersection of East 28th Street and State Highway 55 in the City of Minneapolis (City), County of Hennepin, State of Minnesota. The Property is located in part of the southwest ¼ of Section 36, Township 29 North, Range 24 West. **Figure 1** shows the location of the Property. **Figure 2** is a diagram of the Property showing existing features.

2.1 SITE DESCRIPTION

2.0 BACKGROUND

This RAP has been prepared for submittal to and approval by the MDA Agricultural Voluntary Investigation & Cleanup (AgVIC) Program. Following issuance of MDA-approval, Ryan intends to submit this RAP to the Minnesota Pollution Control Agency (MPCA) Voluntary Investigation & Cleanup (VIC) and Petroleum Brownfields Programs for approval of non-agricultural chemical impacts at the Property (e.g. petroleum).

Peer Engineering, Inc. (Peer) has prepared this Response Action Plan (RAP), on behalf of Ryan Companies, US Inc. (Ryan), to address additional environmental response actions that will be implemented as part of development of the Lite Yard Property (Property) in Minneapolis, Minnesota. Response actions (i.e. Cleanup Actions) are currently being conducted at the Property by the identified Responsible Parties (RPs) under the direction of the Minnesota Department of Agriculture (MDA) to address identified arsenic and lead contamination from past agricultural chemical manufacturing operations. Following completion of these RP-funded Cleanup Actions, Ryan intends to purchase and develop the Property with a light industrial building for lease to a business or businesses interested in operating in the area. Additional environmental response actions will need to be completed to address residual soil contamination encountered during excavation-related development activities. These development-related response actions are above and beyond the scope of the RP-funded Cleanup Actions currently being conducted.

1.0 INTRODUCTION

2.2

SITE HISTORY

The Property had been developed as a railroad yard from at least 1885 through the early 1970's. Historical information indicates a former leaseholder, Reade Manufacturing, operated an agricultural chemical business on the south-central portion of the Property at 2100 East 28th Street. Arsenical-based herbicides were mixed and produced at this location as early as 1940. U.S. Borax subleased the property from Reade between 1963 and 1968 and operated on the Property for a portion of the sublease period.

The Property was originally part of a 7.7-acre parcel (**Original Parcel**), which included an area that extended approximately 100-feet east and parallel to the current eastern property boundary. In May 1998, the Minnesota Department of Transportation (**Mn/DOT**) acquired the easternmost approximately 2.8 acres of the Original Parcel, and subsequently redeveloped it as part of the Hiawatha Corridor reconstruction project.

The Property is currently vacant and all former structures have been razed. The Property at one time included addresses of 2000 to 2100 East 28th Street. A six-foot high chain link fence surrounds the Property. Four groundwater monitoring wells are currently located on the Property.

The western edge of the Property is bordered by the Northwest Hennepin County Regional Railroad Authority (**NW HCRRA**) Corridor parcel (a 100 feet wide former railroad right-of-way), with The Roof Depot building beyond. To the east of the Property is State Highway 55 (also known as Hiawatha Avenue), with a multi-tenant office/warehouse building and buildings occupied by Pro Floor, Inc. and by DC Sales beyond. To the south of the Property is a 10-foot wide City right-of-way and East 28th Street, followed by the South HCRRA Corridor (also a former railroad right-of-way) and beyond by buildings for John Dalsin & Sons Roofing and Shectmetel, Jadco Supply & Equipment and The Green Institute; the Smith Iron Foundry is located immediately southwest of the Property across East 28th Street. To the north of the Property is the City asphalt plant and State Highway 55, with the Allweather Roof building beyond.

Two former bulk storage facilities were also previously located on the south-central portion of the Property. One of the storage facilities was operated by Rollins Oil Company (2000 East 28th Street) from as early as 1933 through the mid-1980s. The Rollins facility operated up to five Aboveground Storage Tanks (ASTs) and one Underground Storage Tank (UST) that contained petroleum products at the Property. A second storage facility (Reade Manufacturing, then U.S. Borax) was located immediately east of the Rollins facility and contained up to 14 ASTs at various times between 1912 and the early 1970s. Use of the storage tanks prior to Reade Manufacturing operations is not known.

Figure 3 shows historical land use at the Property.

2.3 2004/2005 RESPONSE ACTIONS

2.3.1 General

CMC Heartland Partners (CMC) and U.S. Borax (Borax) have been identified by the MDA as RPs for the arsenic and lead contamination at the Property. The RPs retained Peer as the engineer of record and Carl Bolander and Sons, Inc., (Bolander) as the remediation contractor, to implement Cleanup Actions of arsenic and lead impacted soil at the Property in October 2004. These RP-funded Cleanup Actions will be completed by June 2005, at which time Ryan intends to construct a light industrial building at the Property. In order to successfully develop the Property, additional environmental actions will be required as part of construction that are above and beyond the scope of the current RP-funded Cleanup Actions being required by the MDA.

