

August 21, 2025

VAN GORP CORPORATION  
CHARLIE DAUGHERTY  
300 SE 14TH ST  
PELLA IA 50219

Subject: **Van Gorp Corporation, 1410 Washington St, Pella, IA 50219**  
**Contaminated Sites Database ID No. 2795**  
**Site Assessment Report Response**

Dear Mr. Daugherty:

The Iowa Department of Natural Resources (DNR) received the Site Assessment Report (SAR) on July 30, 2025 ([Doc #42765](#)) for the property located at 1410 Washington Street, Pella, IA 50219 (site). The report was submitted on your behalf by Terracon Consultants Inc. (consultant). The purpose of the SAR was to further delineate groundwater plumes, determine vapor intrusion impacts, and any other concerns originally discovered during the Phase I ([Doc #41455](#)), and Limited Site Surveys (LSI) ([Doc #41456](#)) ([Doc #41457](#)) previously conducted on site.

During the SAR sixteen (16) shallow, and four (4) deep, monitoring wells were installed. All groundwater samples were analyzed for volatile organic compounds (VOCs) according to EPA Method 8260. Additionally, all shallow groundwater samples were analyzed for Total Extractable Hydrocarbons (TEH) via Iowa method OA-2. 1,1-Dichloroethene was above the Iowa Statewide Standards (SWS) for protected groundwater (PGW) of 0.007 mg/L in wells MW-101 (0.025 mg/L), MW-102 (0.072 mg/L), MW-104 (0.113 mg/L), MW-105 (0.0493 mg/L), MW-114S (0.118 mg/L), and MW-115D (0.0315 mg/L). 1,1-Dichloroethene was above the SWS for non-protected groundwater (NPGW) of 0.18 mg/L in wells MW-107 (0.325 mg/L), MW-112S (0.423 mg/L), MW-112D (0.535 mg/L), MW-114D (0.477 mg/L), and MW-115S (0.378 mg/L). 1,1-Dichloroethane exceeded SWS PGW of 0.14 mg/L at MW-112S (0.223 mg/L) and MW-112D (0.187 mg/L). 1,2-Dichloroethane exceeded SWS PGW of 0.005 mg/L in MW-114D (0.00642 mg/L). Tetrachloroethene (PCE) exceeded SWS PGW of 0.005 mg/L in well MW-108 (0.00712 mg/L). 1,1,2-Trichloroethane exceeded the SWS PGW of 0.005 mg/L in MW-108 (0.00574 mg/L). Trichloroethene (TCE) exceeded SWS PGW of 0.005 mg/L in MW-104 (0.00819 mg/L), MW-107 (0.0717 mg/L), MW-108 (0.00761 mg/L), and MW-114D (0.0194 mg/L).

Soil samples collected from the two (2) shallow boring were analyzed for VOCs via EPA method 8260 and TEH via Iowa Method OA-2. No constituents were detected above minimum laboratory detection limits in the soil borings.

Surface soil samples were collected throughout the property around structures and areas of former operations to address potential metal impacts. Surface soil samples were analyzed for metals via EPA method 6010 and 7470. Barium, cadmium, chromium, lead, mercury, selenium, and silver were present, but did not exceed Iowa SWS. Arsenic was detected above SWS for soils, but did not exceed the calculated site-specific background level of 15.58 mg/kg. The site-specific arsenic level was calculated by collecting soil from locations that were presumed to be unimpacted by onsite activities.

Five (5) indoor air samples were collected from the lower most portions of all buildings on site. All air samples were analyzed for VOCs via EPA method TO-15. TCE exceeded the EPA Regional Screening Levels (RSLs) for Composite Worker Air of 8.8 ug/m<sup>3</sup> in one sample collected from a storage building (Indoor-5, 240 ug/m<sup>3</sup>). The screening level referenced in the report is based on the EPA Target Hazard Quotient (THQ)=1.0. However, the EPA RSL [website](#) states “Generally, if you are screening only one contaminant, the THQ=1.0 table can be used. Generally, if you are screening multiple chemicals it is preferred, to use the THQ=0.1 tables.” Since more than one constituent is above the minimal laboratory detection limit, please use the EPA RSL THQ=0.1 when screening indoor air detections. While the source of the TCE in the storage building has yet to be determined, it should be noted the concentration of 240 ug/m<sup>3</sup> may pose a threat to human health.

DNR agrees with the recommendation that further investigation of VOCs, TEHs, and metals in soils is not necessary at this time. Should evidence of these materials be observed at a future date additional sampling may be necessary. Additionally, should soil need to be removed from the property certain procedures will need to be followed due arsenic levels being above SWS.

DNR further agrees that additional delineation of both deep and shallow aquifers is necessary, and that further investigation of vapor intrusion in the area around sample Indoor-5. Please provide DNR with an additional work plan to address the concerns raised by this report within 45 days. It is noted that this future investigation will likely necessitate off property investigation. Permission is required by the offsite property owner before work can be conducted.

If you have any questions or need further information please feel free to contact me at [\(515\) 415-1331](tel:5154151331) or by email at [brad.davison@dnr.iowa.gov](mailto:brad.davison@dnr.iowa.gov).

Sincerely,

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