



Site  
Investigation  
Report  
Review

SIRR Report  
for  
Unassigned Uncontrolled Sites

**CON 12-15**  
**Doc #11539**

SIRR ID P77-0078

Site Name BUMPILORE PROPERTY

City Location Des Moines

Site Type Property Audit

County Polk

Screening Activity Initial Site Screening

**SITE INFORMATION**

Property Owner not reported

Mailing Address Call Dickenson  
Neighborhood Improvement Corp. (NIC)  
700 Locust Street  
Suite 100 Des Moines IA 50309

Location/Legal Description between 1st and 3rd streets north of vine street  
SE 1/4 SE 1/4 Section 4 T78N R24W

Size Of Property not reported

Report Prepared By Seneca environmental Services

Date Report Submitted 08/13/2001

Report Submitted By Seneca Environmental Services

Current Usage parking

**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.)

Five soil borings were advanced on the subject property to depths ranging from 20 to 25 feet to obtain soil and groundwater samples to characterize the conditions for petroleum compounds, RCRA metals and SVOC's. Soil samples were field screened using a PID to select samples for laboratory testing. All borings were converted to monitoring wells to obtain groundwater samples to be analyzed for the same compounds mentioned above. Soil samples from borings 1,2,3,4 all contained metals with arsenic and lead at or in excess of the state standards for soil. Boring #1 contained naphthalene, diesel fuel and motor oil in excess of state standards, boring holes #2,3, and 4 contained detections of dissolved barium and PCE but at levels below action levels.

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.)

Past businesses located on subject property include Des Moines Hide Co., a lubrication co., a brass foundry and company called L. L. insulators, and the Des Moines Iron Co. Observed arsenic concentrations may be related to hide processing. Motor oil and diesel could be from lubrication business, RCRA metals could be from L. L. insulators. No other information provided.



## Site Investigation Report Review

SIRR ID P77-0078

Site Name BUMPILORI PROPERTY

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)

None provided

### 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.

Contamination was found in excess of state standards for arsenic in soil (44ppm max. conc.), and in groundwater for motor oil (1,300 ppb), diesel fuel (2670 ppb) and naphthalene (109 ppb). These concentrations are in excess of state standards of 1.4 ppm, (400 ppb), (1,200 ppb) and (20 ppb) respectively.

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 site is located in (downtown ) Des Moines in an area slated for commercial redevelopment. No wells in the area as water is provided by the city from wells at water works up stream of site. No information of potential pathways provided.

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

Recommend no action under CERCLA based on lack of receptors and limited extent of contamination. Possible this site could be considered for further assessment under Land Recycling Program due to location.

### PRIORITY LEVEL

Priority Level 3

### PROGRAM AUTHORITY REFERRAL

Program Authority Referral Chapter 133

Other Referral

ISS/Form Completed By Matt Culp

Date ISS Completed 09/05/2001

ESS Completed By

Date ESS Completed

Date Completed

Form Reviewed

Date Reviewed

10/8/01



## NO EPA ID

## NO DISCOVERY DATE

## NPL Status = O- NOT A VALID SITE OR INCIDENT

Site Name Bumpilori Property

Initiated Date: 10/04/01

Initiated By: ☐ Removal ☒ Site Assessment

Address: 1st and 3rd north of Vine Street

County Name: Polk

City, State, Zip: Des Moines

State ID (if one exists): P77-0076

Congressional District: 4th

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: Located in Des Moines, Iowa

Site Description: Parking lot

Site Size: 180,000

Site Dimension: ☐ Acres ☒ Square Feet  
☐ Feet ☐ Square Miles 0 Miles

USGS Quadrant: Des Moines SW USGS Hydro Unit:

Latitude: 41.35.10 Longitude: 94.37.05

(With the release of 3.9 lat/long are in 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 ☐ Unknown  
Incident Type: ☐ Non-Oil Spill ☐ Oil Spill ☐ Unknown

