CON 12-15
Doc #19551

Site Name: Donald Jarvis Property, Des Moines

Brownfield Initial Site Screening (ISS)

Project Manager: Tami Rice

Date: August 4, 2008

☒ **3931 - Phase II Assessment Review - standard**
Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

☐ **3837 - Phase II Assessment – grant funded**
Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination

Location:

Latitude: 41. 6014 *Longitude:-93. 6418* ***County:Polk***
(Decimal Degree format)

USGS Quadrant: Des Moines SW

Site Size: 0.49

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

Site Alias Name(s): NA

Congressional District: 3

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: Donald and Carol Jarvis, 4313 Parkview Drive, Urbandale, Iowa 50322

Responsible Party Name(s) & Address, if different from current owner:
Unknown at this time.

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)
1800 Keosauqua Way

Directions to site: From the west mix master (I-35/I-80/I-235) in Des Moines, merge onto I-235 heading east. Take exit 7A toward ML King JR Parkway / 19th Street / Des Moines International Airport. Turn left onto 19th Street. Turn sharp right onto Keosauqua Way (Keo Way). The site is located on the southwest side, right side, of Keo Way shortly after you turn from 19th Street.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, S.W. burial, etc)

The site encompasses about 0.5 acres and includes a 10,500 square foot commercial building. The site was initially developed in 1947 and was used by Freeman Decorating (sign painters) until the 1960s. Several other commercial businesses were onsite from the 60s through 2007 which included an auto body shop in the 1980s. The site has been vacant since 2007. A leaking underground storage tank (LUST) site is located at 1818 Keosauqua Way which is adjacent to the site on the northwest side. An auto body repair shop was located immediately south of the site. It is unknown if this repair shop is currently active.

The site is bordered to the north by Keosauqua Way and a mix of residential and commercial land beyond, to the south by commercial businesses, to the west by residential dwellings, and to the east by vacant land and a mix of residential and commercial land beyond.

Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)

The site assessment consisted of two soil borings (TB-1 and TB-2) which were converted into temporary monitoring wells. Boring TB-1 was located in the northeast corner of the site while boring TB-2 was located in the northwest corner of the site. Soils were continuously collected and field screened using a photo-ionization detector (PID). A soil and groundwater sample were collected from each boring and analyzed for benzene, toluene, ethylbenzene, and xylene (BTEX) using Iowa method OA-1 and total extractable hydrocarbons (TEH) using Iowa method OA-2. The soil samples were collected at about 12.5 feet bgs which is in the water table.

Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.

Petroleum odors, gray soil discoloration, and elevated PID readings were observed in the soil borings onsite. Toluene, ethylbenzene, and xylene were detected in soil at concentrations below the Iowa Tier 1 Look-Up Table (Tier 1 Table) from the LUST Tier 1 Guidance. Benzene, toluene, ethylbenzene, and xylene were detected in groundwater onsite. Specifically, the concentrations of benzene and ethylbenzene detected in groundwater exceeded the concentrations in the Tier 1 Table while toluene and xylene were below the concentrations found in the Tier 1 Table. Please see Table 1 below for additional information.

Table 1 – Soil and Groundwater Sample Results

		Benzene	Toluene	Ethylbenzene	Xylene	TEH as diesel	TEH as waste oil
Soil Samples (mg/kg)	TB-1	<0.4	2.53	5	4.61	<25	<25
	TB-2	<0.4	3.1	1.34	2.15	<25	<25
Tier 1 Look-Up Table (mg/kg)		0.54	42	15	-	3,800	-
Groundwater Samples (ug/L)	TB-1	**178**	74	**2,470**	1,550	<100	<100
	TB-2	**46**	33	**707**	162	<100	<100
Tier 1 Look-Up Table (ug/L)		5	1,000	700	10,000	1,200	400

Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.
There are thirteen plugged wells and one commercial well located within a quarter-mile radius of the site. The commercial well is owned by Reed Ice Cream, was drilled in 1936, and is 2,061 feet deep. There are five plugged wells and one public water supply well located between a quarter-mile radius and a half-mile radius of the site. The public water supply well is located at the Casady School, is 80 feet deep, and was constructed in 1945. Bedrock was noted in the commercial well at 140 feet below ground surface (bgs) and was located in the public water supply well at 64 feet bgs. The site is not located within a source water protection area. The Raccoon River is located about 6,750 feet south of the site and the Des Moines River is located about 7,600 feet east of the site.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.
3

Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.
Toluene, ethylbenzene, and xylene were detected in soil onsite while benzene, toluene, ethylbenzene, and xylene were detected in groundwater. Only the concentrations of benzene and ethylbenzene detected in groundwater exceeded the concentrations found in the Tier 1 Table. Specifically, benzene was detected at 178 ug/L in TB-1 and 46 ug/L in TB-2. Ethylbenzene was detected at 2,470 ug/L in TB-1 and 707 ug/L in TB-2. The standards in the Tier 1 Table for benzene and ethylbenzene are 5 ug/L and 700 ug/L respectively.

