

Culp, Matt [DNR]

From: Culp, Matt [DNR]
Sent: Thursday, February 06, 2014 9:02 AM
To: 'Steffen'
Subject: RE: FEH Office - Property Owners

CON 12-15
Doc #29268

For closure of the UST at 801 Pierce Street I suggest that you present the information to the IDNR, UST/LUST section for their review.

You might start with Ruth Hummel.

Her direct telephone number is 1-515-281-8997.

MATT CULP Environmental Specialist Senior



Iowa Department of Natural Resources
515.242.5087 | Matt.Culp@dnr.iowa.gov
502 East 9th Street | Des Moines, IA 50319

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From: Steffen [<mailto:steffen@evertek.net>]
Sent: Thursday, February 06, 2014 8:53 AM
To: Culp, Matt [DNR]
Cc: Ron Speckmann
Subject: RE: FEH Office - Property Owners

Matt:

Regarding the Gas Station at 801 Pierce Street, we installed MW-1 at the UST location. *(The small circles are the Sanborn Map's location of the USTs at this site.)* MW-1 was installed to determine if the USTs had leaked. The soil analysis found very minor Field PID levels and the soil analysis at 55 feet detected only waste oil, 13.2 ppm. The Ground Water analysis at this location exceeded the OA-2 analysis for waste oil. The 8260 analysis for VOCs did identify some chlorinated compounds but no BETX compounds. MW-1 is down gradient of MW-2 (See Sanborn Map). I think that the ground water contaminants at MW-1 may be related to Dry Cleaning facility at 817 Pierce Street.

We would like to close the Gas Station portion of this investigation, 801 Pierce Street. How should we proceed to get the Historical UST portion of this investigation closed?

Thanks, Jerry

Jerry E. Steffen, P.E.
Steffen Engineering & Testing, Inc.
611 5th Street
Sioux City, IA 51101
Phone: 712-277-3017
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Cell: 712-253-5994

From: Culp, Matt [DNR] [mailto:Matt.Culp@dnr.iowa.gov]
Sent: Wednesday, February 05, 2014 4:04 PM
To: Steffen
Subject: RE: FEH Office - Property Owners

Jerry,

After reviewing the Phase II report I have the following initial comments.

First, Mr. Speckmann needs to be informed of the inherent limitations of this (or any) Phase II assessment. They are not meant to be, nor are they considered by IDNR as comprehensive interpretations of soil and ground water conditions on a site. To accomplish such a level of assessment would require additional soil sampling than has been conducted so far for the Pierce Street properties. Phase II reports do however provide an indication of **the type(s) and general concentrations** of contamination that may be expected on a site given the known historic activities (such as the gas station and the dry cleaners in question). It also tells us what to look for in subsequent assessments..... if they are required.

As I mentioned, additional soil sampling is recommended, particularly in and around potential source areas like the former dry cleaner building footprint and on the gas station site, to determine if residual compounds are still releasing to ground water from the soil and if the greatest concentrations have been identified.

Dry Cleaner Site

Having said that, I would venture to say that based on the elevated level of chlorinated hydrocarbon contamination (254ug/L PCE) observed at MW-2 in ground water that it is **very possible** that an area of contamination exists on the property than is not currently fully demonstrated by the Phase II report, and that the likely source is almost certainly the former dry cleaners that was located on the property. The impact to soil from the dry cleaners is not defined. It needs to be in order to know the extent and determine if a significant source still exists. If so, it might be addressed through excavation or by a "technical control" such as using the contaminated area as a parking area to separate the potential soil exposure pathway. It is also **not recommended** for a building site unless or until the question of soil vapor impacts to a potential building are evaluated and resolved.

The deep (50-60 feet) impact to ground water is demonstrated by the chlorinated compounds in MW-2. This is likely caused by the nature of water table in the Sioux City area, which tends to be deeper in the uplands due to the thick loess cover that does not hold water very well. As such, it is not likely to be an onsite exposure concern to ground water because of the depth and the restriction on installing private water wells within the city. It could however eventually contribute to contamination of off-site ground water.

Gas Station Site

To a lesser degree the same concerns exists for petroleum compounds from the gas station site. Fairly hefty concentration of gas (72,000ug/L in MW-2) means that although sampling soil at the dispenser island was a good idea to examine a highly likely source area, additional soil samples are needed elsewhere to know for certain the full extent of contamination.

General comment

These properties will be reviewed further under the authority of the Pre-CERCLA program using the information provided in the Phase II, and a determination made if further assessment and/or monitoring will be required under the authority of the CERCLA program, or under Chapter 133 (State authority) or if it will be deferred with no additional assessment. This determination will take a few weeks and does not take into consideration any purchase agreement

deadlines. This determination is not affected by the property owners decision to sell or any prospective buyer to purchase this property and the DNR has no interests in the purchase agreement decision(s) made around this property.

Please contact me if you have any questions
Regards

MATT CULP Environmental Specialist Senior



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From: Steffen [<mailto:steffen@evertek.net>]
Sent: Wednesday, February 05, 2014 9:20 AM
To: Culp, Matt [DNR]
Cc: Ron Speckmann
Subject: FW: FEH Office - Property Owners

Matt:

Attached is a Phase II investigation that was conducted at this site. We prepared this for the potential buyer, Ron Speckmann, FEH Associates, Inc. They have a purchase agreement in place to buy Lots 7, 8, & 9; Block 45; Sioux City East Addition. The existing owners are listed below. Their purchase agreement expires on February 11, 2014.

Mr. Speckmann would like to know if your department would have time to review the Phase II Report by Feb. 10th and give at least a verbal response on the potential problems associated with the contaminants found.

The former buildings have been removed from the 3 lots. (See Attached Existing Condition Map) Their Plans are to construct a building on the south 2 lots and the north lot would be used for parking.

Thanks for talking to me this morning and please contact me if you have any questions.
Jerry

Jerry E. Steffen, P.E.
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From: prvs=011397943E=rons@fehsc.com [<mailto:prvs=011397943E=rons@fehsc.com>] **On Behalf Of** Ron Speckmann
Sent: Wednesday, February 05, 2014 8:22 AM
To: Steffen
Subject: FEH Office - Property Owners

Jerry,

The Owner of the Dry Cleaner (817 Pierce St.) lot is:

Romi Pettersson.

P.O. Box 725

Winnebago, NE. 68071-0725

The Owner of the Filling Station (801 Pierce St.) lots is:

Paul A. Goetz

Tim Swedean, Designated "Attorney in Fact" under Power of Attorney

4125 Gordon Dr.

Sioux City, Ia. 51101

Thanks!

Ron Speckmann AIA, FEH Principal

FEH Associates Inc.

Architecture | Structural Engineering | Interiors

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