



Minnesota Pollution Control Agency

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June 23, 2011

Mr. Don Siggelkow
Minneapolis Park and Recreation Board
2117 West River Road
Minneapolis, Minnesota 55411

RE: Scherer Bros - Minneapolis Site
Parcels between 8th Avenue NE & 10 Avenue NE and
Between Sibley Street & the Mississippi River, Minneapolis
MPCA Project Number VP26370
Response Action Plan Amendment Approval

Dear Mr. Siggelkow:

The MPCA staff in the Voluntary Investigation and Cleanup Unit (VIC Program) has reviewed Peer Engineering's "Response Action Plan Amendment, Former Scherer Bros. Lumber Property, Minneapolis" (Response Action Plan Amendment), dated June 22, 2011. The Response Action Plan Amendment modifies Peer Engineering's "Additional Investigation and Response Action Plan, Former Scherer Bros. Lumber, Minneapolis" dated October 6, 2010, which was approved with modifications by the MPCA in a letter dated October 28, 2010. The Response Action Plan Amendment adds the east portion of the property, adds additional soil sampling and analysis at locations on the east side of the property to characterize the soil, and modifies the response action goals to include cleanup of the Site to meet the MPCA Soil Reference Values for residential properties. The Response Action Plan Amendment, submitted for the Scherer Bros - Minneapolis Site at the location referenced above (Site), describes the response action tasks and related soil sampling to address buried debris and contaminated soil that were used for fill either prior to or at the time of the development of the Site as a lumberyard. The proposed future land use is park land for the west portion of the Site and residential and/or commercial for the west portion of the Site.

Environmental investigation of the Site from 2009 to 2010 was concentrated in the west portion of the Site and determined the general extent and magnitude of buried debris and soil containing polynuclear aromatic hydrocarbons (PAHs), lead, arsenic, and mercury. Some soil samples exceeded the MPCA SRVs for residential and commercial properties and the MPCA Soil Leaching Values (SLVs). The Response Action Plan Amendment describes additional soil sampling to be conducted on the east portion of the Site and the following response actions: abatement of hazardous materials associated with the existing buildings; demolition, removal and disposal of the existing buildings; removal and disposal of pavements and sub-pavement gravel; removal and disposal of debris and soil with contaminant concentrations above the MPCA SRVs for residential properties; on-site reuse of soil meeting the MPCA criteria for unregulated fill; regrading, riverbank stabilization and stormwater management; and covering the park portion of the Site with at least six inches of topsoil and one or more of the following: vegetation, pavement, landscaping materials, and park structures.

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The MPCA hereby approves the Response Action Plan Amendment tasks pursuant to Minn. Stat. § 115B.17.

Standard disclaimers are included in Attachment A. Please feel free to contact me if you have any questions or concerns at 651-757-2399.

Sincerely,



Lynne J. Grigor
Hydrogeologist
VIC and Emergency Response Section
Remediation Division

LJG:jmp

Attachment

cc: Bob Rykken, Peer Engineering
Thomas Frame, City of Minneapolis
David Jaeger, Hennepin County Environmental Services

ATTACHMENT A
DISCLAIMERS
Scherer Bros - Minneapolis Site
MPCA Project Number VP26370

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.