The source of contamination is unknown and the site investigation was very limited. There is a LUST site located adjacent, northwest of the site. In addition, there is an auto body repair shop adjacent to the south. It is unknown if this repair shop is currently active. The site has historically been used as an auto body repair shop. There do not appear to be any activities currently onsite that would cause an ongoing release.

There are two wells located within a half-mile radius of the site. These wells range in depth from 2,061 feet to 80 feet and are finished in bedrock. Based on the well depths and their distance from the site, it is very unlikely that these wells would be impacted by contamination located onsite.

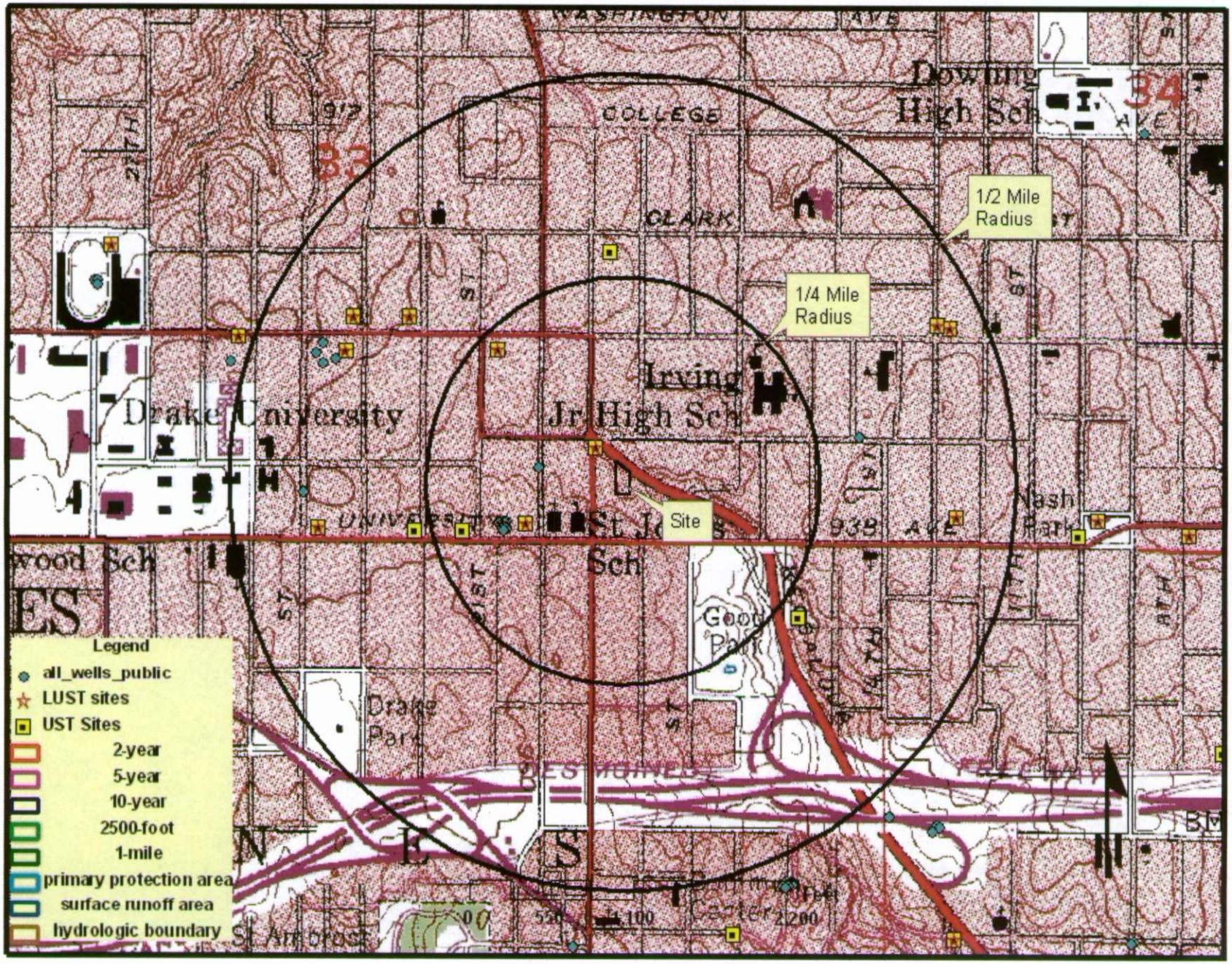
Based on the information presented above, the site does not appear to pose a risk to human health or the environment. No additional investigation is required at this time.

