



Initial Site Screening (ISS)

Site Name: Westside Salvage

Project Manager: Brad Davison **Date:** _____

☐ **3931 - Phase II Assessment Review – Brownfield Funded**

Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

☐ **3837 - Phase II Assessment – Brownfield Grant Funded**

Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination, or

☒ **3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded**

Phase II submitted that is not part of a real estate transaction

Location: (Decimal Degree format)

Latitude: 42.092259 **Longitude:** 91.872208 **County:** Benton

USGS Quadrant: Shellsburg

Site Size: 3.57 **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet
☐ Square Miles ☐ Miles

Site Alias Name(s): Shellsburg Elevators

Congressional District: 1

Grant Recipient Name: None

Grant Recipient Address: _____

Grant Recipient Phone: _____ **Grant Recipient Email:** _____

Current

Owner(s): Shellsburg Elevator West Side Gr Sales

Current Owner Address: 207 Commercial Street SW, Shellsburg, Iowa 52332

If different from current owner:

Responsible Party Name(s): _____

Responsible Party Address: _____

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)

207 Commercial Street SW, Shellsburg, Iowa 52332

Directions to site: From Des Moines head east on I80 take exit 142 for US-6 W toward US-65 N/IA 330. Turn left onto US-6 E/NE Hubbell Ave. Turn right to merge onto US-30 E then turn north onto 32nd Ave.

Turn west on Commercial Street for 730 feet where the property is on the north side of the street.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, SW burial, etc.)

Site History:

In the early 1900s the site consisted a grain elevator, offices, gasoline underground storage tank, unlabeled structures, and animal pens.

In the 1920s site use remains mostly the same with the addition of an auto shop and the loss of the animal pens.

Site use is consistently used as a grain elevator with replacing storage bins and equipment over time.

Fuel and agriculture chemicals have been stored on site.

Recognized Environmental Conditions (REC):

Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)

A limited site Investigation (LSI) was completed on the site November 29, 2023.

A total of four soil borings were completed. Each boring was converted into a temporary monitoring well. Sample locations were based on best estimated location for historical release through historical data. Soil samples were collected from the interval exhibiting the highest PID reading and/or highest likelihood of a release based on the field professional's judgment.

Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.

Soil Findings

Polynuclear Aromatic Hydrocarbons (PAHs) were observed in all boring but were at levels below the state wide standard (SWS). Pesticides 4,4'-DDT, endosulfan sulfate, and endrin aldehyde were observed in SB-2, but fell below SWS or have no reporting guidelines. The volatile organic compound (VOC) methylene chloride was detected in B-4 which fell below the SWS.

All soil samples were analyzed for VOCs using Method 8260, for PAHs by EPA Method 8270 SIM, Total Extractable Hydrocarbons (diesel and waste oil) (TEH) Iowa Method OA-2, Agriculture Chemical (AgChem) by EPA Method 8270, and Pesticides by EPA Method 8081.

Groundwater Findings:

PAHs were detected in the groundwater samples collected from borings B-2 and B-4 (TMW-2 and TMW-4, respectively). Of the detected PAHs, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and indeno(1,2,3-cd)pyrene were detected in TMW-4 at concentrations exceeding the SWS for protected groundwater standards (PGWS), but not the SWS for a nonprotected groundwater (NPGWS).

All groundwater samples were analyzed for VOCs using Method 8260, for PAHs by EPA Method 8270 SIM, Total Extractable Hydrocarbons (diesel and waste oil) (TEH) Iowa Method OA-2, Agriculture Chemical (AgChem) by EPA Method 8270, and Pesticides by EPA Method 8081.

Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.

There are no known wells on site. There are a number of water wells within a quarter mile of the site. Most are located north side of bear creek. One private water well is located near site, but based on the limited provided data the site poses minimal threat to the well.

The levels and nature of contaminates reported pose no threat to other infrastructure in the area.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.

Scale 3.

Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

No material was detected higher than the statewide standard with the exception of PAHs which fell below the standard for non-protected groundwater. Based on the limited information provided and assumed future use of the site there is minimal risk to health and environment.

Site recommended for:

- ☒ No further action under CERCLA Pre-Remedial
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Transfer to LUST/UST

Form Reviewed: _____

Date Reviewed: December 19, 2023 _____



Davison, Brad <brad.davison@dnr.iowa.gov>

Initial Site Survey - Westside Salvage - 207 Commercial St SW, Shellsburg, IA

1 message

Davison, Brad <brad.davison@dnr.iowa.gov>

Wed, Jan 3, 2024 at 9:33 AM

To: brandon.kuhn@mgpfund.com

Cc: Dan.Green@terracon.com, Mike Sullivan <michael.sullivan@dnr.iowa.gov>, Ted Petersen <ted.petersen@dnr.iowa.gov>

Good morning Mr. Kuhn.

Please find the attached Initial Site Survey (ISS) for the Westside Salvage site located at 207 Commercial St SW, Shellsburg, IA 52332. Though materials of concern were discovered above Iowa statewide standards with current and assumed future use they pose minimal threat to human and environmental health. No additional action is required at this time. However, provided data was limited and should site use change or construction to occur additional testing is recommended.

Thank you, and please let me know if you have any questions or concerns.

Brad Davison**Environmental Specialist**

Solid Waste & Contaminated Sites Section

Iowa Department of Natural Resources

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2 attachments **Westside Salvage Letter.pdf**
204K **West Side Salvage Forms.pdf**
266K