



Minnesota
Pollution
Control
Agency

Proposed Cleanup Plans for Kaplan and Harvest States

Metro District,
Site
Remediation
Section

Cleanup/C0-12/July 2000

This fact sheet, prepared by the Minnesota Pollution Control Agency (MPCA), describes the proposed cleanup plans for two areas along St. Paul's downtown riverfront – the Kaplan Scrap Metal property at 345 Shepard Road, and the Harvest States property at 266 Shepard Road.

Kaplan Scrap Metal and Harvest States contaminated soil at their properties with lead, wood-treating products and petroleum/oily products. To make the property safe for redevelopment, the MPCA is working with developers to create cleanup plans.

The proposed cleanup plans include treating and removing some soils, and adding eight feet of clean soil to cover the treated area and get the property above the floodplain.

This fact sheet will give more detail into the process behind developing these cleanup plans. Before the MPCA approves the plans, however, it invites the public to send in comments by July 31, 2000 to Nile Fellows at the MPCA Metro District, 520 Lafayette Road, St. Paul, Minnesota, 55155.

For more information, the public can attend an informational meeting at 7 p.m. Monday, July 17, at the Science Museum of Minnesota's Xenon Room, 120 W. Kellogg Boulevard, St. Paul.

What's the background at Kaplan?

The H.S. Kaplan Scrap Iron and Metal Company previously owned this property, using it for storing and processing scrap metal from 1966 to 1988. The property was

sold in 1986 to the present owner, the St. Paul Housing and Redevelopment Authority.

Possible activities at Kaplan's property involving the use of hazardous substances include:

- Batteries may have been stored at the site. Lead is present in batteries and is found in the soils at the site.
- Electrical transformers may have been stored and processed at the site. Transformer oils may have contained polychlorinated biphenyls (PCBs), which have been found in the soil at the site.
- Automobiles were processed at the site. Lead is present in leaded gasoline, lead solder and other solid components.

The Kaplan property lies between Shepard Road, the Mississippi River, and a railroad line. Several structures – formerly present at the eastern end of the site – have been demolished. The foundation of a structure used for shredding operations remains in the northeastern area of the site.

The MPCA and Minnesota Department of Health conducted several site inspections between 1978 and 1987. In 1988, the site was placed on the Minnesota Permanent List of Priorities, the state Superfund list.

How was Kaplan investigated?

Soil Investigation

As part of a property transfer evaluation from July 1987 to March 1988, Braun





Engineering Company completed a preliminary assessment of the site. Braun collected surface and subsurface soil samples, showing elevated lead concentrations in the upper one to three feet of soil.

Braun also reported PCB concentrations in soil samples, found in 17 of the 20 boring locations. These higher PCB concentrations also appeared to be primarily confined to the upper one to three feet of soil. The primary conclusion of this assessment was that contaminated soils cover most of the site at the top one to three feet.

Ground Water Investigation

The shallow ground water below the property generally flows to the south or southeast, toward the Mississippi River. Barr Engineering Company collected samples from three onsite monitoring wells in February 1990, finding that all three samples exceeded the Health Risk Limits for PCBs.

These wells were resampled in May 2000, and PCBs were not found to be a problem in the ground water. Thus, the contaminated soils at the site seem to have little impact on the ground water.

What has been done at the Kaplan site?

As part of a short-term solution in 1990, all contaminated soil containing over 50 parts per million of PCBs was removed. This contaminated soil was taken to a licensed and permitted landfill. However, some PCBs and lead remain in the soils. That led the MPCA to explore a more long-term cleanup plan.

What cleanup plans were considered for Kaplan?

Back in April 1996, the MPCA announced a selected remedy for the Kaplan site. The plan at that time was to add three feet of soil and a layer of top soil to the property. This plan would have reduced the threat of contaminated soil to human health and the environment and slowed down migration of contaminants into the ground water.

