



January 25, 2021

Via Email (jonbell@jonbell.com)

JON BELL
BELL AUTOMOTIVE PROPERTIES LLC
2835 ROSEBAY CT
CEDAR RAPIDS IA 52411-4701

SUBJECT: Limited Site Investigation – John Grieder Motors, 409 13th Street, Belle Plaine, Iowa

Dear Mr. Bell:

This letter is in response to receipt of a Phase 1 Environmental Site Assessment (Phase 1) and Limited Site Investigation (LSI) reports for the referenced property were received by the Department of Natural Resources (DNR) Underground Storage Tank Section on January 14, 2021. Thank you for the submittals.

Underground storage tank (UST) regulations are found in Iowa Administrative Code [IAC] 567.135, Technical Standards and Corrective Action Requirements for Owners and Operators of Underground Storage Tanks. These UST regulations are managed by the DNR UST Section. They specifically cover assessment, monitoring, and cleanup of contamination resulting from releases from regulated UST systems and have established target levels (Tier 1) for benzene, toluene, ethylbenzene, xylenes and total extractable hydrocarbons as diesel and waste oil. Chapter 567.135 regulations do not cover spills or releases from above ground storage (e.g. barrels, above ground storage tanks) or other site activities not directly related to releases from UST systems, which may be covered under other regulations managed by the DNR Contaminated Sites Section.

The April 2020 Phase 1 identified multiple Recognized Environmental Conditions (RECs) including, but not limited to, a former filling station (former Gryp Oil, UST 198600805) located across 13th Street to the north of the referenced property at 402 13th Street in Belle Plaine. DNR Records for UST 198600805 indicate two registered gasoline underground storage tanks were filled with inert material in June 1985.

The June 2020 LSI indicated the former Gryp Oil property is in a presumed cross-gradient location to the subject property. Soil and groundwater sampling were conducted at B3/TMW3 installed on the west side of the Grieder Motors property, northwest of a “machine shed” on subject property and approximately 50 feet south of the former Gryp Oil property.

Soil results for B3 found detectable concentrations of volatile organic compounds (VOCs) including ethylbenzene and xylenes but concentrations were below Tier 1 levels. Gasoline was also detected in the B3 soil sample; however, there is currently no Tier 1 or statewide standard for total extractable hydrocarbons as gasoline in soil. Detectable concentrations of total extractable hydrocarbons as diesel and waste oil were not identified.

Groundwater results for TMW3 show detectable concentrations of benzene and ethylbenzene above Tier 1 levels; toluene and xylenes were detected below Tier 1 levels. The benzene and ethylbenzene concentrations detected in the TMW3 sample exceed the Tier 1 level for groundwater ingestion- actual (drinking water wells). Gasoline was also detected in the TMW3 groundwater sample; however, there is currently no Tier 1 or statewide standard for total extractable hydrocarbons as gasoline in groundwater. The total extractable hydrocarbons as diesel and waste oil concentrations at TMW3 were below detection limits and Tier 1 levels.

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As noted in the January 13th letter from DNR Contaminated Sites, soil and groundwater impact identified at B3/TMW3 on the Grieder Motors property, which includes some volatile organic compounds (VOCs) regulated at leaking underground storage sites, warrants further assessment regardless of the source(s) of contamination. Further assessment of soil and groundwater should be conducted only if and when a decision is made to develop the west part of the Grieder site as mentioned in the LSI (Phase II) report. Until that time, no further assessment is required.

Thank you for your cooperation in providing the 2020 Phase 1 ESA and LSI reports. Please contact me by e-mail at ruth.hummel@dnr.iowa.gov or by phone at (515) 725-8328 or , if you have questions or concerns with this letter. In all correspondence regarding this project, include the LUST number, which is indicated in the Subject heading of this letter.

Sincerely,



Ruth Hummel

Environmental Specialist Senior
Underground Storage Tank Section

C: DNR Field Office 1, Manchester
Matt Culp, DNR Contaminated Sites (email)
Daniel Green, Terracon Consultants(email)