Site recommended for:
- ☒ No further action
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Additional investigation by responsible party
- ☐ Transfer to LUST/UST

Form Reviewed: Robert D. Rusty **Date Reviewed:** 8/5/08

Revised 6/2007

Donald Jarvis Property, Des Moines



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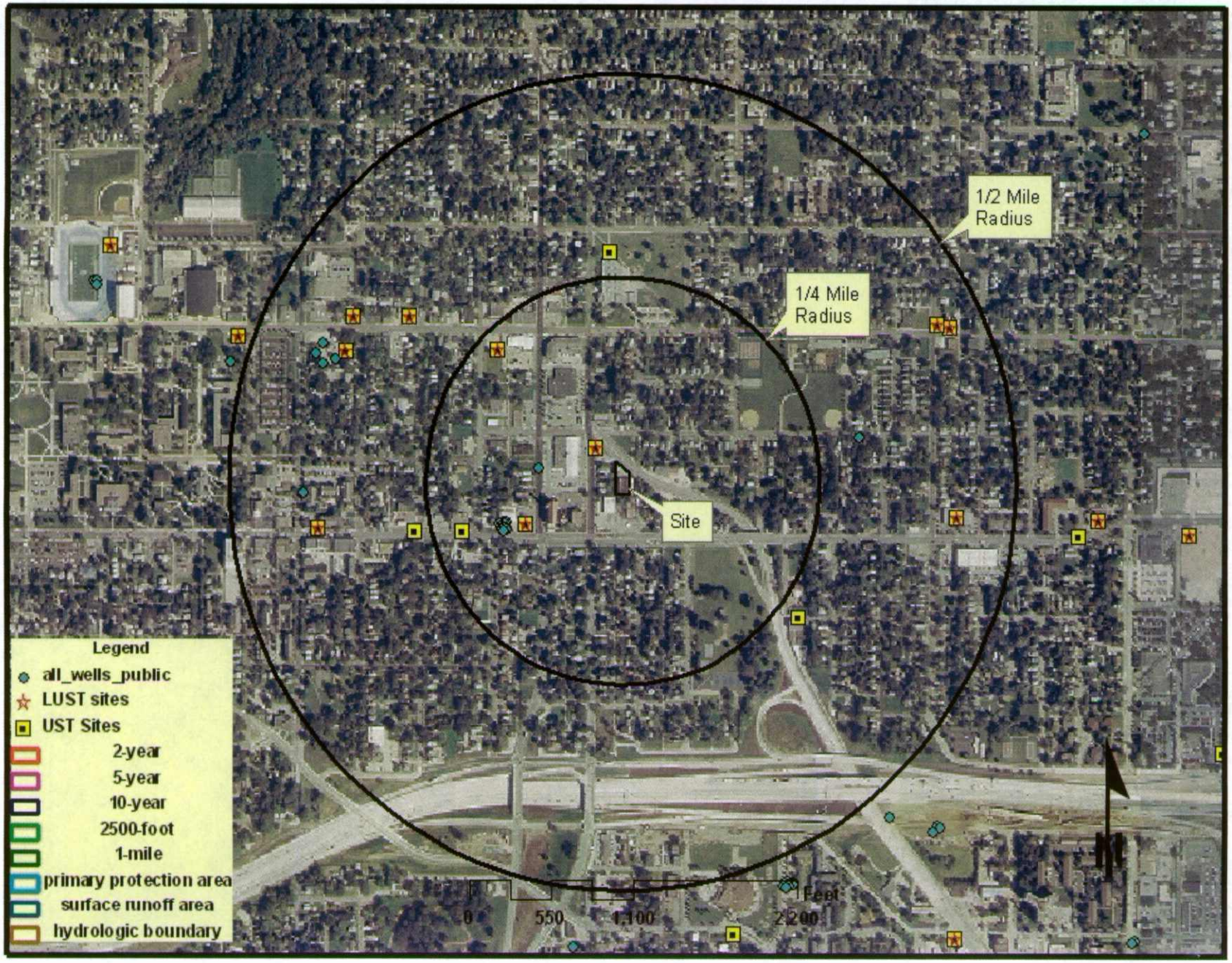

