



## Minnesota Pollution Control Agency

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October 31, 2016

Mr. Tod Eckberg  
St. Paul Public Schools  
1930 Como Avenue  
St. Paul, MN 55108-2716

RE: Approval of Response Action Plan and Construction Contingency Plan  
Jefferson Smurfit, 1050 Kent Street North, St. Paul, Ramsey County  
MPCA Project ID#: BF0000156, Billing ID 112  
PIN: 252923230001

Dear Mr. Eckberg:

The Minnesota Pollution Control Agency (MPCA) Brownfields staff, in the Petroleum Brownfields (PB) and Voluntary Investigation and Cleanup (VIC) Programs, has reviewed the Response Action Plan (RAP) and the Contingency Construction Plan (CCP) submitted for the Jefferson Smurfit site, located at the address referenced above (the Site). The RAP and the CCP (RAP/CCP), both dated September 14, 2016 were prepared and submitted on your behalf by Nova Consulting.

The Site consists of one parcel with an area of 5.5 acres and is currently occupied by a vacant building, paved parking and drive areas and greenspace. The Site was undeveloped from at least 1903 until it was graded in the 1930's. The western property building was constructed in 1953 and occupied by a sheet metal company until the late 1950's or early 1960's when the eastern building addition was constructed. A metal storage addition was constructed in the mid-1990's. The Site was occupied by cardboard manufacturing companies from at least 1958 through the late 1990's or early 2000's. The Site has been vacant since the early 2000's.

Three underground storage tanks (USTs) were installed in 1981 and removed in 1993. The USTs were used to store isopropyl alcohol, blanket wash, and solvent/ink/wash water. Contaminated soil was excavated and disposed of off-site when the USTs were removed. Groundwater monitoring took place at the Site between 1997 and 2001. A Limited No Action Determination for soil in the area of the former USTs was issued on December 30, 2003. An Affidavit Concerning Real Property Contaminated with Hazardous Substances was filed with Ramsey County on August 2, 2004.

A subsurface investigation conducted at the Site in May 2006. Soil and groundwater impacts were negligible but some soil vapor concentrations exceeded MPCA intrusion screening values (ISVs). The report indicated that residual soil and groundwater impacts likely remained in the area of the former UST basin and groundwater impacts may extend approximately 50 feet eastward. The groundwater plume was determined to be stable and was being remediated via natural attenuation. A Declaration of Restrictions and Covenants was filed with the property record at Ramsey County on August 2, 2006 restricting land use to industrial only with no use of on-Site groundwater for drinking water.

A subsurface investigation conducted at the Site in August 2016 included the completion of four soil borings,

three exterior and six interior soil vapor samples. Four soil samples were collected and analyzed for diesel range organics (DRO), gasoline range organics (GRO), the eight Resource Conservation and Recovery Act (RCRA) metals, volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs). Barium and lead were detected in some of the soil samples but at concentrations representative of background conditions. Fluoranthene was detected in one soil sample at a concentration well below the MPCA's soil leaching value (SLV). DRO was detected in one of the soil samples. Four groundwater samples were collected and analyzed for VOCs, DRO and GRO. DRO, GRO and some petroleum compounds were detected in the groundwater samples. Tetrahydrofuran was detected in one groundwater sample at a concentration well below the Minnesota Department of Health (MDH) Health Risk Limit (HRL). The soil vapor samples were collected and analyzed for VOCs. Tetrachloroethene (PCE), Ethylbenzene, 1,3,5-Trimethylbenzene, 1,2,4-Trimethylbenzene, and 1,3-Butadiene were detected in soil vapor samples at concentrations exceeding ten times (10x) the MPCA's Residential ISVs.

St. Paul Public Schools proposes to demolish the existing Site buildings and redevelop the Site with a slab-on-grade school with an exterior playground, basketball court and surface parking. The RAP proposes the excavation and off-Site disposal of any contaminated soil that cannot be re-used on-Site. It also proposes a minimum four-foot vertical separation distance of soil meeting MPCA regulatory criteria beneath greenspace areas and a minimum two-foot vertical separation of similarly clean soil beneath buildings, and paved areas. The RAP also proposes installation of an active sub-slab depressurization system to prevent vapor intrusion into each building, with post construction performance testing to confirm that the system is adequate.

The RAP/CCP is hereby approved, subject to the following conditions:

1. If the playground in the southwest corner is not constructed on an impervious base such as asphalt or concrete, then a minimum of four feet of clean fill shall be placed beneath the playground area.
2. Stockpiles shall be placed on and covered with polyethylene sheeting that is at least 10-mil in thickness and shall be bermed to prevent run-off and run-on.
3. 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 RAP/CCP. If contamination remains at or above 10 PPM, a vapor barrier is required.
4. Imported soil and excess fill targeted for off-site reuse shall be from a native source and/or meet the MPCA's criteria for Unregulated Fill. Soils that do not meet Unregulated Fill criteria may not be used at the discretion of the contractor or other project personnel.
5. Any contaminated soils removed from the Site must be treated or disposed of in a method approved by the MPCA. Contaminated soils transported to an approved landfill must be in compliance with all state and local permits. The applicant must notify MPCA staff when contaminated soils are initially transported and where soils will be disposed of prior to disposal. Please include all transportation and handling manifests for such soils within the final implementation report.
6. This RAP/CCP approval is contingent on the applicant obtaining all other required state, federal and local government permits.
7. This approval does not supplant any applicable State or local stormwater permits, ordinances, or other regulatory documents.

An implementation report describing the completed response action activities, sampling results, soil management and disposal, and imported soils shall be prepared and submitted to the MPCA. If the implementation report will not be submitted within one year of the date of this letter, please notify the MPCA project staff of the status of the development. Approval of this plan does not suggest that any of the costs incurred will be eligible for reimbursement from the Petro Board.



Ms. Traci Tomas  
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This letter is subject to the disclaimers found in Attachment A. If you have any questions about this letter, please contact Andrew Nichols, Project Manager, at 651-757-2612 or [andrew.nichols@state.mn.us](mailto:andrew.nichols@state.mn.us) or Mark Koplitz, Project Manager, at 651-757-2502 or [mark.koplitz@state.mn.us](mailto:mark.koplitz@state.mn.us).

Sincerely,



Mark Koplitz  
Project Manager  
Petroleum Remediation & Redevelopment Section  
Remediation Division



Andrew Nichols  
Project Manager  
Site Remediation & Redevelopment Section  
Remediation Division

MK/AN:bhj

Attachment

ec: Mark Perry, Nova Consulting  
Peter Grafstrom, City of St. Paul Mayor's Office  
Larry Carlson, Ramsey County Environmental Services

ATTACHMENT A  
DISCLAIMERS  
JEFFERSON SMURFIT  
BF0000156  
PIN: 252923230001

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

6. This approval does not supplant any applicable State or local stormwater permits, ordinances, or other regulatory documents.

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