Due to the new effort to add housing and retail units at St. Paul's Upper Landing, however, the MPCA has reconsidered this plan. First, MPCA staff reviewed the main three cleanup options, which are:

Alternative 1. No Action

The No Action Alternative – which the MPCA is required to consider as part of the Superfund process – would not

prevent contact with the contaminants nor prevent migration of the contaminants.

Alternative 2. Soil Cover and Top Soil

This alternative – previously selected in 1996 – would limit direct contact with contaminated soil by adding three feet of soil cover and a layer of top soil. This alternative would also reduce migration of contaminants by utilizing effective drainage.

However, the potential for some ground water contamination would exist, and workers could come into direct contact with the contamination if they excavate into the area below the clean fill.

Alternative 3. Soil stabilization and off-site disposal with backfilling of clean soils

In this alternative, soils are stabilized on-site, removed and disposed of off-site in an appropriate landfill. Clean soils are used to replace the removed soils to restore the grade prior to removal.

An additional eight feet of fill soil would then be placed over the site to provide a buffer layer between the surface and any remaining potentially contaminated soil. This additional fill will also bring the site surface to an elevation above the floodplain.

While this option is more expensive than Alternative 2, this plan removes the contamination from the site and thus reduces the possibility of direct contact or migration of contaminants. This remedy is readily implementable in the short and long term and provides a more permanent remedy than Alternative 2.

What cleanup plan was chosen for Kaplan?

After reconsidering the alternatives, the MPCA is recommending Alternative 3: Soil stabilization and off-site disposal with backfilling of clean soils. This alternative is appropriate for this site since it provides short- and long-term benefits, is readily implementable and reduces site contaminants and the possibility of ground water contamination.

Additionally, this alternative is compatible with the intended site development plans. The intended long-term usage for the site is that of residential and commercial development.



What's the background at Harvest States?

The property is currently a parking lot owned by the St. Paul Housing and Redevelopment Authority. The property was developed prior to the turn of the century with stone cutting facilities, lumber companies, and a flour mill. Railroad tracks and grain elevators were located on the property. In the 1920s, the property was also used for storage of transformers and old machinery.

How was Harvest States investigated?

The property entered the MPCA's Voluntary Investigation and Cleanup Program on October 5, 1990. A concrete pad at the property contained PCBs. Soil samples from borings drilled in 1990 contained pentachlorophenol (a wood treating product) and fuel oil. Low levels of organic compounds associated with coal-derived products were detected in the ground water from monitoring wells. Recent trenches and borings encountered small amounts of soil contaminated with fuel oil.

What has been done at the Harvest States site?

In the 1980s, the concrete pad containing PCBs was removed and disposed of at a hazardous waste landfill, and underground storage tanks for fuel oil and gasoline were removed. In the early 1990s, the soil containing fuel oil and wood treating products was landspread at the property, periodically tilled, and monitored for natural degradation of the contaminants.

What cleanup plans were considered for Harvest States?

Currently the only outstanding environmental issue at the Harvest States property is small areas of soil contaminated with fuel oil. Natural degradation of the fuel oil was considered as an option, but was seen to be too time-consuming given the redevelopment of the property.

What cleanup plan was chosen for Harvest States?

The MPCA is recommending that the fuel oil-contaminated soil be removed, and then treated thermally or disposed of properly in a landfill. This option is the most quick and least costly option for cleaning up the fuel oil.

The cleanup goal is for the soils remaining at the property to be cleaned up to residential criteria. The soils will then be covered with eight feet of clean fill soil as part of the redevelopment of the property.

What's next?

The MPCA invites the public to send in their comments on these cleanup plans by July 31, 2000 to Nile Fellows, MPCA Metro District, 520 Lafayette Road, St. Paul, Minnesota, 55155.

People can also fax their comments to Nile Fellows at (651) 296-9707 or send an e-mail to nile.fellows@pca.state.mn.us

If you have questions about this work, please contact either MPCA Project Manager, Nile Fellows, at (651) 296-7299, or Public Information Officer, Stacy Casey at (651) 296-7769

MPCA Web Site: <http://www.pca.state.mn.us>