

CON 12-15

Coppola Property, Walnut

**CON 12-15**

**Doc #15998**

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DEPARTMENT  
OF  
NATURAL RESOURCES

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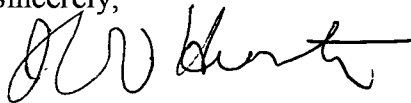
January 18, 1999

Mr. Lavoy Haage  
Iowa Department of Natural Resources  
Wallace State Office Building  
502 E 9<sup>th</sup> Street  
Des Moines, Iowa 50319

Dear Mr. Haage:

Enclosed please find a Phase II Environmental Site Assessment which was recently completed for the property located at 1312-1324 Walnut Avenue in Des Moines. The property is owned by Randolph Investment Corp. I am considering purchasing the property. I would appreciate knowing if your Department will require that any environmental action be taken for this site at any time in the future.

Sincerely,



Jeff Hunter  
1000 Walnut  
P.O. Box 7230  
Des Moines, Iowa 50309

(515) 288-4515

CC: Randolph Investment Corp.

groundwater samples followed by an explanation of the action level utilized. Those rows that appear in bold indicate compounds that exceed the action level.

WELL ID	MATRIX	COMPOUND	LAB RESULTS	ACTION LEVEL
BH1-S-Surface-1'	Soil	Mercury	0.029 ppm	1. 23 ppm* 2. 23 ppm** 3. 610 ppm***
BH1-S-Surface-1'	Soil	<b>Arsenic</b>	<b>9.6 ppm</b>	1. 1.4 ppm 2. 2.1 ppm <b>3. 16 ppm</b>
BH1-S-Surface-1'	Soil	Barium	52 ppm	1. 5500 ppm 2. 5500 ppm 3. 140,000 ppm
BH1-S-Surface-1'	Soil	Chromium	13 ppm	1. 78,000 ppm 2. 78,000 ppm 3. No Limit
BH1-S-Surface-1'	Soil	Lead	25 ppm	1. 400 ppm 2. 400 ppm 3. 800 ppm
BH1-S-Surface-1'	Soil	Silver	1.3 ppm	1. 390 ppm 2. 390 ppm 3. 10,000 ppm
BH2-S-Surface-1'	Soil	Mercury	0.062 ppm	1. 23 ppm 2. 23 ppm 3. 610 ppm