2.3.2 Approved RAP

An original RAP dated March 12, 2004 was prepared by Exponent, Inc., on behalf of the RPs to address arsenic and lead contamination at the Property. The March 12, 2004 RAP summarized previous investigation activities, known soil and groundwater conditions, remedial alternatives and proposed cleanup actions for the Property. MDA issued initial approval and comments regarding the March 12, 2004 RAP in letters dated March 10, 2004, March 15, 2004 and April 23, 2004; and final approval in a letter dated April 29, 2004. The final MDA approval letter requested that supplemental information regarding RAP implementation be submitted in a "Response Action Design and Implementation Plan (RAD/IP)". Peer prepared the RAD/IP dated June 21, 2004, which was

subsequently submitted to and approved by the MDA in a letter dated July 28, 2004. A list of regulatory comment and approval letters related to the original RAP and RAD/IP are included in Appendix A.

2.3.3 Completed Response Actions - 2004

Response actions completed in 2004 include the following:

- Clearing and grubbing of the Property, and removal of former building foundations.
- Installation of storm water controls (silt fence, sediment traps and rock entrances).
- Excavation of approximately 21,000 cubic yards of contaminated soil from the "Hot Spot" area. Of this volume, 11,600 cubic yards of soil was stabilized and disposed off-site as industrial waste, 5,700 cubic yards was disposed as industrial waste without stabilization, and 1,100 yards was disposed as daily cover. Approximately 2,610 cubic yards of contaminated soil was approved by the MDA for reuse as backfill at a depth of approximately 11 to 13 feet below planned development grade within the Hot Spot area.
- Excavation of an additional 8,820 cubic yards of soil and recycled asphalt exceeding cleanup standards that was located within the upper 4 feet of planned development grade in areas of the Property outside of the Hot Spot. This soil was disposed as industrial waste.
- Import and placement of clean granular fill to restore excavation areas at the Property to planned development grades.
- Continuous daily air particulate monitoring, sampling and testing around the perimeter of the Property.
- Collection of documentation samples from the base of excavations to verify remaining concentrations of arsenic and lead in the soil located four feet below planned development and restored grades.

2.3.4 Remaining Response Actions - 2005

The following remaining response actions will be completed by the RPs in May/June 2005:

- Excavation of an additional 15,000 cubic yards of arsenic and lead contaminated soil within 4 feet of the planned development grades to achieve established cleanup standards on the Property and the adjoining NW HCRA parcel and the East 28th Street Right-of-Way parcel.

Storm water lines and associated catch basins would be located beneath the loading dock and paved parking/drive areas and discharge to the storm water pond. Invert elevations for the storm water lines would range from approximately 833 to 837 feet. The sanitary sewer service would run from the east side of the building and connect to the main in East 28th Street. Elevations for the sanitary sewer line would range from approximately 835 to 836 feet. The building would have two water service connections, with a continuous loop water line that encircles the building and ties into the water main located in East 28th Street. The water line would be located a minimum of 7.5 feet below finished grade.

Ryan intends to purchase and develop the Property with a light industrial building for lease to a business or businesses interested in operating in the area. A figure depicting Ryan's currently proposed grading and utility plan is included in **Appendix B**. The development would include a 60,200 square foot, one-story, "L" shaped building with slab-on-grade construction with a finished floor slab elevation of 844 feet National Geodetic Vertical Datum (NGVD). A bituminous paved, recessed loading dock area would be located on the west side of the building, which ranges in finished elevation from 840 to 843 feet. Bituminous paved parking and drive areas would surround the building and range in elevation from 841 to 843 feet. An unlined, on-site storm water retention pond is planned at the north end of the Property, with finished elevations ranging from 829 to 840 feet. Other unpaved areas of the Property would be landscaped. Access would be off of 28th Street East, from the southwest corner of the Property.

2.4 PROPOSED DEVELOPMENT PLAN

- Import and placement of clean granular fill to restore excavation areas to planned development grades at the Property and existing grades in the adjoining areas.
- Continuous daily air particulate monitoring, sampling and testing around the perimeter of the Property.
- Collection of documentation soil samples from all areas of the Property on a 50 by 50 foot grid spacing at the bases of excavation areas and any undisturbed areas to verify remaining concentrations of arsenic and lead within four feet of planned development grades meets the approved cleanups standards.
- Sealing of any remaining on-site monitoring wells obstructing remediation activities, installation of new monitoring wells as required to develop a groundwater quality monitoring network, and implementation of long term groundwater monitoring.
- Preparation of a response action implementation report for submittal to the MDA with request for No Action Determination related to soil contamination.