

July 21, 1999

# Terracon

600 Southwest 7th Street-Suite M  
P.O. Box 4921  
Des Moines, Iowa 50306  
(515) 244-3184 Fax: (515) 244-5249

Iowa Department of Natural Resources  
Uncontrolled Site Section  
Wallace State Office Building  
Des Moines, IA 50319

**CON 12-15**  
**Doc #12292**

Attention: Ms. Susan Dixon

Re: Phase II Environmental Site Assessment  
Hubbell Realty Company  
South of Murphy Street and East of SW 7<sup>th</sup> Street  
Des Moines, IA 50309  
Terracon Project No. 08997019

Dear Ms. Dixon:

Terracon recently completed a Phase II Environmental Site Assessment (Phase II) at the above-referenced site for Hubbell Realty Company. Four soil borings/temporary monitoring wells were advanced at the site. Soil and groundwater samples were collected for field screening and analytical testing. The Phase II identified the following information:

- The TEH-Waste Oil concentration in groundwater from TW-1 (670 ug/L) exceeded the IDNR target level of 400 ug/L.
- Twenty semi-volatile compounds were detected from the soils in TW-2.
- 1,1,1 trichlorethane (213 ug/kg) was detected in the soil sample from TW-4.
- The LUST site located on the subject site (7LTF50, 519/521 SW 7<sup>th</sup> Street) has been issued a No Action Required classification.

Resulting from the Phase II information, we recommended that this report be submitted to the Uncontrolled Sites Section of the Iowa Department of Natural Resources (IDNR) for their review. At our client's request, we are submitting a copy of that report to you.

As a follow-up to the Phase II, the Tier 2 Site Cleanup Report (Tier 2) conducted at 519/521 SW 7<sup>th</sup> Street was reviewed. Based on a source concentration of 20,000 ug/L for TEH Motor Oil and the absence of actual or potential receptors, the site as been classified as No Action Required. A copy

# DATE STAMP

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DEPT. OF  
NATURAL RESOURCES

**Phase II Environmental Site Assessment  
South of Murphy Street and East of SW 7<sup>th</sup> Street  
Terracon Project No. 08997019  
July 21, 1999**

of the IDNR acceptance letter has been attached. Temporary monitoring well TW-1 was located in an area that was encompassed by the Tier 2 assessment. The site map from the Tier 2 has been attached.

The IDNR target level for drinking water wells (400 ug/L for TEH-Motor Oil) was exceeded; however, based on the Tier 2, drinking water wells are not located within 3,000 feet of the property. The Leaking Underground Storage Tank (LUST) section of the IDNR uses a tiered approach to determine target levels. For sites where drinking water wells are not present within 1,000 feet, the TEH-Motor Oil target level is 40,000 ug/L. For the Phase II assessment, the maximum TEH-Waste Oil concentration, 670 ug/L, is significantly below the secondary target level.

The concentrations of 1,1,1 trichlorethane and the semi-volatile compounds detected in the soil appear to be very low and should not be of any concern to the site.

Based on the information presented, including the fact that drinking water wells are not present within 3,000 feet and the secondary target level has not been exceeded, and the site has been issued a no action required classification with a source concentration much higher than that reported for the subject site, we are recommending that a "no further action required" statement for the subject property be issued.

Thank you for your attention and prompt response to this matter. If you have any questions concerning the information presented, please contact me at (515) 244-4938 extension 311.

Sincerely,

**TERRACON**



Todd A. Warth, C.G.P.  
Project Manager

Attachments

n:\env\99\08997019\idnr.doc

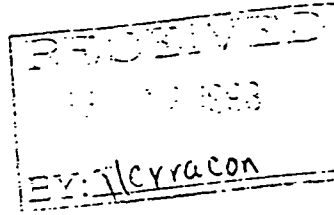
Copies to: Addressee (1)  
Hubbell Realty Company, Mr. Rick Tollakson (1-without attachments)



TERRY E. BRANSTAD, GOVERNOR

DEPARTMENT OF NATURAL RESOURCES  
LARRY J. WILSON, DIRECTOR

September 4, 1998



CERTIFIED MAIL

Mr. Micheal Hayes, Secretary  
Hubbell Realty Company  
900 Hubbell Building, 904 Walnut Street  
Des Moines, IA 50309

SUBJECT: Tier 2 Completeness Review –  
Hubbell Realty Property at 519/521 SW 7<sup>th</sup> Street in Des Moines, Iowa  
Registration No. 8811231 LUST No. 7LTF50

Dear Mr. Hayes:

The Department of Natural Resources has received the Tier 2 Site Cleanup Report (Tier 2 SCR) for the referenced site. Thank you for the submittal. We have conducted a review of the report as described in Subrule 567–135.10(11) of the Iowa Administrative Code. We are accepting the report based on a summary review for completeness and are relying on your groundwater professional (Eva S. Schmitz, Iowa Certified Groundwater Professional No. 1635) for compliance with the department's rules and guidance.

