



Site
Investigation
Report
Review

SIRR Report
for
Unassigned Uncontrolled Sites

SIRR ID P77-0099

Site Name VICTORIA CLEANERS (FORMER)

Screening Activity Initial Site Screening

City Location Des Moines

Site Type Property Audit

County Polk

SITE INFORMATION

Property Owner Joseph & Mary Costanzo Trust

Mailing Address c/o Mike O'Malley
Connolly O'Malley Lillis Hansen Olson LLP
300 Bank of America Building
317 Sixth Avenue, Des Moines, IA 50309

Location/Legal Description 541 Sixth Avenue, Des Moines
NW 1/4 of SE 1/4 of Sec. 4, T 78 N, R 24 W in
Polk County, Iowa

Size Of Property 12,000 sq feet

Report Prepared By Allender Butzke Engineers, Inc.

Date Report Submitted 10/29/2003

Report Submitted By Connolly O'Malley Lillis Hansen Olson LLP

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.)

Two borings were advanced in the southeast side of the building and two borings were advanced in the basement down to 20 feet to collect soil samples from native soil below the concrete basement. PCE was detected at concentrations ranging from 13 to 845 ug/kg in soil.

For groundwater sampling, test borings were drilled to a depth of 40 feet. Upon completion of the borehole drilling, temporary test wells, each consisting of an end well point, a lower 15 feet of two-inch diameter factory-slotted PVC screen, and an upper 25 feet of two-inch diameter PVC solid casing, were installed.

Chlorinated solvents were detected in groundwater. The highest concentrations (in ug/L or ppb) detected were trans-1,2-DCE (2.4), cis-1,2-DCE (9.6), TCE (16.4), PCE (157) and chloroform (13). Barium and selenium were also detected at 87 and 31 ug/L, respectively.



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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.)

Sanborn Fire insurance map dated 1891 shows a series of single-family dwellings to exist on the north portion of the property. On the 1901 fire insurance map, the subject property is occupied by several dwellings and commercial buildings. The commercial buildings include two steam laundries located on the south half of the site, a restaurant in the middle and other unidentified companies. By 1920 the entire subject property was commercial. Over time, several environmentally-sensitive business were among those listed in the directory. These include Ideal Laundry at 541 6th Street and Model Laundry at 531 6th Avenue. Barr Cleaning and Dyeing is listed for 545 6th Avenue from 1940 through 1970. Iowa Hand Laundry is listed for 545 6th Avenue in the 1950 directory. Victoria Cleaners is listed for 539, 541, 545 or 547 6th Avenue in directories from 1940 through 2002. Dean's Studios, a film processing business is listed for 543 6th Avenue in directories from 1975 through 2002.

According to Polk County, Iowa tax records, the building located in the middle of the subject property was constructed in 1947 and remodeled in 1958. Dean's Studios and Victoria Cleaners were the occupants and Mary D. Costanzo and Mary T. Costanzo were listed as title holders.

Information presented to the department indicates that the on-site former dry cleaner building is to be demolished and the whole site paved over for parking 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)

The Des Moines Water Works is located over 1 mile southwest of the site.

REVIEW SUMMARY

Contaminant Type 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 only contaminant detected in soil was PCE. The highest level of PCE in soil was 0.845 mg/kg, compared to statewide standard of 780 mg/kg.

In groundwater, the only contaminants that exceeded statewide standards were TCE and PCE. TCE was detected at a maximum concentration of 0.016 mg/L compared to statewide standard of 0.005 mg/L. The maximum PCE concentration was 0.157 mg/L, which is greater than 0.005 mg/L for standard.

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 situated in downtown district of the City of Des Moines. It is surrounded by commercial buildings within 1-mile radius. The nearest surface water is the Des Moines River, situated approximately 0.32 mile east of the site. The Des Moines Water Works is over one mile southwest of the site.



