

June 9, 2025

DIANNE KNEPPER
GRANDI INC
6835 COLUMBUS ST
NEW VIENNA IA 52065

**Re: J & D Mart (6835 Columbus St, New Vienna, IA 52065)
Contaminated Sites Database Site ID No. 2819
UST Closure Report**

Dear Ms. Knepper:

The Iowa Department of Natural Resources (DNR) has reviewed the "UST Closure Report" (report)([Doc# 42614](#)) for the J & D Mart site located at 6835 Columbus St, New Vienna, IA 52065 (site) submitted on your behalf by Blackhawk Environmental Testing Inc. (consultant). The site was recently transferred from the DNR Underground Storage Tank (UST) section to Contaminated Sites based on the presence of Waste Oil which is stated in a letter dated May 21, 2025 ([Doc# 42615](#)).

The report outlines the removal of three (3) gasoline USTs, one (1) diesel UST, and 150 feet of corresponding product piping. During the removal, fourteen (14) soil and two (2) groundwater samples were collected. All samples were analyzed for volatile organic compounds (VOC) via Iowa Method OA-1 and total extractable hydrocarbons (TEH) via Iowa Method OA-2.

While Benzene (0.174 mg/Kg) and toluene (0.225 mg/Kg) were observed in sample T3N at 12.5 feet below ground surface (BGS) and waste oil (317 mg/Kg) in sample P-1 at 3.5 ft BGS were detected above minimal laboratory detection limits they were below statewide standards (SWS) for soils.

Waste oil was observed in groundwater in sample TMW-1 at a concentration of 734 ug/L which is above the SWS for protected ground of 730 ug/L, but is below the SWS for nonprotected groundwater of 15000 ug/L. Given that bedrock in the area is shallow, and used as a drinking water source, protected groundwater source standards are used to evaluate risk at this site.

No additional field work is *required at this time* based on current sample results. Current property use, and current neighboring property poses minimal threat to human and environmental health. An environmental covenant (EC) preventing installation of new drinking water wells is required for site closure. The site is listed as "open" on the DNR database, and will be reclassified to "closed" once an EC is recorded. Your consultant has been provided with guidance regarding the EC process. Additional information can be found on the DNR website ([Covenant Guidance](#)). Additionally, should the site be redeveloped for a new use, additional environmental investigation would be highly recommended.

If you have any questions or need further information please feel free to contact me at [515-415-1331](tel:515-415-1331) or by email at brad.davison@dnr.iowa.gov.

Sincerely,

Brad Davison
Environmental Specialist
Land Quality Bureau

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