The department has determined the data either do not exceed the applicable Tier 1 or Tier 2 levels, or the pathways by which a chemical of concern may reach an actual or potential receptor are incomplete. Therefore, the department is tentatively assigning the site a "No Action Required" classification pending a review by the IDNR of documents relating to institutional controls. No additional action is required at this time. We will update our records to show the change in status.

The No Action Required classification will be finalized upon submittal of a modified institutional control. The information provided to date, regarding the Polk County ordinance as an institutional control is insufficient. The letter provided from the Polk County Public Works department is questioned, as it is unclear to whom the letter was addressed. Also, it is unclear if the county has been provided with information indicating the actual and simulated extent of contamination at the subject site.

The department will reconsider the use of the institutional control for this site if adequate documentation can be provided to indicate the rule / ordinance will effectively prohibit the installation of both drinking and non-drinking water wells within the area of concern (i.e., area within the actual and simulated contaminant plumes) for this site. Documentation must be provided to show that the county has been informed of the area of concern and is willing to state that drinking water and non-drinking water wells would not likely be permitted in this same area. We have the understanding that Polk County, through the Central Iowa Inspections Health Division, is receptive to using the DNR guidance forms provided to groundwater professionals. Please contact David Wornson, IDNR Staff Attorney, if you have questions concerning the use of local ordinances as an institutional control.

Letter to Mr. Michael Hayes  
September 4, 1998

After approval of the documentation related to institutional controls, a no further action certificate for this site may be obtained by submitting to the department the following:

- An accurate and complete legal description of the site, as found in the deed or mortgage. NOTE: A legal description obtained from a tax form is not acceptable;
- Completed Abandoned Water Well Plugging Records (DNR Form 542-1226) for the wells and soil borings that accessed groundwater at the site. Please be aware the recipient of the no further action certificate is responsible for insuring all wells and borings that accessed groundwater are abandoned and plugged according to Chapter 567-39, Iowa Administrative Code (IAC). Contact the designated county agent prior to plugging the abandoned wells and borings. Questions pertaining specifically to the procedures to be followed for plugging wells and borings should be directed to the Water Supply Section at 515/281-6599 or the designated county agent. You may retain wells at the site for future use. In a letter please identify the wells to be retained, the reason for retaining the wells and written plan for well maintenance and security.

The legal description and Abandoned Water Well Plugging Records should be sent to LUST Coordinator at the Underground Storage Tank Section, Department of Natural Resources, Wallace State Office Building, 502 East Ninth Street, Des Moines, IA 50319-0034.

The department has identified some technical problems in the Tier 2 SCR. These problems do NOT require correction in this report, but are identified below for the attention and benefit of your consultant.

- 1) The receptors on the Tier 2 Receptor Summary page need better definition; the word source should be added to the receptor name where appropriate. Receptors should be identified as either actual (A) and potential (P) and not both. Since the site and the surrounding area are both nonresidential, the residential confined space and sanitary sewer are not really receptors and the low risk classification for benzene for the PCSR receptor is incorrect. The drinking water source receptor related to the surface water is not low risk for BTE but no action required.
- 2) Because the maximum soil contamination is below the target level of 1.8 ppm benzene, the soil contamination plume map for the utility notification form was not needed.
- 3) The report incorrectly states that "indications of an off site source are not apparent during this assessment." This is incorrect, as the groundwater contamination plume on this site commingles with the groundwater plume from LUST site #7LTD54.

In all correspondence regarding this project, please include the LUST number, which is indicated in the Subject heading of this letter. If you have any questions or require any additional information, please contact me at your convenience at 515 / 242-6489.

Sincerely,



JAMES R. GASTINEAU  
ENVIRONMENTAL SPECIALIST  
UNDERGROUND STORAGE TANK SECTION

cc: Field Office 5  
GAB Robins  
Eva S. Schmitz, Terracon, 600 SW 7<sup>th</sup> Street, Suite M, Des Moines, IA 50309