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

Although PCE and TCE concentrations in groundwater exceed the MCLs and statewide standards, the site is located within the downtown district of the City of Des Moines. There is no municipal water supply within 1-mile radius of the site. Because of the nature of the overburden (till), it is unlikely the VOCs would impact the Des Moines River, 0.3 mile east of the site. No further action is recommended for the site. It should be removed from further CERCLA consideration. Because some contaminants exceed statewide standards, the site is rated Priority 3. Though a dry cleaner building is located at the site, information available to the Iowa Department of Natural Resources is that this building is to be demolished and the whole site paved over for parking. This would minimize, if not eliminate, vapor intrusion into buildings. There is no indication of off-site migration. The facility will receive a conditional no further action letter.

PRIORITY LEVEL

Priority Level 3

PROGRAM AUTHORITY REFERRAL

Program Authority Referral No Further Action

Other Referral

ISS/Form Completed By Lambert A. Nnadi

Date ISS Completed 12/16/2003

ESS Completed B

Date ESS Completed

Date Completed

Form Reviewed

Date Reviewed

1/6/04

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:	Lambert Nnadi	12-15-2003
	(Name/Title)	(Date)
	Wallace State Office Bldg., 900 E. Grand, DSM	515-281-4117
	(Address)	(Phone)
	Lambert.nnadi@dnr.state.ia.us	
	(E-mail Address)	
Site Name:	Victoria Cleaners	
Previous Names (if any):		
Site Location:	541 6 th Street	
	(Street)	
	Des Moines	IA 50309
	(City)	(ST) (Zip)
Latitude:	41.5893	Longitude: 93.6254

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).
- ☐ Further assessment is recommended under PRE-CERCLA (Explain below).

DECISION/DISCUSSION/RATIONALE:

Although the concentrations of TCE and PCE exceed statewide standards, the site is situated in downtown Des Moines. The drinking water source for the city is upstream of the Raccoon River, over 1 mile to the southwest. The other source of drinking water for the city is also over a mile upstream of the Des Moines River. The site is approximately 0.32 mile west of the Des Moines River. Because of the clayey overburden (till), impact on the river is not expected to occur. Vapor intrusion from soil and groundwater into buildings will be eliminated because the dry cleaner building will be demolished and the site paved over for parking. Therefore, it is recommended the site be removed from further CERCLA consideration. No further action is also recommended under state program.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

CAL LUNDBERG
Print Name/Signature

Cal Lundberg
Signature

10/6/04
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: Victoria Cleaners

Identified By: ☐ Brownfields ☐ Other Federal Agency ☒ States
☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ FUD Site

Address: 541 Sixth Avenue

County Name: Polk

City, State, Zip: Des Moines, IA 50309

State ID (if one exists): P77-0099

Congressional District: 3

NPL Status: = : Not a Valid Site or Incident

Federal Facility Indicator: ☐ Federal Facility ☒ Not a Federal Facility ☐ Status Undetermined

Section: ☐ C-(STAR) SPFD Technical Assistance/Re-Use 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): _____

Directions to Site: From Wallace State Office Building, proceed west on Grand Avenue till you reach 6th Avenue. Make a right on 6th Avenue. The site is situated one block to the right at the intersection of 6th Avenue & Keo Way.

Site Description:

Site Size: 12,000

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

USGS Quadrant: Des Moines SW

USGS Hydro Unit: _____

Latitude: 41.5893 Longitude: 93.6254

(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):

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

SCAP Note: _____

Comment: ☐ Site or ☐ Action:

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:

☐ **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
☐ TA-Tanneries G OT-Other-Description(needed): _____
☐ 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 ☐ OT-Other-Description(needed): _____

☐ **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
☐ OT-Other-Desc.(needed): _____
☐ 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 G OT-Other-Desc.(needed): _____
☐ 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
☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
☐ OT-Other-Description(needed): _____