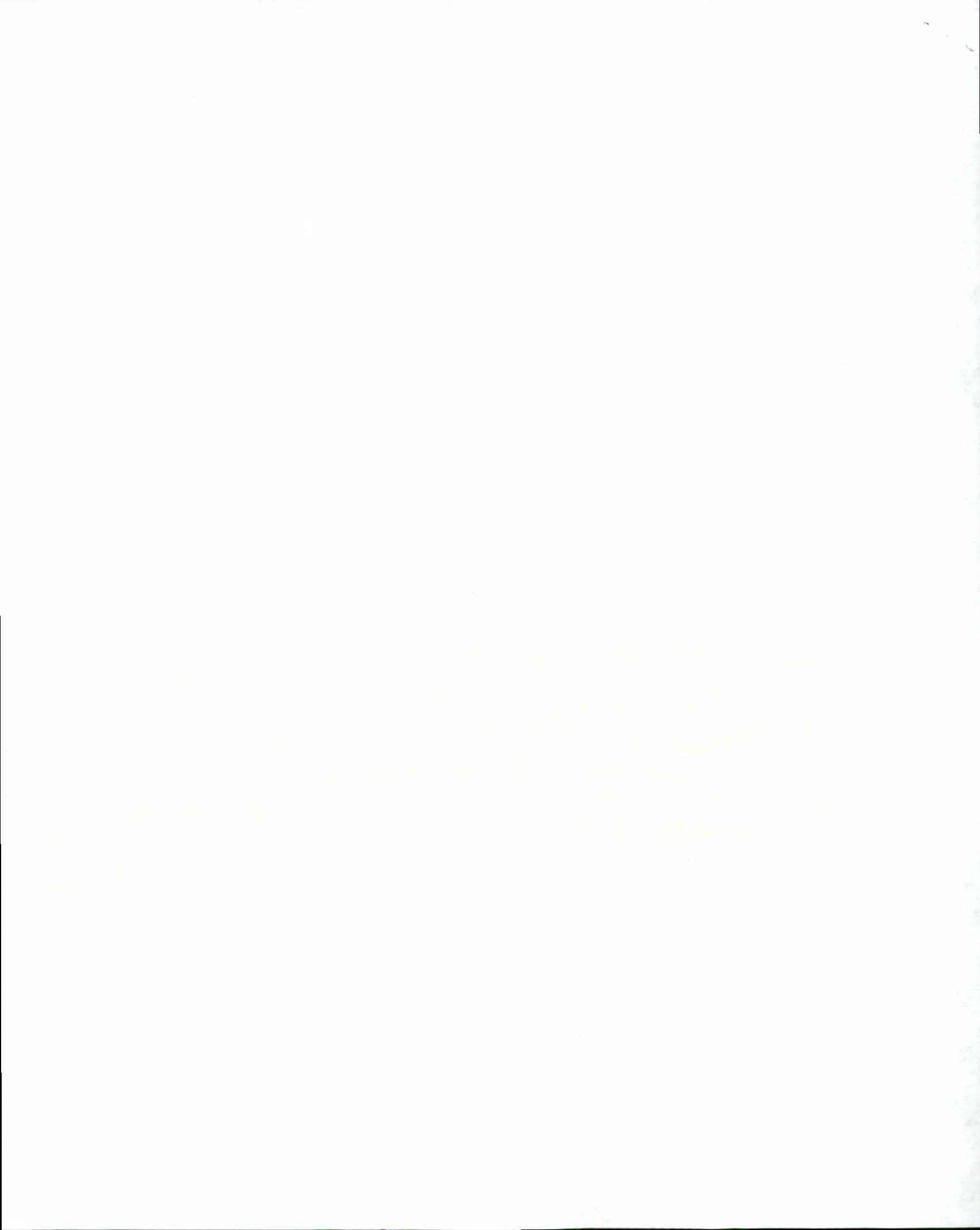


WELL ID	MATRIX	COMPOUND	LAB RESULTS	ACTION LEVEL
BH2-S-Surface-1'	Soil	Arsenic	5.4 ppm	1. 1.4 ppm 2. 2.1 ppm 3. 16 ppm
BH2-S-Surface-1'	Soil	Barium	170 ppm	1. 5500 ppm 2. 5500 ppm 3. 140,000
BH2-S-Surface-1'	Soil	Cadmium	3.2 ppm	1. 39 ppm 2. 39 ppm 3. 1000 ppm
BH2-S-Surface-1'	Soil	Chromium	36 ppm	1. 78,000 ppm 2. 78,000 ppm 3. No Limit
BH2-S-Surface-1'	Soil	Lead	190 ppm	1. 400 ppm 2. 400 ppm 3. 800 ppm
BH2-S-14'	Soil	Motor Oil	11 ppm	400 ppm (IA Tier I action level)
BH1	Groundwater	Barium	0.042 ppm	2 ppm (EPA MCL)
BH1	Groundwater	Tetrachloroethene	5.9 ppb	0.7 (EPA NRL*)
BH2	Groundwater	Barium	0.023 ppm	2 ppm (EPA MCL*)
BH2	Groundwater	Tetrachloroethene	1.1 ppb	0.7 (EPA NRL)

\*1—Statewide standard for residential setting, daily exposure, shallow depth sample (0-2 feet).

\*\*2—Non-residential setting, exposure on a less than daily basis (i. e. a workplace), shallow depth sample (0-2 feet).

\*\*\*3—Non-residential, restricted access area with institutional controls (i. e. physical controls such as a fence), shallow depth sample (0-2 feet)



\*Note that "NRL" means the negligible risk level for carcinogens established by the EPA, which is an estimate of one additional cancer case per million people exposed over a lifetime to the contaminant. "MCL" refers to the enforceable maximum contaminant level established by the EPA following the establishment of the Safe Drinking Water Act. IDNR guidance documents indicate the "action level" for groundwater as the following: "As defined by 567-133.2 (455B, 455E), action level means the HAL, if one exists. If there is no HAL, then the NRL (negligible risk level), if one exists. If there is no HAL or NRL, then the MCL (maximum contaminant level). If there is no HAL, NRL, or MCL, an action level may be established by the department based on current technical literature and recommended guidelines of EPA and recognized experts, on a case-by-case basis.

Information was obtained through interviews with Rita Gergely of the Iowa Department of Health (drinking water standards), and Bob Drustrup with the Iowa Department of Natural Resources, Solid Waste Division (statewide standards for metals in soil).

#### MODULE IV. Data Review and Recommendations:

As a result of drilling and sampling performed at the subject site, we have concluded that soil sampled at the surface to one foot below grade from BH1 and BH2 did contain concentrations of Arsenic in concentrations greater than the newly developed Iowa Land Recycling Act statewide standards. Concentrations of Mercury, Barium, Chromium, Lead, Silver, and Cadmium were detected below newly developed statewide standards and may be representative of background concentrations naturally occurring in soils. Soil samples obtained from six feet below grade from BH1 and at fourteen feet below grade from BH2 did not contain petroleum compounds above IDNR established action levels. A groundwater sample collected from each temporary well indicated concentrations of tetrachloroethene above EPA drinking water standards. Additional groundwater samples did not contain volatile organic compounds or petroleum compounds in concentrations above the reporting limits of each individual compound.

Upon receipt of this report, the property owner should be instructed to call Lavoy Haage at (515) 281-4968 and provide verbal notification of the findings. The property owner should forward a copy of this report to the IDNR at the following address:

Mr. Lavoy Haage  
Iowa Department of Natural Resources  
Wallace State Office Building  
502 East 9<sup>th</sup> Street  
Des Moines, IA 50319

