

January 6, 2025

TIFFANY LUING  
CITY OF BONDURANT  
200 2<sup>nd</sup> ST NE BOX 37  
BONDURANT IA 50035

**Re: 2<sup>nd</sup> St NE Warehouse (401 2<sup>nd</sup> Street Northeast, Bondurant, IA 50035)  
Contaminated Sites Database Site ID No. 2828  
Phase I and Limited Subsurface Investigation Review**

Ms. Luing:

The Iowa Department of Natural Resources (DNR) has received your Phase I and Limited Subsurface Investigation (LSI) 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 LSI.

Based on the report findings, soil samples collected during the assessment were under laboratory detection levels and/or 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 detections in two of the three samples that were above the SWS of 1.9 mg/kg. Of the one (1) groundwater samples collected, VOC, SVOC, and RCRA metals were all under laboratory detection levels and/or the SWS. TEH analysis indicated a waste oil concentration over the protected groundwater source (PGWS) standard, but under the non-PGWS standard.

While soil samples yielded arsenic concentrations over the SWS, the relatively low concentrations indicate these are likely naturally-occurring levels found in the area. No known wells or other receptors are present in the vicinity. While Polk County has an Iowa DNR approved ordinance in effect that restricts the installation of drinking wells, the potential exists for changes to the ordinance in the future. Therefore, with TEH-waste oil groundwater concentrations above the PGWS standard an environmental covenant which restricts the installation of drinking water and non-drinking water wells should be placed on the property to “close” DNR interests at the site. Furthermore, the LSI report stated a petroleum sheen was observed on surface water south of the warehouse building. Please note that additional actions to mitigate surface runoff of contaminants utilized or stored onsite are strongly recommended.

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](mailto:andrew.carver@dnr.iowa.gov).

Sincerely,

Andrew Carver, CGP  
Environmental Specialist  
Land Quality Bureau

cc: Iowa DNR Field Office #5,  
Des Moines

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