Site Name: Determann Industries, Camanche

Brownfield Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: 1/12/2009

CON 12-15
Doc #20337

☒ **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: 41.797156 *Longitude: 90.240607* ***County**: Clinton*
(Decimal Degree format)

USGS Quadrant: *Clinton 7.5'*

Site Size: *233*

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

Site Alias Name(s): _____

Congressional District: *1*

Grant Recipient Name, Address & Contact: _____

Current Owner & Address:
Chuck and Joan Gifford
Determann Industries
1425 N Washington Blvd.
Camanche, IA 52730

Responsible Party Name(s) & Address, if different from current owner:
_____

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)
1321, 1325, & 1425 N. Washington Blvd.
Camanche, IA 52730
T 81 N; R 6 E; SW1/4; Sec. 27

Directions to site:
From I-80 west of Davenport, merge onto US-61 N on Exit 295B towards Eldridge/DeWitt, proceed 14.9 miles. Merge onto US-30 E on Exit 137 toward DeWitt/Clinton, proceed 17 miles. Turn right onto US-67, proceed 0.7 miles. End at 1425 N Washington Blvd Camanche, IA 52730-1139

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 property is located on the Mississippi River. The property consists of nineteen parcels covering a total of 233 acres. Uses include residential (two single-family houses), office space, maintenance shops, asphalt plant, bulk commodity (coal & aggregate) storage areas, warehouses, harbor, marina, quarry, pits, and woodlands. Aerial photos from the 1930's show the area in agricultural use or floodplain. Determann Industries (started as Determann Blacktop) has been on the property since the 1960's. A portion of the property (now occupied by the coal pile) was owned and operated by DuPont Company for the manufacture of cellophane. An unknown quantity of cellophane (a biodegradable product made of regenerated cellulose) is buried on the site.

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.)
Preston Engineering environmental consultants prepared and submitted a Phase I report for the property. The Phase I identified four recognized environmental conditions (REC) in connection with the property. These RECs and the sampling associated with each are identified as:

- Buried cellophane and other material potentially buried on the property near the coal pile. One soil and one groundwater sample was collected from each of the three borings (LS-1 to LS-3) advanced in this area. The borings were advanced to a depth of 24 feet bgs and groundwater was encountered at 11 to 17 feet bgs. All samples were analyzed for sulfates, chlorides, dissolved metals volatile organic compounds (VOCs), and semi volatile organics (SVOCs).
- A leaking railcar near the asphalt plant. One surface soil sample (RCS-1) was collected from this area. The soil sample was analyzed for total extractable hydrocarbons (TEH).
- A buried petroleum tank (turned out to be a concrete-lined sump) near the lower shop. One soil sample was collected from the bottom of the sump. The soil sample (Sump) was analyzed for TEH.
- Three USTs. One soil and one groundwater sample was collected from each of the two borings (FS-1 & FS-2) advanced in this area. The borings were advanced to a depth of 24 feet bgs and groundwater was encountered at 14 feet bgs. All samples were analyzed for VOCs, and SVOCs.

It was not noted whether the groundwater samples were filtered or non-filtered.

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.

Soil:

Only contaminants with applicable Statewide Standards detected above laboratory detection limits are listed. Other soil contaminants (chloride, sulfate, cobalt, copper, iron, magnesium, benzidine, isopropylbenzene, p-isoproyltoluene, TEH motor oil, and total TEH) with no applicable standards were detected. No soil contaminants detected in FS-2. Exceedances of Statewide Standard in **Bold**.

