



May 4, 2021

Jay Patel
Cedar Rapids RE Investment LLC
447 Topaz Dr
Morton IL 61550

SUBJECT: Suspected Release from Underground Storage Tank System - Site Check Required
JOHNSON AVE BP, 4830 Johnson Ave NW, Cedar Rapids, IA
REGISTRATION NO. 198605883

Dear Mr. Patel,

The Iowa Department of Natural Resources (DNR) was notified of a problem with the shear valve in the #5/6 dispenser, resulting in product leaking into an uncontained sump at the above-referenced facility from a compliance inspection completed on April 12, 2021. A photo submitted along with the inspection confirms this report. The amount of fuel released is unknown. Based on these observations, a release from the UST system is suspected. Pursuant to 567 Iowa Administrative Code (IAC) Chapter 135.6(3)*b*, a site check is required to confirm whether a release to the environment has occurred.

The DNR is requiring that you take the following actions:

- If faulty equipment is the suspected cause of the leak, discontinue operation of system. Complete repairs, and prior to operating, submit documentation to the DNR confirming repairs have been made and the system has been tested per IAC Chapter 135.5(4)*c* and 135.5(5)*b*.
- A certified groundwater professional must conduct a site check. Within 15 days notify the DNR of the groundwater professional you have retained for this project and your intent to follow the schedule contained in this letter. A list of certified groundwater professionals can be found online at: www.iowadnr.gov/ust
- Complete the site check: Soil sampling must be conducted in the area near the suspected release. A groundwater sample is also required. The groundwater sample should be obtained from a monitoring well positioned down-gradient and as close as possible but within twenty (20) feet of the location of the suspected release. Regardless of the product stored in the tank, soil and groundwater samples must be analyzed for volatile petroleum compounds (gasoline) with concentrations of benzene, toluene, ethylbenzene, and xylene (BTEX) reported separately using Method OA-1. In addition, if the tank has stored any liquid other than gasoline (diesel, kerosene, fuel oil, mineral spirits, used oil) or if it is unknown whether any liquid other than gasoline was stored in the tank, samples must also be analyzed for Total Extractable Hydrocarbons using Method OA-2.

- **Within 60 calendar days** after receipt of this letter, submit the site check results. The site check report must contain at least the following:
 1. A dimensioned diagram showing the soil sampling and groundwater sampling locations
 2. A stratigraphic and construction log of the groundwater well
 3. A map or diagram showing the relative position of pertinent site features such as buildings, USTs, lines, roads, utilities, and an arrow indicating the direction North
 4. Soil and groundwater analytical results
 5. If applicable, documentation of system repairs and tightness testing results

Thank you for cooperation and assistance with this matter. Please contact me at 515-725-8324 or cody.mccoy@dnr.iowa.gov if you have any questions.

Sincerely,

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Environmental Specialist
Underground Storage Tank Section
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