



Site
Investigation
Report
Review

SIRR Report
for
Unassigned Uncontrolled Sites

CON 12-15
Doc # 11368

SIRR ID P77-0095

Site Name DEWEY FORD USED CAR LOT

Screening Activity Initial Site Screening

City Location Des Moines

Site Type Property Audit

County Polk

SITE INFORMATION

Property Owner City of Des Moines

Mailing Address City Hall
400 East First Street
Des Moines, IA 50309

Location/Legal Description 230 East Grand Avenue

Size Of Property not provided

Report Prepared By Terracon

Date Report Submitted 06/12/2003

Report Submitted By City of Des Moines

Current Usage vacant lot

REPORT INFORMATION SUMMARY

I. Summarize the data submitted (no., type, depth of soil borings, surface samples, ground water samples, other sampling conducted, analyses performed, contamination identified, etc.)

Two soil borings were completed to a depth of 26 feet as part of a Limited Site Investigation (LSI). Soil sample locations were selected to provide site coverage and were not selected based on Recognized Environmental Conditions (RECs). Soil samples were documented as to type, color, moisture, and were field screened with PID for the presence of VOCs. PID values were highest (250 ppm) in the fill material that contained asphalt and cinder in the first five feet. Soil samples were collected from each boring at depth of 2 to 4 feet and analyzed for BTEX, by Iowa method OA-1 and TEH by Iowa method OA-2, RCRA metals and Semi-volatile compounds (SVOCs). Barium, chromium, lead and silver were detected in soil along with ethylbenzene, xylene and fluoreanthene, anthracene, phenanthrene, and pyrene. The soil borings were converted to temporary monitoring wells to collect ground water samples that were analyzed for SVOCs. There was no detection of any contaminants in the two ground water samples

II. Summarize the site history (past usages, known or suspected contamination pathways such as tanks, S.W. burial, septic tank/tile field, lagoon, land application, etc.)

No Phase I was submitted. The site history and past usage beyond that reported in the LSI are unknown. The LSI and accompanying site map does not indicate conduits, or pathways.



Site Investigation Report Review

SIRR ID P77-0095

Site Name DEWEY FORD USED CAR LOT

III. Summarize the other relevant information (include what may have been learned or known from sources other than the report itself, such as DNR files)

This site is part of the Dewey Ford site located at 251 East Grand

REVIEW SUMMARY

Contaminant Type Petroleum & Other

I. Summarize your findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values known criteria such as water quality standards, MCLs, established cleanup levels, background or any other relevant or useful benchmarks used to determine the site's priority.

The contaminants found in soil (metals, BTEX, and TEH and SVOCs) do not exceed a state standard. No contamination was detected in ground water.

II. Summarize the potential or actual impacts of the contamination. What is known about the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there wells in the area that could be potentially impacted? Are there identified contaminant pathways such as water or sewer lines, drain tiles, or fissures? Identify any other use/location issues that deserve consideration in any priority assignment.

The actual impact to soil although it has been demonstrated to be widespread (two locations at either ends of the property) it has also be demonstrated to be low in concentration and within fill material near the surface. The SVOCs that are detected are probably related to asphalt and cinder fill material, although no deeper soil samples were collected to determine the depth of soil contamination. There is not actual impact to ground water since no contamination was detected in ground water samples. Potential impacts to soil and ground water are low and appear limited in extent. No pathways have been identified and no receptors likely due to urban setting with paved surfaces.

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

Recommend no further action under CERCLA and no further action under state authority due to the lack of a detection that exceed a state standard

PRIORITY LEVEL

Priority Level 4

PROGRAM AUTHORITY REFERRAL

Program Authority Referral No Further Action

Other Referral

ISS/Form Completed By Matthew Culp

ESS Completed B

Date ISS Completed 06/18/2003

Date ESS Completed

Date Completed

Form Reviewed

Date Reviewed

6/18/03

Wednesday, June 18, 2003

Page 2 of 3



Site Investigation Report Review

SIRR ID P77-0095

Site Name DEWEY FORD USED CAR LOT

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Matthew Culp 6-17-2003
 (Name/Title) (Date)
Wallace State Office Building 1-515-242-5087
 (Address) (Phone)
Matt.culp@dnr.state.ia.us
 (E-mail Address)

Site Name: Dewey Ford (Used Car Lot)

Previous Names (if any): None

Site Location: 230 East Grand Ave.
 (Street)
Des Moines IA 50309
 (City) (ST) (Zip)

Latitude: 41.5880 Longitude: 93.6108

Compare the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	X
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	X
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	X
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	X
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	X
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	X
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	X	
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance release have occurred, EPA approved risk assessment completed)?	<input type="checkbox"/>	X

Please explain all "yes" answer(s), attach additional sheets if necessary:

Soil analysis indicates that petroleum products may be part of the contamination

- Site Determination: ☐ Enter the site into CERCLIS. Further assessment is recommended (Explain below).
- ☒ The site is not recommended for placement into CERCLIS (Explain below).
- ☐ Further assessment is recommended under PRE-CERCLA (Explain below).

DECISION/DISCUSSION/RATIONALE:

Barium, chromium, lead, silver, ethylbenzene, xylene fluroanthane, anthracene, phenanthrene, and pyrene were all found in shallow soil but all below state standards. All these contaminants were found in shallow fill material that had asphalt and cinder mixed with soil.

No contamination was detected in ground water.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date



REGION VII U.S. EPA SUPERFUND

NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Dewey Ford (Used Car Lot)

Address: 230 East Grand Ave.