Signatures: States: _____

Date: 8/14/04

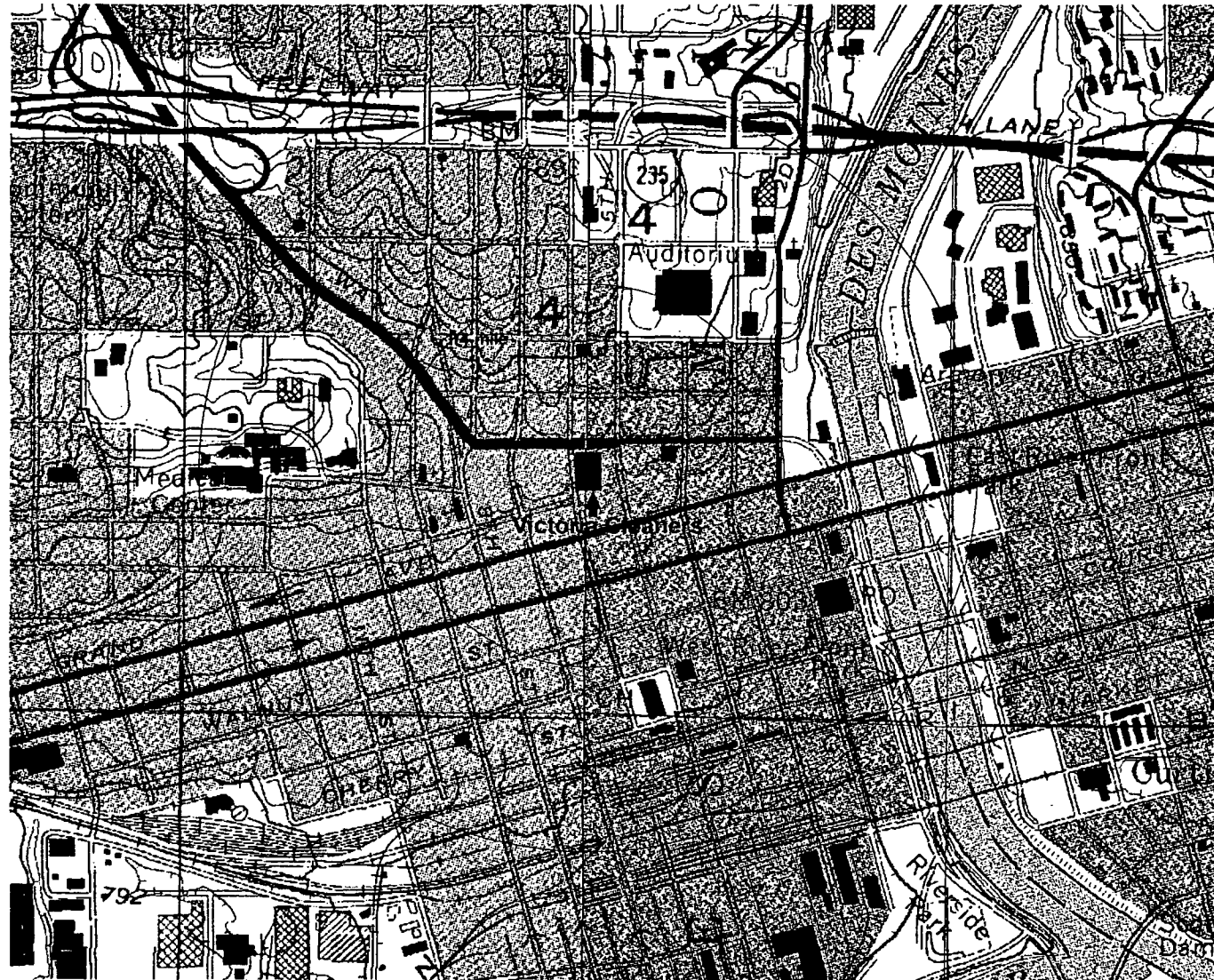
RPM/OSC/SAM: _____






Date: _____

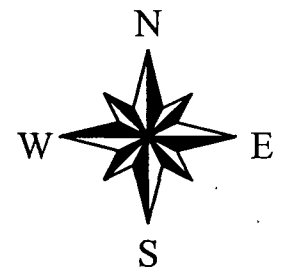
(NOTE: Data analysts will send form to records center after data entry and O.A.)