## Non-NPL Status (Choose one):

Protect: ☐ Yes ☐ No  
☐ Addressed as part of NPL site (AX)  
☐ Combined PA/SI Ongoing (CO)  
☐ Combined PA/SI Start Needed (CS)  
☐ Deferral of NPL Listing Dec. While States  
Oversee Resp. (SD)  
☐ ESI Ongoing (EO)  
☐ ESI Start Needed (ES)  
☐ Fed Fac ESI Review Start Needed (FE)  
☐ Fed Fac Prelim Assessment Rev Ongoing (PG)  
☐ Fed Fac Prelim Assessment Rev Start Needed (PN)  
☐ Fed Fac Site Inspection Rev Ongoing (FG)  
☐ Fed Fac Site Inspection Rev Start Needed (FS)  
☐ HRS Ongoing (HO)  
☐ HRS Package Completed-Further Eval. Needed (HN)  
☐ HRS Start Needed (HS)  
☐ Integrated ESI/RI Ongoing (IO)  
☐ Integrated ESI/RI Start Needed (IS)  
☐ Integrated Removal/Remedial Eval Ongoing (IN)  
☐ Integrated Removal/Remedial Eval Start Needed (IR)  
☐ NFRAP (NF)  
☐ Other Cleanup Activity:  
Fed Fac-lead Cleanup (OF)  
☐ Other Cleanup Activity:  
Private Party-Lead Cleanup (OP)  
☐ Other Cleanup Activity:  
State-Lead Cleanup (OS)  
☐ Other Cleanup Activity:  
Tribal-lead Cleanup (OT)  
☐ PA Ongoing (PO)  
☐ PA Start Needed (PS)  
☐ Ref to Rvl-Further Assess Needed (RW)  
☐ Referred to Rvl - NFRAP (RR)  
☐ Removal Only Site (No Site Assess Work) (RO)  
☐ SI Ongoing (SO)  
☐ SI Start Needed (SS)  
☐ SIP Ongoing (SG)  
☐ SIP Start Needed (SN)  
☐ Site Reassessment Ongoing (SR)  
☐ Status Not Specified (SX)  
☐ Site Reassessment Start Needed (RN)

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: TA

☐ 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 reco  
☐ CC-Chemicals/chemical waste (e.g., solvent recovery)

Add Action: ☐ PRE-CERCLIS SURVEYS Planned Complete: / / Actual Complete: / / OU 00  
Lead code (choose one): ☐ F-EPA Fund Financed ☐ FF - Federal Facility ☒ S - State, Fund Financed SCAP Note:  
Comment: ☐ Site or ☐ Action:

No Further CERCLA Action. No further action under  
State authority.

Signatures:

State:

*ILCS*

Date:

10 / 08 / 01

RPM/OSC/SAM:

Date

/

/

\*\* Pre-CERCLIS sites must be added as a PC Code under the Regional Utility Codes (found under the Utilities pull-down menu) along with the initiated date. Brownfields Assessments, State Voluntary Cleanups and Brownfields Pilots must also be entered into the Regional Utility Code with the initiated dates. The comment "Added as preCERCLIS (date)". If the site becomes a CERCLIS site it must be deleted from this list and the information added to the Discovery Screen as pre-CERCLIS must be deleted by an administrator. \*\*

\*\*Send to file room after data entry and QA to be entered as a part g file.

ENFORCEMENT SENSITIVE INFORMATION  
FOR INTERNAL USE ONLY

## 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.

<b>Checklist Preparer:</b>	<u>Matthew Culp/ Senior Environmental Specialist</u>	<u>10/04/01</u>
	(Name/Title)	(Date)
	<u>IDNR , Wallace Building Des Moines, IA</u>	<u>1-515-242-5087</u>
	(Address)	(Phone)
	<u>Matt.culp@dnr.state.ia.us</u>	
	(E-mail Address)	
<b>Site Name:</b>	<u>Bumpilori Property</u>	
<b>Previous Names (if any):</b>	<u>none</u>	
<b>Site Location:</b>	<u>SE 1/4 SE 1/4 Section 4 T78N R24W</u>	
	(Street)	
	<u>Des Moines</u>	<u>Iowa</u>
	(City)	(ST) (Zip)
<b>Latitude:</b>	<u>41.35.10</u>	<b>Longitude:</b> <u>94.37.05</u>

Compare the following checklist. If "yes" is marked, please explain below.	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>

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

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

**DECISION/DISCUSSION/RATIONALE:**

Recommend no further action under CERCLA authority.

No further action under under state authority (Chapter 133).

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

*Shirley C. Schmitz* / *AP C-S*  
Print Name/Signature

*10/8/01*  
Date



# Bumpilori Site



