

June 4, 2024

MR LOU PAPPAN
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**Re: Wapello Dollar General (709 Highway 61 North, Wapello, Iowa 52653)
Contaminated Sites Database Site ID No. 2798
Limited Site Investigations**

Dear Mr. Pappan:

The Iowa Department of Natural Resources, Solid Waste and Contaminated Sites Section (DNR) has reviewed the July 14, 2023 Phase I Environmental Site Assessment (ESA) ([Doc #41584](#)) and the October 4, 2023 Limited Phase II ESA ([Doc #41585](#)) for the site located in Wapello, Iowa. The DNR understands that the site has been redeveloped as a DG Market grocery store.

The reports detail recognized environmental conditions (RECs) at the location, as well as soil and groundwater samples collected to investigate those RECs. Historical uses of the site include a canning factory, a trucking company, a livestock auction house, and a flea market. Petroleum contamination in the southern portion of the site was discovered when the adjacent residential property to the south reported a diesel odor in their drinking water. When the city replaced the water line to the house, soil and groundwater in the southeast portion of the site was odorous and stained with apparent petroleum products. The subsequent Phase I ESA discovered evidence of a possible UST related to the historic trucking company as well as an old AST at the site and gasoline storage at the canning factory in the early 1900s.

To investigate the RECs, five borings were advanced in the southern portion of the site with a soil and groundwater sample collected from each location. Multiple volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and resource conservation and recovery act (RCRA) metals were detected in the soil and/or groundwater samples. Among the soil samples, arsenic was the only analyte detected above statewide standards (SWS), cumulative risk calculations completed using the maximum detection levels in soil did not return unacceptable health risks to Site Residents, Site Workers, or Construction Workers. The contamination discovered in site groundwater, however, did return unacceptable cumulative non-cancer risks to both Site Residents and Site Workers. Additionally, the maximum detected levels of Benzene in groundwater were detected in the two wells at the southeasternmost edge of the site.

Because the maximum detections of Benzene were found at the southeastern property line, the adjacent residence to the south has already been affected by infiltration of contamination into drinking water, and the contamination plume has not been defined to the east and south, DNR is not able to make a full assessment with regards to risks to human health and the environment. **Additional assessment is required** to fully define the edge of the plume and ensure that occupants of the neighboring residences, businesses, and elementary school are not at risk of hazardous conditions. Please note that in addition to the analyses performed in the original Limited Phase II ESA, subsequent samples collected should also be analyzed via Iowa Method OA-2 as

petroleum contamination is suspected at the site. Following this additional sampling, a report detailing the results along with a detailed discussion of potential exposure pathways (wells, construction work, utilities, vapor intrusion pathways, etc.) should be submitted to DNR for review.

The site information and reports have been reviewed as part of the Initial Site Screening (ISS) program. The site has been assigned a **Priority 2**, which constitutes a moderate level of concern and indicates that some health standards may be exceeded.

Please submit a work plan to address the additional required assessment by **August 28, 2024**. If you have any questions or would like to discuss further, please contact me at [\(515\) 415-0889](tel:5154150889) or jake.bucklin@dnr.iowa.gov.

Sincerely,

Jake Bucklin
Environmental Specialist
Land Quality Bureau

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