CON 12-15 Coppola

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Doc #15997

Site Investigation Report Review

SIRR Report for Unassigned Uncontrolled Sites

SIRR ID P77-0044

Site Name COPPOLA PROPERTY, WALNUT

Screening Activity Initial Site Screening

City Location Des Moines

Site Type Property Audit

County Polk

SITE INFORMATION

Property Owner Joe Coppola, Jr. (Randolph Investment Corp.)

Mailing Address Jeffrey Hunter, President
Hotel Fort Des Moines
1000 Walnut Street
Des Moines, Iowa 50309

Location/Legal Description 1312-1324 Walnut Street

Size Of Property 0.4-acres

Report Prepared By Seneca Environmental Services

Date Report Submitted 01/20/1999

Report Submitted By Jeff Hunter, Hotel Fort Des Moines

Current Usage Vacant

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.)

Phase II Environmental Assessment:

Boreholes were drilled on the southeast and southwest corners of the property during October 1998 assessment activities. The boreholes were drilled to 40' and 45' respectively. A photoionization detector (PID) was used for field screening soil samples at one foot intervals. Samples were collected at the surface for the analyses of metals. Samples were collected at a depth of 6' (BH1) and 14' (BH2) for the analyses of petroleum compounds (TEH as diesel, gasoline or motor oil and BTEX compounds). Temporary monitoring wells were installed in the boreholes and samples were collected for the analyses of VOCs, TEH as diesel, gasoline or motor oil, and dissolved metals.

Arsenic was found in the soil samples within its normal background range of between 5 and 10 ppm. The only elevated metal found in the soil samples was lead at 190 ppm (BH2). The only petroleum contamination found above minimum detection limits in the soil samples was 11ppm of TEH as motor oil at 14' in BH2.

Barium (between 20 and 50 ug/L) was the only dissolved metal found above minimum detection limits. No TEH compounds were found above minimum detection limits. PCE (between 1 and 6 ug/L) was the only VOC compound found above minimum detection limits.

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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.)

Phase I Environmental Assessment:

Site history is based on the R.L. Polk City Directories with information present from 1909 to present. The property was used from 1914- (biscuit bakery) -sometime prior to 1924- (battery manufacture) -sometime prior to 1935- (tractor and machinery sales/service) -sometime after 1975- (plastic sales) -before 1985- (car trim/vehicle maintenance) -sometime before 1990. Since then the property has been vacant. The adjacent properties have historically been used as gas stations, auto body repair and service facilities, and various other commercial enterprises.

NOTE: The city directory identifies the battery manufacture as Glyde & McNamera Battery Company (1924) and Diller Battery Mfg. Co. (1930).

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)

Diller Battery operated at other locations in the Des Moines after leaving this site. At one of these locations (701 Corning Avenue by Riverview Park Lake) the property has lead contaminated surface soils as high as 8,660 ppm. This site was used by Diller and another battery company from 1946 to 1953. The property owners (which include the city of Des Moines and Polk County) are conducting assessment and remedial actions under EPA oversight.

The nearest property with lead contaminated soil is the Iowa Auto Top facility at 1311 Locust Street. Lead at 3,500 ppm was found at a depth of seven feet in a boring on the north side of the Auto Top property. The boring location is approximately 600' north of the Coppola property.

The site is less than 2,000 feet east-northeast of the infiltration gallery on the Raccoon River which provides water to for the Des Moines Public Water Supply. However, the PCE groundwater contamination detected at the site is very unlikely to pose a threat because the recovery wells operated for the Dico Company site provide an interception barrier between the Raccoon River and the Coppola property.

REVIEW SUMMARY

Contaminant Type

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.

Arsenic was detected in the surface soil samples at 5.4 and 9.6 ppm which is within the normal background range for arsenic. This level exceeds the new statewide soil standard by the incidental soil ingestion pathway (1.4 ppm). Lead was found at 190 ppm which is approximately half of the statewide soil standard (400 ppm).

Barium was the only dissolved metal found above minimum detection limit. The highest level detected (44 ug/L) is approximately two order of magnitude below the MCL for barium (2,000 ug/L). TCE was the only VOC detected. The highest value of 5.9 ug/L is just above the MCL for PCE (5 ug/L).

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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 has identified PCE groundwater contamination, but is not likely to present a threat to the Des Moines water supply because of the interceptor wells at the Dico site. Low levels of PCE have been found at other sites in the area and the contamination may be part of a mixed plume from several off-site source.

The area is in or close to the area which has been proposed for the Gateway Park development. If purchased for redevelopment, there is a chance that lead contaminated soils may become exposed at the surface. This potential is suggested by the elevated lead levels found in one of the borings and by the historical use of the site by Diller Battery which is known to have caused significant lead contamination at another site.

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

In the absence of other information, the arsenic levels found in the soil samples should be considered representative of background concentration and not of concern. The PCE contamination found at just above the MCL, but not likely to impact any drinking water supply, provides a minimum argument in support of a priority 3 designation.

