



STATE OF IOWA

CHESTER J. CULVER, GOVERNOR
PATTY JUDGE, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
RICHARD A. LEOPOLD, DIRECTOR

January 11, 2010

Scott T. Anderson, President
Scott's Sales Company
P.O. Box E
330 Main Street
McCallsburg, IA 50154

Subject: Nevada Auto Wash, 1120 15th Street and 1436 Lincoln Way, Nevada, Iowa 50201

Dear Mr. Anderson:

Thank you for the submittal of the Phase II Environmental Site Assessment dated December 4, 2009, conducted on the property referenced above.

The Iowa Department of Natural Resources (IDNR) has reviewed the Phase II Environmental Assessment for evidence suggesting the existence of a hazardous substance. While contaminants have been found, the DNR has not identified evidence suggesting the likely existence of a hazardous condition.

The IDNR notes the detection of petroleum hydrocarbons in one monitoring well. The concentration of benzene in groundwater from this well slightly exceeded its statewide standard. The current use of the property is a car wash, with no residential buildings or drinking water wells on site. With consideration of these conditions, the Department does not require any follow-up action based on the Phase II findings. This determination should not be construed to be an endorsement by the DNR that a hazardous condition does not exist on the property. Instead, it is a conclusion by the DNR that available information (without regard to the quality or quantity of that information) does not suggest the likely existence of hazardous condition on the property. Furthermore, this determination does not constitute an endorsement by the DNR as to the appropriateness of any proposed use of the property. If such an endorsement is sought, the property may be enrolled in the Iowa Land Recycling Program (LRP), which would involve a thorough investigation and assessment of risks associated with possible uses of the property (www.iowadnr.com/land/consites/lrp/conLRP.html).

Since there are no regulatory requirements for the conduct of Phase I/II Environmental Assessments, the DNR does not approve, reject or otherwise make judgment on the quality or adequacy of Phase I/II Environmental Assessments. Instead the DNR looks at the information provided in a Phase I/II Environmental Assessment in addition to other generally available information about the property (e.g., geology, well location, land use) for evidence of a potential

hazardous condition (as defined in 567 Iowa Administrative Code (IAC) Chapter 131).
Hazardous conditions are required to be reported to the DNR (567 IAC Chapter 131).

Feel free to contact me if there are any questions, comments, or concerns at 1-515-281-4117 or jim.kacer@dnr.iowa.gov.

Sincerely,



Jim Kacer, PE, CIH
Environmental Specialist
Contaminated Sites Section
Iowa Department of Natural Resources

Cc: Cal Lundberg, Supervisor, Contaminated Sites Section, Iowa Department of Natural Resources
Tami Rice, Environmental Specialist Senior, Contaminated Sites Section, Iowa Department of Natural Resources
Donald D. Edds, Environmental Geologist, Allender Butzke Engineers Inc., 3660 109th Street, Urbandale, IA 50322
IDNR Field Office 5, 410 SW 7th, Suite 1, Des Moines, IA 50309