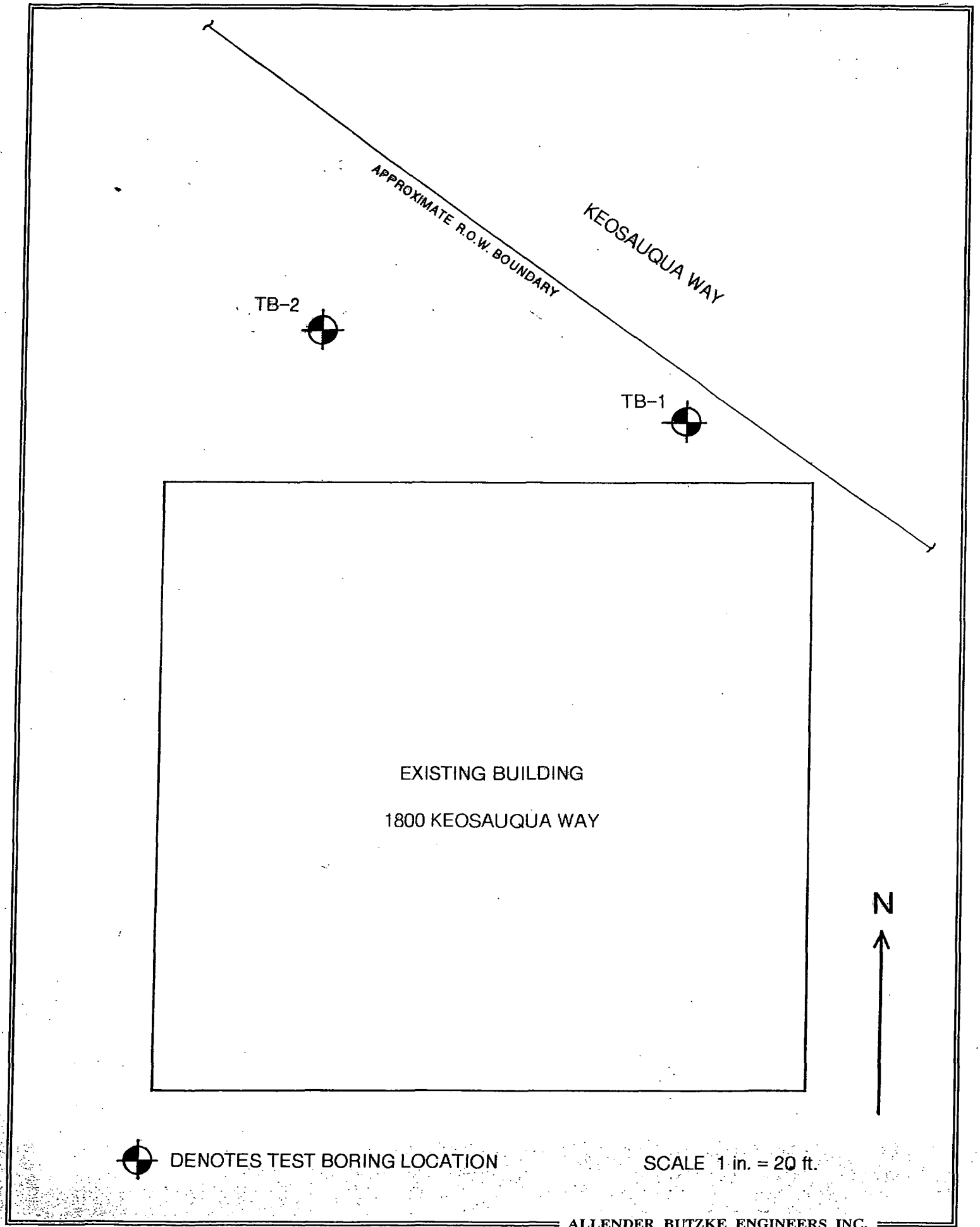

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