



July 31, 2023

JENSEN COMMERCIAL REAL ESTATE
6900 WESTOWN PARKWAY
WEST DES MOINES IA 50266

**Re: Proposed Commercial Development (corner of Beardsley and Sunset, Norwalk, IA 50211)
Environmental Site Assessment: Phase I and Limited Subsurface Investigation Reports
Iowa Department of Natural Resources Initial Site Screening Evaluation**

To whom it may concern:

The Iowa Department of Natural Resources (DNR) has reviewed a Phase 1 Environmental Assessment, as well as an accompanying Limited Subsurface Investigation Report for the property located on the southeast corner of the intersection of Beardsley Street and Sunset Drive (Iowa Highway 28) in Norwalk, Iowa, immediately east and south of the current Git n Go gas station. This location is intended to be used for future commercial development. The reports were prepared, and submitted on your behalf by Megan Down of Impact7G on July 12, 2023.

The reports detail recognized environmental conditions at the location. The subject property does not appear to have been used in the past for any industrial activities, though the neighboring (upgradient) property to the west has been used for various activities involving storage and sale of petroleum products. Four soil borings were collected and analyzed for a common suite of environmental contaminants. One groundwater sample was collected and analyzed.

Several analytes were detected above reporting limits, though only one (arsenic) was detected above a health standard. Your consultant has suggested that the levels of arsenic detected are consistent with what can be reasonably expected in natural soils of Iowa; DNR agrees with this suggestion. No additional work is required at this time based on the known test results.

Despite the possibility that the arsenic found is naturally occurring, it was still found to be in excess of the Iowa Statewide Standard for the analyte. This fact may be an important consideration when planning future development of the site. Should the need arise to remove soil from this site for grading or other development and dispose of the soil offsite, guidance should be obtained from DNR or your consultant. Soils known to be elevated above a health standard cannot be removed and reapplied elsewhere without a plan.

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, but indicates that some health standards may be exceeded.

If you have any questions or if we may be of further assistance, please contact me at matthew.graesch@dnr.iowa.gov or by phone at [\(515\) 725-8331](tel:515-725-8331). Thank you for your cooperation with this site.

Sincerely,

Matthew Graesch, P.G.
Environmental Specialist Senior
Land Quality Bureau

cc: Michael Sullivan
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