



August 17, 2022

CBC DT LLC:

Attn: Mike Belew

4706 Broadway Blvd,

Suite 240, Kansas City, MO 64112

RE: Phase II Environmental Assessment of Manufacturing Building, 217 East Main Street Lamoni, Iowa

Dear Mr Belew,

This letter is to inform you that the Iowa DNR (DNR) Contaminated Sites Section has completed review of the Historic Phase I and Phase II Site Assessment Reports for the site reference above. The DNR reviewed the Phase I report regarding the history of the property, and the soil data contained in the Phase II report for evidence suggesting the existence of a hazardous condition. The Department's review comments for the site are summarized below.

The Phase I report documented that the site was utilized for machine manufacturing and metal fabrication that may have used various products such as oils, degreasers, and solvents during the operations. The use of these products is considered a Recognized Environmental Concerns (RECs). Also, a former dry cleaners (Village Cleaners, Tailored Threads) was reportedly located northwest and up gradient of the subject property from 1969 to 2000. Based on long-term operations of the dry cleaners use of solvents and a history of non-compliance, this facility is considered an offsite REC for potential groundwater contamination and vapor intrusion from volatile organic compounds. It is the DNR's understanding that the existing buildings on the subject site are to be demolished for a proposed commercial redevelopment as a Family Dollar Store.

The Phase II report documents the presence of metals (arsenic and chromium) in soil at levels that exceed Statewide Standards (SWS) and the detection of petroleum (waste oil and diesel fuel) as well as volatile organic compounds above detection levels, albeit below SWS. In addition, groundwater data was not provided to the DNR due to a lack of groundwater recovered from the temporary monitoring wells for analysis. Groundwater data is necessary for the evaluation of the impacts from onsite activity as well as from the former dry clear site to the subject site. Therefore, the DNR cannot evaluate or provide comment regarding contamination in groundwater at the site, or relate those conditions to established water quality standards, background levels or other benchmarks used to determine site priority.

In summary, although groundwater conditions (and associated potential vapor intrusion) cannot be fully evaluated. Based on the available soil information in the Phase II assessment and the apparent low risk for potential environmental impairment and human exposure, it is the determination of the DNR to defer this site from further environmental assessment. Please note that the decision to defer however does not declare the site to be without contamination (evident in the Phase II), nor does it constitute an endorsement by the DNR as to the appropriate use of the site. If such an endorsement is desired, you might consider enrollment of the site into the Iowa Land Recycling Program (See web link below).

<https://www.iowadnr.gov/Environmental-Protection/Land-Quality/Contaminated-Sites/Land-Recycling-Program-LRP>

Please contact me if you have any questions at 1-515-725-8337

Regards,

CC: Mike Sullivan, Supervisor, Solid Waste and Contaminated Sites Section, Iowa DNR  
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