The elevated lead contamination found in one of the boreholes and historical use by Diller Battery suggest further investigation might find higher levels of contamination on-site. Even more speculative is the possibility of off-site disposal on nearby property which may be indicated by the subsurface lead contamination found to the north on Locust Street. At the present time, this relationship is too speculative to require further investigation of the site. However, the potential for future cleanup of lead contaminated soils should be mentioned in our response about this site. The response should also emphasize the very limited nature of the investigation activities.

PRIORITY LEVEL

Priority Level 3

PROGRAM AUTHORITY REFERRAL

Program Authority Referral No Further Action

Other Referral

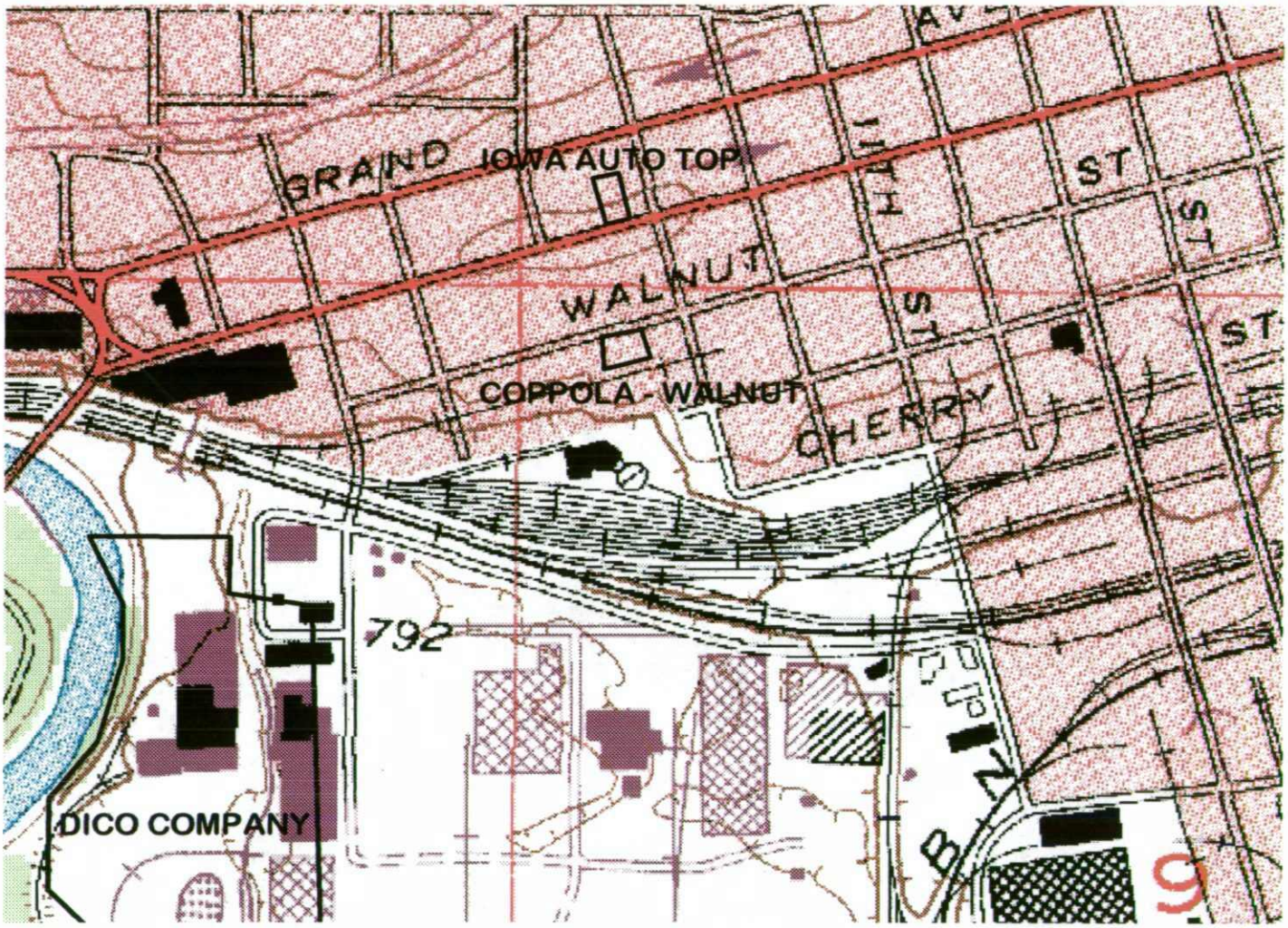
ISS/Form Completed By John Vedder **Date ISS Completed** 02/10/1999

ESS Completed B **Date ESS Completed**

Date Completed

Form Reviewed Lavoy Haage **Date Reviewed** 2/2/99
Joe Obr 2/2/99

COPPOLA PROPERTY (WALNUT) SITE



500 0 500 1000 1500 2000 2500 Feet

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Site Boundary

City Well