

November 22, 2024

TROY STRAWHECKER
PREMIER REAL ESTATE SERVICES LLC
2540 73rd ST
URBANDALE IA 50322

**Re: Northeast 51st Avenue Warehouse (1675 NE 51st Ave., Des Moines, IA 50313
Contaminated Sites Database Site ID No. 2824
Limited Site Investigation Review**

Mr. Strawhecker:

The Iowa Department of Natural Resources (DNR) has received your Phase I and Limited Phase II reports for the above referenced property. Thank you for the submissions. The DNR has reviewed the reports for evidence suggesting the existence of a hazardous condition. While contaminants over Statewide Standards (SWS) have been detected, 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 limited extent and concentrations of contaminants documented in the Phase I and Limited Phase II investigation.

Based on the report findings, soil samples collected during the assessment were under Iowa Statewide Standards (SWS) for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and total extractable hydrocarbons (TEH). Resource Conservation and Recovery Act (RCRA) 8 metals analysis indicated arsenic, barium, chromium, lead, and selenium were detected above laboratory detection levels, but only arsenic was above the SWS. Two per-and polyfluoroalkyl substances (PFAS) compounds were detected in one of the soil samples, however, neither compound was over an established standard. Groundwater sampling yielded VOC, SVOC, TEH, and RCRA 8 concentrations below applicable standards. Several PFAS compounds were detected, with two compounds, perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA), exceeding newly established EPA maximum contaminant level (MCL) of 4 ng/L.

While all three (3) soil samples yielded arsenic concentrations over the SWS, the uniform range and relatively low concentrations indicate these are likely naturally-occurring levels. Both the City of Des Moines and Polk County have Iowa DNR approved ordinances in effect that prohibit the use of groundwater within City limits. No known wells or other receptors are present in the vicinity. Therefore, PFOS and PFOA exceedances are not likely to hazard due to groundwater ingestion.

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 based on current or proposed usage. If a No Further Action Certificate is sought for this site, enrollment in the LRP may be possible but would require additional assessment.

Since there are no regulatory requirements for the conduct of Phase I or Phase II report, the DNR also does not approve, reject or otherwise make judgment on the quality or adequacy of the report. 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 potentially hazardous condition as defined in 567 Iowa Administrative Code Chapter 131 ([567 IAC 131](#)).

Please contact me with any questions at [\(515\) 721-7024](tel:5157217024) or by email at andrew.carver@dnr.iowa.gov.

Sincerely,

Andrew Carver, CGP# 2106
Environmental Specialist
Land Quality Bureau

cc: Iowa DNR Field Office #5,
Des Moines

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