



March 4, 2020

KEVIN ALEXANDER  
K AND L PROPERTIES LLC  
501 S RIDGE ROAD  
PO BOX 1049  
SERGEANT BLUFFS IA 51054-1049

Re: Lead in Soil Report, Former Shooting Range, 2431 Expedition Court, Sioux City, Iowa dated February 27, 2020

Dear Mr. Alexander:

The Iowa Department of Natural Resources, Contaminated Sites Section, (Iowa DNR) has reviewed the above referenced report submitted by ATC Group Services, LLC on behalf of K and L Properties LLC and has the following response:

- (Trap Range) Based on the soil sample results a hazard condition most likely exists on the former trap range where the 14 soil samples were collected. A hazardous condition is defined in Iowa Code 455B.381.
- (Skeet Range) Based on the former use of the site, a hazardous condition may exist on the former skeet range. Samples were collected where the skeet and trap range intersect but no samples were collected on the central and eastern portion of the skeet range.

Because the likely existence of a hazardous condition at the former shooting range, the site is subject to a full environmental site assessment and remedial actions under the authority of Iowa Code 455B.387. However, because you are not the shooting range operator you are not the responsible party and not liable for the lead and antimony remediation if all the conditions in Iowa Code 455B.381.7.b are met. If you disturb the soil during development actions 455B.381.7.b(3) notes you would then be considered a responsible party.

At this time you are not required to complete any further environmental actions other than an environmental covenant is needed on the property where shooting range activities took place. The environmental covenant would prohibit any development on the property until the property has been remediated. The mobility and bioavailability (plant uptake) of lead and antimony in soy beans and corn crops is not clearly understood and may be a concern at the site.

The preferred remedial option would involve tracking down the former shooting range operator and requiring them to clean up the range. Finding a financially viable responsible party for a small business or individual operator is unlikely especially for a site that closed 30 years ago. If a viable responsible party could be found Iowa DNR would require them to complete any assessment and remedial actions needed.

If you choose you could volunteer to clean up the site but this would be at your expense. Your environmental actions would be administered under the authority of 567-Iowa Administrative Code (IAC)-133, *Rules for Determining Cleanup Actions and Responsible Parties*. The site could also be remediated by enrolling into the Iowa Land Recycling Program (LRP) as described in 567-IAC-137, *Iowa Land Recycling Program and Response Action Standards*. Enrolling the site into the LRP

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involves a more substantial site investigation but provides a more protective closure path and future liability protection.

If you have any questions or need further information please feel free to call or e-mail at (515) 725-8371 or [dan.cook@dnr.iowa.gov](mailto:dan.cook@dnr.iowa.gov).

Sincerely,



Daniel Cook  
Environmental Specialist Senior  
Contaminated Sites Section

c: Gaylen Hiesterman, ATC Group Services LLC, 328 LaPorte Road, Waterloo, IA 50702  
Mike Smith, Acting Supervisor, Iowa DNR Contaminated Sites Section  
Iowa DNR Field Office 3