

September 4, 2024

MR DEREK LUMSDEN
107 SOUTH FORD STREET
ANAMOSA IOWA 52205
DIRECTOR@JONESCOUNTYDEVELOPMENT.COM

**Re: Former Arts Court Building (107 North Garnavillo Street, Anamosa, Iowa 52205)
Contaminated Sites Database Site ID No. 2803
Phase I and Phase II Site Assessments**

Dear Mr. Lumsden:

The Iowa Department of Natural Resources, Solid Waste and Contaminated Sites Section (DNR) has reviewed the December 29, 2023 Phase I Environmental Site Assessment (ESA)([Doc #41777](#)) and the July 29, 2024 Phase II ESA ([Doc #41779](#)) for the site located in Anamosa, Iowa. The DNR understands that the assessments were conducted to investigate potential contamination related to past uses of the site in order to renovate and reuse the property.

The reports detail recognized environmental conditions (RECs) at the location, as well as soil and groundwater samples collected to investigate those RECs. Historical uses of the site include a livery, clothing manufacturer, radio manufacturer and repair business, and dry cleaner. The site currently contains a two-story building with a basement that has been vacant with the exception of seasonal use as a haunted house attraction during Halloween in 2022 and 2023.

To investigate these RECs, four borings were advanced on the property with a soil sample collected from each boring at the depth interval posing the highest potential for contamination based on field observations and photoionization detector (PID) readings. Following the collection of soil samples, groundwater was collected from three of the four borings, with the fourth boring failing to produce enough water for sample collection.

Soil samples were analyzed for volatile organic compounds (VOCs) and Resource Conservation and Recovery Act (RCRA) Metals. A total of four VOCs and seven RCRA Metals were detected in the soil samples at levels that exceed laboratory reporting limits. Of these analytes, arsenic was the only analyte that exceeded statewide standards (SWS) but those detections were all within the typical background range of arsenic observed in soil in Iowa. Although DNR handles arsenic detections in soil on a case-by-case basis, in this instance DNR concurs with your consultant that the arsenic detections are consistent with background levels and do not require further investigation.

Groundwater samples were collected from three of the four borings (B-2, B-3, and B-4) and were sent to a laboratory to be analyzed for VOCs and RCRA Metals. Due to a laboratory error, the only metal that was analyzed in the groundwater samples was mercury. No VOCs were detected in the groundwater samples, and mercury was detected at levels well below SWS for protected and non-protected groundwater sources.

DNR has reviewed the risks associated with the chemicals and associated detected concentrations at the site. These calculations suggest that the risks associated with known concentrations of contaminants in soil and

groundwater are not zero, but are unlikely to present a significant risk to Site Residents, Site Workers, or Construction Workers. As a result, ***no additional assessment is required at this time***. Please note that this statement does not apply to out-of-scope items (asbestos, lead based paint, etc.) and these items may still need to be assessed and properly addressed. Please discuss these items with your consultant to ensure human health and the environment is protected as you move forward with renovation plans.

The site information and reports have been reviewed as part of the Initial Site Screening (ISS) program. The site has been assigned a **Priority 3**, which constitutes a low level of concern.

If you have any questions or if we may be of further assistance, please contact me at [\(515\) 415-0889](tel:5154150889) or jake.bucklin@dnr.iowa.gov.

Sincerely,

Jake Bucklin
Environmental Specialist
Land Quality Bureau

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