S. W. 6 T H S T R E E T

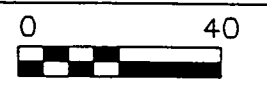
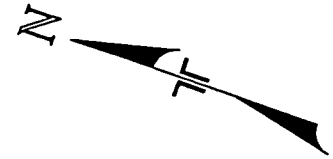
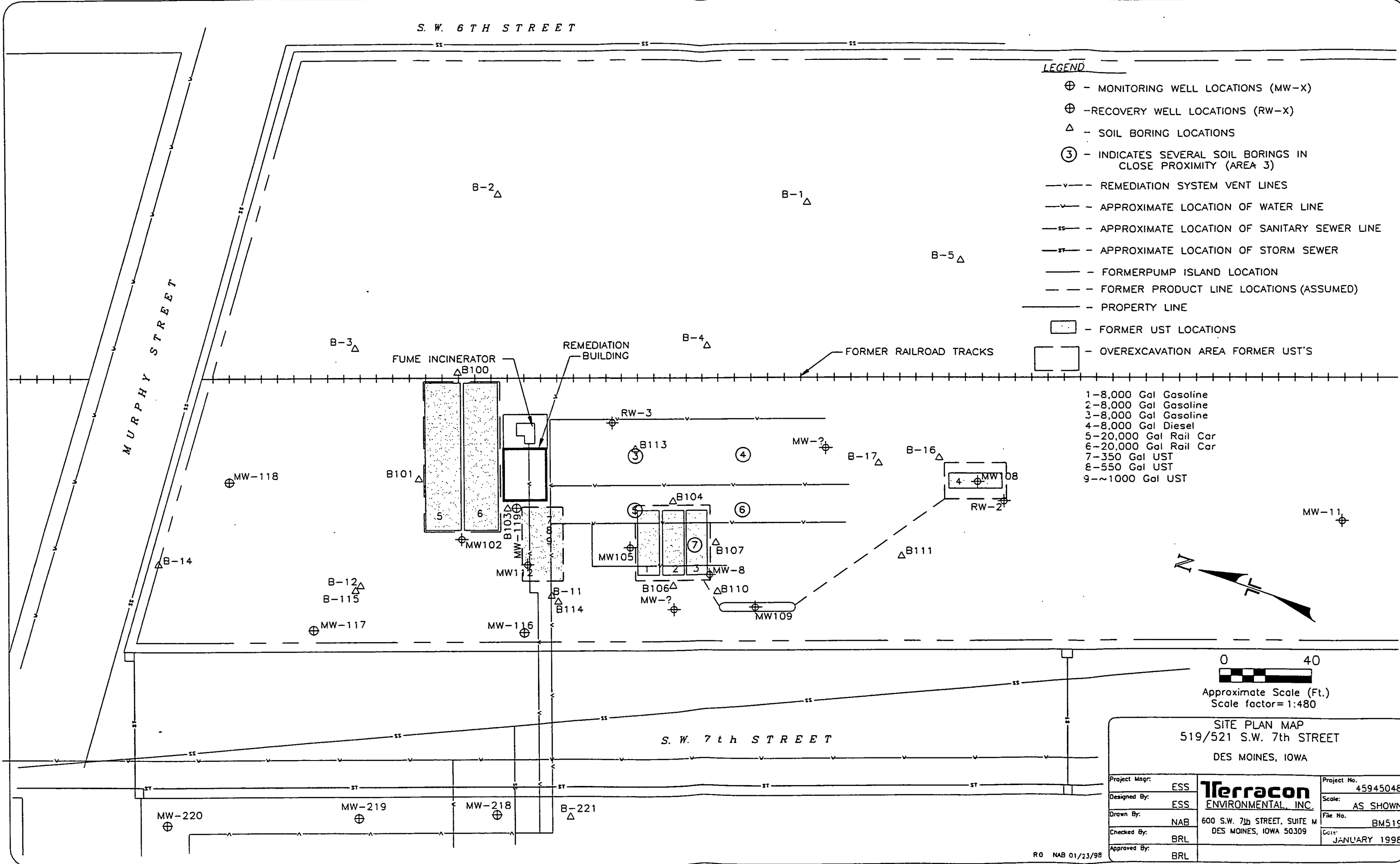
M U R P H Y S T R E E T

S. W. 7 t h S T R E E T

LEGEND

- ⊕ - MONITORING WELL LOCATIONS (MW-X)
- ⊕ - RECOVERY WELL LOCATIONS (RW-X)
- △ - SOIL BORING LOCATIONS
- ③ - INDICATES SEVERAL SOIL BORINGS IN CLOSE PROXIMITY (AREA 3)
- v--- REMEDIATION SYSTEM VENT LINES
- v--- APPROXIMATE LOCATION OF WATER LINE
- ss--- APPROXIMATE LOCATION OF SANITARY SEWER LINE
- st--- APPROXIMATE LOCATION OF STORM SEWER
- FORMERPUMP ISLAND LOCATION
- FORMER PRODUCT LINE LOCATIONS (ASSUMED)
- PROPERTY LINE
- ▭ - FORMER UST LOCATIONS
- ▭ - OVEREXCAVATION AREA FORMER UST'S

- 1-8,000 Gal Gasoline
- 2-8,000 Gal Gasoline
- 3-8,000 Gal Gasoline
- 4-8,000 Gal Diesel
- 5-20,000 Gal Rail Car
- 6-20,000 Gal Rail Car
- 7-350 Gal UST
- 8-550 Gal UST
- 9-~1000 Gal UST



Approximate Scale (Ft.)  
Scale factor=1:480

SITE PLAN MAP  
519/521 S.W. 7th STREET  
DES MOINES, IOWA

Project Mngr:	ESS	<b>Terracon</b> ENVIRONMENTAL, INC.	Project No.	45945048
Designed By:	ESS		Scale:	AS SHOWN
Drawn By:	NAB	600 S.W. 7th STREET, SUITE M DES MOINES, IOWA 50309	File No.	BM519
Checked By:	BRL		Date:	JANUARY 1998
Approved By:	BRL			