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STATE OF IOWA

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

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

September 26, 2012

DOUG WILSON
PUBLIC WORKS DEPARTMENT
CITY OF CEDAR RAPIDS
1201 6TH STREET SW
CEDAR RAPIDS IOWA 52404

Subject: 97 3rd Avenue SE, Cedar Rapids, Iowa 52401

Dear Mr. Wilson:

Thank you for the submittal of the Phase II Environmental Site Assessment dated May 23, 2012, 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.

As noted in the report, volatile organic compounds, RCRA metals, and total extractable hydrocarbons were detected in the soil samples; however, none of the concentrations exceeded the soil standards. Several polycyclic aromatic hydrocarbons (PAHs) were detected in soil sample SB-97-3 at concentrations exceeding the soil standards including: benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene. A few PAHs (fluoranthene, phenanthrene, and pyrene) were also detected in soil sample SB-97-1; however the concentrations were well below the soil standards. It should be noted that groundwater was not encountered onsite and was not investigated as part of this assessment.

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 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 (<http://www.iowadnr.gov/InsideDNR/RegulatoryLand/ContaminatedSites/LandRecyclingProgramLRP.aspx>).

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) 281-4420.

Sincerely,

A handwritten signature in cursive script that reads "Tami S. Quam".

Tami S. Quam (formerly Tami S. Rice)
Environmental Specialist Senior
Contaminated Sites Section
Iowa Department of Natural Resources

Cc: Cal Lundberg, Supervisor, Contaminated Sites Section, Iowa Department of Natural Resources
The B C R Company, c/o Smulekoffs Store, 97 3rd Avenue SE, Cedar Rapids, Iowa 52401
Field Office 1, 909 West Main Suite #4, Manchester, Iowa 52057