



December 20, 2023

BRANDON KUHN
MIDWEST GROWTH PARTNERS LLC
1080 JORDAN CREEK PKWY
SUITE 340N
WEST DES MOINES IA 50266

**Re: West Side Salvage (207 Commercial St SW, Shellsburg, IA 52332)
Contaminated Sites Database Site ID No. 2782
Initial Site Screening Evaluation**

Dear Mr. Kuhn:

The Iowa Department of Natural Resources (DNR) has reviewed a "Limited Site Survey" (LSI), as well as accompanying information for the property located at 207 Commercial Street SW, Shellsburg, Iowa 52332. This location is intended to be used for future sale and/or development. The report was prepared, and submitted on behalf of the Midwest Growth Partners on November 29, 2023 ([Doc #41118](#)).

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.

The report details recognized environmental conditions at the location including soil and shallow groundwater. The necessity for the report was determined after a Phase I site assessment conducted on November 1, 2023 ([Doc #41117](#)).

Several Polynuclear Aromatic Hydrocarbons (PAH) were detected above reporting limits for the Statewide Standards (SWS) for protected groundwater sources (PGWS), but none were above SWS for a nonprotected groundwater sources (NPGWS). PAHs that exceeded the SWS for PGWS were benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and indeno(1,2,3-cd)pyrene. Other PAHs were observed, but did not exceed the SWS for PGWS. With no wells on site, and observed contaminate levels, groundwater currently poses minimal threat to health and the environment. It is advised that wells not be installed on site or any use other than groundwater monitoring and/or remediation. Should a well need to be installed additional engineering, such as steel casing and full-length grouting, would likely be needed. Well permits and approval can be acquired from Benton County.

Pesticides 4,4'-DDT, endosulfan sulfate, and endrin aldehyde were detected in soil samples, but did not exceed SWS or have no standards associated with the chemical. Observed PAHs and volatile organic compounds (VOCs) levels did not exceed SWS. Should the need arise to remove soil from this site and disposed of the 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.

No additional work is required *at this time based on the limited known test results and assumed future uses*. However, with the limited data, historic use, and materials formerly stored and used on site, should any

excavation, use change, or any activity that will disturb soil, groundwater, or in any way impact the environment associated with property modification will require additional investigation.

Sincerely,

Brad Davison
Environmental Specialist
Land Quality Bureau

cc: Daniel Green
Terracon Consultants, Inc.
2640 12th St S
Cedar Rapids, IA 52404

Michael Sullivan
Iowa DNR
502 E 9th St
Des Moines, IA 50319

Iowa DNR Field Office #5, Des Moines



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

502 E. 9th St, Des Moines, IA 50319-0034

515-415-1331

brad.davison@dnr.iowa.govwww.iowadnr.gov

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