Updated by Systems Research Group 26 August 2003

VICTORIA CLEANERS, DES MOINES

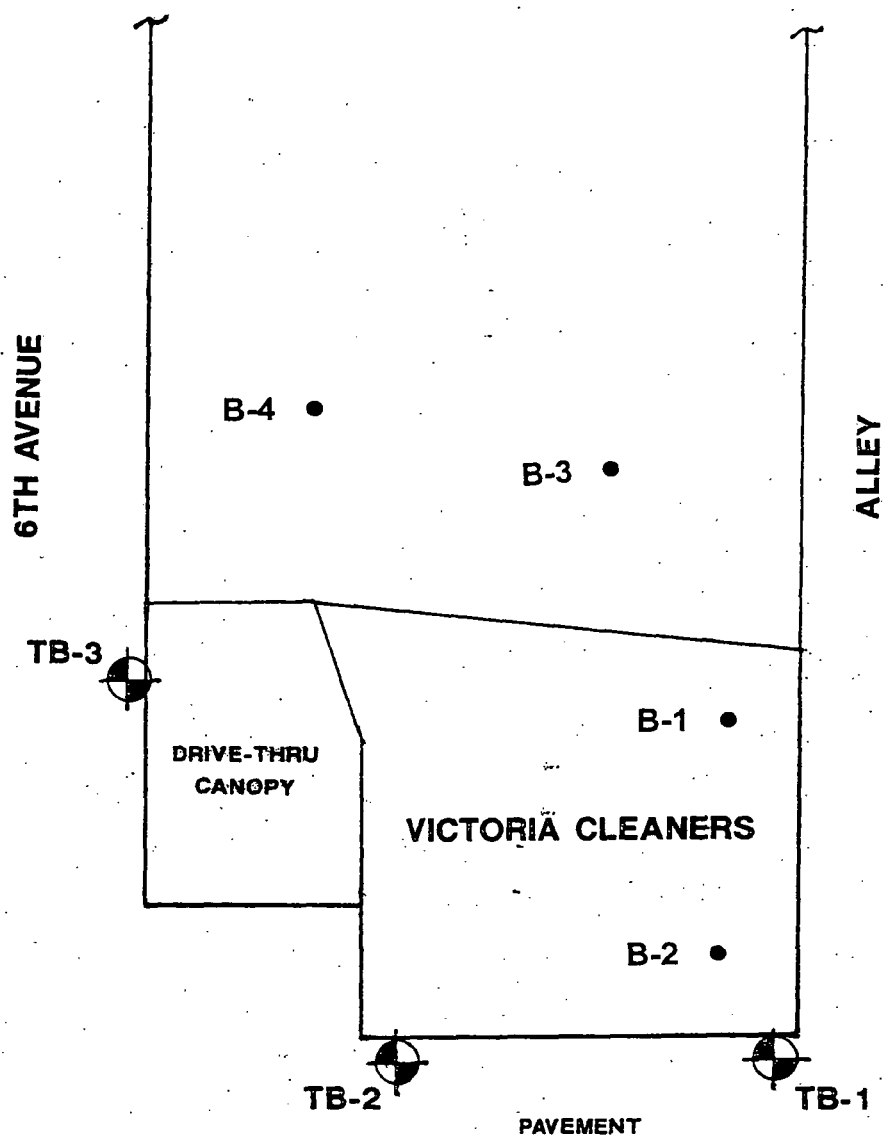


-  Plss_77.shp
-  Municipal wells
-  Nonmunicipal PWS
-  Nonmun_pop.shp
-  County



0.5 0 0.5 1 Miles

SITE MAP



Denotes Approximate Test Boring Location

SCALE 1 in. = 20 ft.