



Minnesota Pollution Control Agency

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August 11, 2014

Mr. Michael J. Wilkus
11487 Valley View Road
Eden Prairie, MN 55344

RE: Snyder Drug, Hopkins, 15 9th Avenue North, Hopkins
MPCA Project Number VP31470
PIN 24-117-22-42-0074
No Action Determination

Dear Mr. Wilkus:

The Minnesota Pollution Control Agency (MPCA) staff in the Voluntary Investigation and Cleanup Program has been requested to provide a No Action Determination for releases identified at the Snyder Drug, Hopkins site located at the address referenced above (the Site).

The MPCA staff has reviewed the information submitted for the Site. Two residential houses were depicted on the 0.45 acre Site on the 1912 and 1950 Sanborn Fire Insurance Maps. A commercial grocery operated at the Site from 1951 until 1956 and a drug store operated at the Site from approximately 1956 to 2007. The Site building is currently vacant. The Site includes a single story commercial building with a partial basement. The surface covering surrounding the building is asphalt and concrete and includes: a drive, parking, and a sidewalk. The adjoining business to the south of the Site was historically occupied by a dry cleaning business that operated from approximately 1972 to 1988.

A subsurface investigation was conducted at the Site. Soil samples were analyzed for the eight Resource Conservation and Recovery Act metals, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and diesel range organics (DRO). Groundwater samples were analyzed for VOCs and DRO. Soil vapor samples were analyzed for VOCs. PAHs were detected in the soils with the calculated total benzo(a)pyrene equivalent concentration at or above the residential Soil Reference Value in two samples. VOCs were detected in the soil vapor with the 1,3-butadiene concentration exceeding ten times (10X) the established MPCA residential Intrusion Screening value (ISV) and the tetrachloroethene (PCE) concentration was above the residential ISV but below 10X the residential ISV in one sample. For the purpose of this letter, the identified release for the Site is defined as the PAHs in the soil and the VOCs in the soil gas (Identified Release).

The PAHs detected in soil at concentrations above the soil reference values are located under paved areas of the Site and are not currently accessible and are therefore not a risk to human health. There were no concentrations of the analyzed compounds above the laboratory reporting limits and the Site area is serviced by the municipal water supply. 1,3 butadiene was detected in the soil vapor at concentrations above 10X the Industrial ISVs and PCE was detected concentration was above the residential ISV but below 10X the residential ISV. These detections do not appear to represent a significant vapor intrusion risk to potential future occupants of the building.

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Based on a review of the information provided to the MPCA, a determination is hereby made to take no action with regard to the Identified Release; specifically, the MPCA staff will not refer the Identified Release to the U.S. Environmental Protection Agency for inclusion on the Comprehensive Environmental Response, Compensation and Liability Information System list, to the State Site Assessment staff for evaluation, or to the MPCA Commissioner for the placement of the Site on the Permanent List of Priorities.

Please be advised that the determination made in this letter is subject to the disclaimers found in Attachment A. If you have any questions about the contents of this letter, please contact Mark Umholtz, Project Hydrogeologist, at 651-757-2308 or mark.umholtz@state.mn.us.

Sincerely,



Gary L. Krueger
Supervisor
Site Remediation and Redevelopment Section
Remediation Division

GLK/MU:mcb

Attachment

cc: Ryan Spencer, WSB & Associates

ATTACHMENT A
DISCLAIMERS
Snyder Drug, Hopkins
MPCA Project Number VP31470

1. Reservation of Authorities

The MPCA Commissioner reserves the authority to take any appropriate actions with respect to any release, threatened release, or other conditions at the Site. The MPCA Commissioner also reserves the authority to take such actions if the voluntary party does not proceed in the manner described in this letter or if actions taken or omitted by the voluntary party with respect to the Site contribute to any release or threatened release, or create an imminent and substantial danger to public health and welfare.

2. No MPCA Assumption of Liability

The MPCA, its Commissioner and staff do not assume any liability for any release, threatened release or other conditions at the Site or for any actions taken or omitted by the voluntary party with regard to the release, threatened release, or other conditions at the Site, whether the actions taken or omitted are in accordance with this letter or otherwise.

3. Letter Based on Current Information

All statements, conclusions and representations in this letter are based upon information known to the MPCA Commissioner and staff at the time this letter was issued. The MPCA Commissioner and staff reserve the authority to modify or rescind any such statement, conclusion or representation and to take any appropriate action under his authority if the MPCA Commissioner or staff acquires information after issuance of this letter that provides a basis for such modification or action.

4. Disclaimer Regarding Use or Development of the Property

The MPCA, its Commissioner and staff do not warrant that the Site is suitable or appropriate for any particular use.

5. Disclaimer Regarding Investigative or Response Action at the Property

Nothing in this letter is intended to authorize any response action under Minn. Stat. § 115B.17, subd. 12.