County Name: Polk

City, State, Zip: Des Moines, IA 50309

State ID (if one exists): P77-0095

Congressional District: 3rd

NPL Status: = ☒ Not a Valid Site or IncidentFederal Facility? ☐ Yes ☒ No

Section: ☐ C-(SACR) Site Assessment/Cost Recovery Branch ☒ L-(EFLR) Enfr/Fund Lead RV Branch ☐ F-(FFSE) Federal Facilities/Special Emphasis Branch
☐ M-(MOKS) MO/KS remedial Branch ☐ I-(IANE) IA/NE Remedial Branch ☐ O-(ER&R) Emergency Response & RV Branch

List Site Alias Name (s): none

Directions to Site: From Wallace building travel west on Grand Avenue to 230 East Grand

Site Description: vacant lot

Site Size: not reported

Site Dimension: ☐ Acres ☐ Square Feet
☐ Feet ☐ Square Miles ☐ Miles

USGS Quadrant: Des Moines SE USGS Hydro Unit:

Latitude: 41.5880 Longitude: 93.6108
(Decimal Degree format)

Lat/Long Accuracy: ☐ Seconds ☐ Miles ☐ Feet
☐ Degrees ☒ Minutes ☐ Kilometers ☐ Meters

Lat/Long Source: ☐ EPA Region 7 ☐ EPIC
☐ Regulated Entity ☐ Private ☐ Geograph
☐ SNAP ☒ Other ☐ Other Fed Agency
☐ Contractor ☐ EPA HQ

Owner ☐ Bank/Loan Company ☐ Indian Lands
Operator ☐ County Owned ☐ Other
Type ☐ District Owned ☐ Private
(choose 1): ☐ Federally Owned ☐ Mixed Ownership
☐ Former Federally Owned or Operated ☐ State Owned
☐ Government Owned/Contractor Operated ☐ Trustee, Federal
☐ Privately Owned/Government Operated ☐ Trustee, State
☒ Property Defaulted Back to Government
☒ Municipality

Operational Status: ☐ Active ☒ Inactive ☐ UnknownIncident Type: ☐ Non-Oil Spill ☐ Oil Spill ☒ Unknown

Non-NPL Status (Choose one):

Protect: ☐ Yes ☐ No

☐ Not a Valid Site or Incident
☐ Not a Valid Site or Incident: RCRA Lead

☐ Not a Valid Site or Incident: NRC Lead
☒ Not a Valid Site or Incident: State Lead
☐ Not a Valid Site or Incident: Tribal Lead

Add Action: OU 00

☒ PRE-CERCLIS SCREENING Planned Complete: / /

Actual Complete: / /

Lead code (choose one):

☐ F-EPA Fund Financed ☐ FF - Federal Facility ☒ S - State, Fund Financed

SCAP Note:

Add below Action (if No Further Action):

OU 00 Lead: EP

☐ PRE-CERCLIS ARCHIVE Actual Complete: / /Comment: ☐ Site or ☐ Action:

Signatures:

State: Cal. Hunsley Date: 6/18/03 RPM/OSC/SAM: _____ Date: / /

Site Type (Choose all that apply - for every main category chosen in bold at least one sub-category must be selected; if more than one main and sub category is selected indicate which is primary):

Primary designation: OT

☐ MP-Manufacturing/Processing/Maintenance - Applicable sub-categories:

☐ CA-Chemicals and allied products
☐ CG-Coal gasification
☐ CP-Coke production

☐ EP-Electric power generation and distribution.

☐ EE-Electronic/electrical equipment
☐ FT-Fabrics/textiles
☐ LW-Lumber and wood products/pulp and paper
☐ WP-Lumber and wood products/wood preserving/treatment
☐ MF-Metal fabrication/finishing/coating and allied industries
☐ OR-Oil and gas refining
☐ OP-Ordnance production
☐ PR-Plastics and rubber products
☐ PM-Primary metals/mineral processing
☐ RA-Radioactive products
☐ T A-Tanneries
☐ TS-Trucks/ships/trains/aircraft and related components

☐ MI-Mining - Applicable sub-categories

☐ CO-Coal ☐ ME-Metals
☐ NM-Non-metal minerals ☐ OG-Oil and Gas

☐ WM-Waste Management - Applicable sub-categories

☐ CL-Co-disposal landfill (municipal and industrial)
☐ ID-Illegal disposal/open dump
☐ IF-Industrial waste facility (non-generator)
☐ IL-Industrial waste landfill
☐ MD-Mine tailings disposal
☐ ML-Municipal solid waste landfill
☐ RW-Radioactive waste treatment, storage, disposal (non-generator)

☒ OT-Other - Applicable sub-categories

☐ AG-Agricultural (e.g., grain elevator)
☒ CS-Contaminated sediment site with no identifiable source
☐ DC-Dust control
☐ GP-Ground water plume site with no identifiable source
☐ MO-Military/Other Ordinance
☐ PS-Product storage/distribution
☐ RD-Research, development, and testing facility
☐ RC-Retail/commercial
☐ SE-Spill or other one-time event
☐ TP-Transportation (e.g., railroad yards, airport, barge docking, site)
☐ TW-Treatment works/septic tanks/other sewage treatment

☐ RE-Recycling - Applicable sub-categories

☐ AT-Automobiles/tires
☐ DT-Drums/tanks ☐ WO-Waste/used oil
☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
☐ CC-Chemicals/chemical waste (e.g., solvent recovery)