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STATE OF IOWA

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

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

November 21, 2014

Mr. Robert Wersen
C/O David Dixon
Heslinga, Dixon, Moore, and Hite
Heslinga Law Building
118 N Market St.
Oskaloosa, IA 52577

Subject: Phase II Environmental Site Assessment of Unimproved Property, Oskaloosa Iowa

Dear: Mr. Wersen,

Thank you for the submittal of the Phase I and Phase II Environmental Site Assessment report dated November 5, 2014 on the property referenced above.

The Iowa Department of Natural Resources (IDNR) has reviewed the report for evidence suggesting the existence of a hazardous condition. While contaminants have been found, the DNR has not identified evidence suggesting the likely existence of a hazardous condition and is therefore deferring further assessment.

The decision to defer assessment at this site is based on the apparent limited extent and concentration of contamination documented in the report. Soil and groundwater sample results indicate a limited extent of contamination to soil and shallow ground water in only one of the nine sample locations (GP/MW6).

With consideration of the conditions noted above, the Department does not require any follow-up action based on these findings. This determination should not be construed as 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 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 more thorough investigation and assessment of risks associated with possible uses of the property (see web link below for details).

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

Since there are no regulatory requirements for the conduct of Phase II assessments, the DNR also does not approve, reject or otherwise make judgment on the quality or adequacy of the assessment. Instead, the DNR evaluates the information provided as well as other available information about the property (e.g., geology, well locations, local 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 1-515-242-5087 or at 1-515-725-8337 (after November 24th).

Sincerely,



Matt Culp
Senior Environmental Specialist
Contaminated Sites Section
Iowa Department of Natural Resources

Cc: Cal Lundberg, Supervisor, Contaminated Sites Section, Iowa Department of Natural Resources
Susan Karls, GZA Geo Environmental, Inc. 20900 Swenson Drive, Suite 150 Waukesha, WI 53186
IDNR Field Office, Des Moines, Iowa
Rick Eccles, Sundance, Inc. 7915 Kensington Ct. Brighton, MI 48116