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Doc #24612  
STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES  
ROGER L. LANDE, DIRECTOR

July 26, 2011

Mr. Chuck Hammond  
Raining Rose Properties, LLC  
407 9th Avenue SE  
Cedar Rapids, Iowa 52401

Subject: Phase II Environmental Site Assessment for 3015 1st Avenue SE and 100 30th Street Drive SE in Cedar Rapids, Iowa.

Dear Mr. Hammond:

Thank you for the submittal of the Phase II Environmental Site Assessment (ESA) received on June 29, 2011 for the property referenced above.

The Iowa Department of Natural Resources (IDNR) has reviewed the Phase II ESA 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 statewide standard for lead in soil was exceeded in one soil sample. The ground where this soil sample was collected is covered by a concrete parking lot, so there are no current exposure concerns.

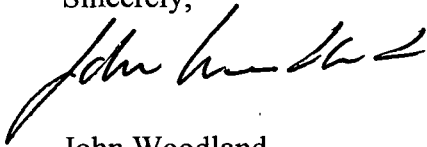
The statewide standard for benzene was exceeded in one groundwater sample and arsenic was detected in groundwater from three wells. The concentrations of arsenic detected in groundwater are not significantly above statewide standards. There are no drinking water wells in the immediate vicinity of the site. The contaminants detected do not appear to present a significant risk at this time.

With consideration of the conditions noted above, 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 a 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](http://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 (515) 281-4117.

Sincerely,

A handwritten signature in black ink, appearing to read "John Woodland", with a stylized flourish at the end.

John Woodland  
Environmental Specialist  
Contaminated Sites Section  
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