IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
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December 16, 2024

MR JOSEPH ZENDER
DUGGAN BERTSCH, LLC
303 WEST MADISON, SUITE 1000
CHICAGO ILLINOIS 60606
JZENDER@DUGGANBERTSCH.COM

Re: Campbell Oil (402 Carnegie Avenue, Ames, Iowa 50010)
Contaminated Sites Database Site ID No. 2285
Limited Subsurface Investigation Report

Dear Mr. Zender:

The Iowa Department of Natural Resources, Solid Waste and Contaminated Sites Section (DNR) has reviewed the November 4, 2024 Limited Subsurface Investigation Report (Doc #42130) for the site located in Ames, Iowa. The DNR understands that the subsurface investigation was completed to facilitate the acquisition of the property.

The report details recognized environmental conditions (RECs) at the location, as well as soil and groundwater samples collected to investigate those RECs. RECs identified at the site include the historical operation of the site as a bulk fuel facility and the historic use of the adjoining property to the north as an aboveground storage tank (AST) farm from 1965-1994.

To investigate these RECs, three borings were advanced on the property with a soil sample collected from each boring at the depth interval posing the highest potential for contamination based on field observations and photoionization detector (PID) readings or from the vadose zone if field screening results did not exceed background levels. Following the collection of soil samples, a temporary monitoring well was installed in one of the borings (CBH-3) and an attempt to retrieve a groundwater sample from this location was made but was unsuccessful as the well did not yield groundwater. In addition to the sampling attempt at the newly installed temporary monitoring well, a groundwater sample was collected from each of the previously installed monitoring wells (MW-1 and MW-6 through MW-9). All soil and groundwater samples were analyzed for volatile organic compounds (VOCs) via EPA Method 8260 and total extractable hydrocarbons (TEH) via Iowa Method OA-2.

Soil analytical results revealed the presence of multiple VOCs and TEH as diesel in two of the samples at concentrations that exceed laboratory reporting limits but do not exceed applicable regulatory levels. Of the groundwater samples collected, all five returned concentrations of multiple VOCs and TEH as diesel and one sample (CMW-6) also returned a detection of TEH as waste oil in excess of laboratory reporting limits. Of the detected analytes in groundwater, benzene and vinyl chloride were detected at concentrations that exceed regulatory levels at one location (CMW-9) and TEH as waste oil exceeded regulatory levels at one location (CMW-6).

DNR has reviewed the risks associated with the chemicals and associated detected concentrations at the site. These calculations suggest that although not zero, the risk presented to human health and the environment is low based on available information and current site use. As a result, ***no additional assessment is required at this time.*** Please note that if contaminated soil or groundwater is encountered at the site in the future, DNR should be notified and all contaminated materials should be handled and disposed in accordance with all applicable regulations in order to ensure protection of human health and the environment. In addition, if site use will change (i.e. from industrial to residential), additional investigations may be warranted.

If you have any questions or if we may be of further assistance, please contact me at (515) 415-0889 or jake.bucklin@dnr.iowa.gov.

Sincerely,

Digitally signed by Jake Bucklin
Date: 2024.12.16 15:19:40 -06'00'

Jake Bucklin
Environmental Specialist
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