Contaminant (mg/kg)	Sample location						Statewide Standard (mg/kg)
	LS-1	LS-2	LS-3	FS-1	RCS-1	Sump	
Arsenic	2.24	3.03	**30.9**	NS	NS	NS	17
Barium	44.6	27.4	227	NS	NS	NS	15,000
Beryllium	0.445	0.465	**4.39**	NS	NS	NS	2.6
Manganese	6,310	69.8	317	NS	NS	NS	10,000
Zinc	25.3	25.7	271	NS	NS	NS	23,000
Bis(2-ethylhexyl)phthalate	0.0932	9.87	24.8	0.113	NS	NS	170
Acetone	51	48	ND	ND	NS	NS	68,000
Cis-1,2-dichloroethene	ND	ND	0.11	ND	NS	NS	760
Ethylbenzene	ND	ND	3.6	ND	NS	NS	15
2-Butanone (MEK)	0.0076	ND	ND	ND	NS	NS	46,000
Toluene	ND	0.0038	4.9	ND	NS	NS	42
Naphthalene	ND	ND	0.26	ND	NS	NS	1,100
1,2,4-Trimethylbenzene	ND	ND	0.3	ND	NS	NS	3,800
Xylenes	ND	ND	34	ND	NS	NS	15,000
TEH diesel	NS	NS	NS	NS	34.5	64.3	3,800

NS - not sampled

ND - not detected above laboratory detection limits

Groundwater:
Only contaminants with applicable Statewide Standards detected above laboratory detection limits are listed. Other groundwater contaminants (chloride, sulfate, iron, magnesium, tert-butylbenze, isopropylbenzene, n-propylbenzene, di-n-butyl phthalate, and cresols) with no applicable standards were detected. Exceedances of Statewide Standard in **Bold**.

Contaminant (mg/L)	Sample location					Statewide Standard (mg/L)
	LGW-1	LGW-2	LGW-3	FGW-1	FGW-2	
Arsenic	**0.0259**	0.00369	**0.0221**	NS	NS	0.01
Barium	0.778	0.562	0.463	NS	NS	2
Manganese	**7.77**	**4.3**	**6.35**	NS	NS	0.3
Bis(2-ethylhexyl)phthalate	ND	0.00338	**0.0496**	**0.00633**	0.00218	0.006
Acetone	ND	0.0138	0.0276	ND	ND	6.3
Benzene	0.0013	0.00301	**0.0108**	ND	ND	0.005
Carbon disulfide	ND	ND	0.0023	ND	ND	0.7
Cis-1,2-dichloroethene	ND	ND	0.00596	ND	ND	0.07
Ethylbenzene	ND	ND	0.0778	ND	ND	0.7
Toluene	0.00311	0.00125	0.699	0.00128	ND	1
1,2,4-Trimethylbenzene	ND	ND	0.00486	ND	ND	0.35
1,3,5--Trimethylbenzene	ND	ND	0.00192	ND	ND	0.35
Diethyl phthalate	0.00157	ND	0.0021	ND	ND	5.6
4-Methylphenol	ND	ND	0.00296	ND	ND	0.0035
Xylenes	ND	ND	1.04	ND	ND	10
Methylene chloride	ND	ND	ND	ND	**0.00529**	0.005

NS - not sampled
ND - not detected above laboratory detection limits

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.
The property is located on the Mississippi River. The eastern portion of the property is zoned B1, Central Business and the western portion is zoned M2, Heavy Industry. The property is adjacent to industrial and residential properties. The site lies within the source water protection zone for a series of nonmunicipal public water supply wells. Records list these wells as belonging to E. I. DuPont Company and shows one well as being located on the western property boundary. Information provided in the Phase I indicates that these wells were plugged in 2001. Numerous other wells in the area are identified in the Phase I but none have a defined source water protection area that includes the site. The site is 1,300 feet from the nearest City of Camanche municipal well.

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

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

Considering the size (233 acres) and history of diverse activity at the site, a very limited environmental assessment was performed. The assessment consisted of a total of seven soil samples and five groundwater samples. Selection of the sample locations corresponds with the RECs identified in the Phase I. Soil and groundwater have been impacted by contamination detected at concentrations that modestly exceed the contaminants respective Statewide Standard. The information presented to date does not indicate a significant threat to human health or the environment. No further assessment is required at this time.

Site recommended for:

X No further action

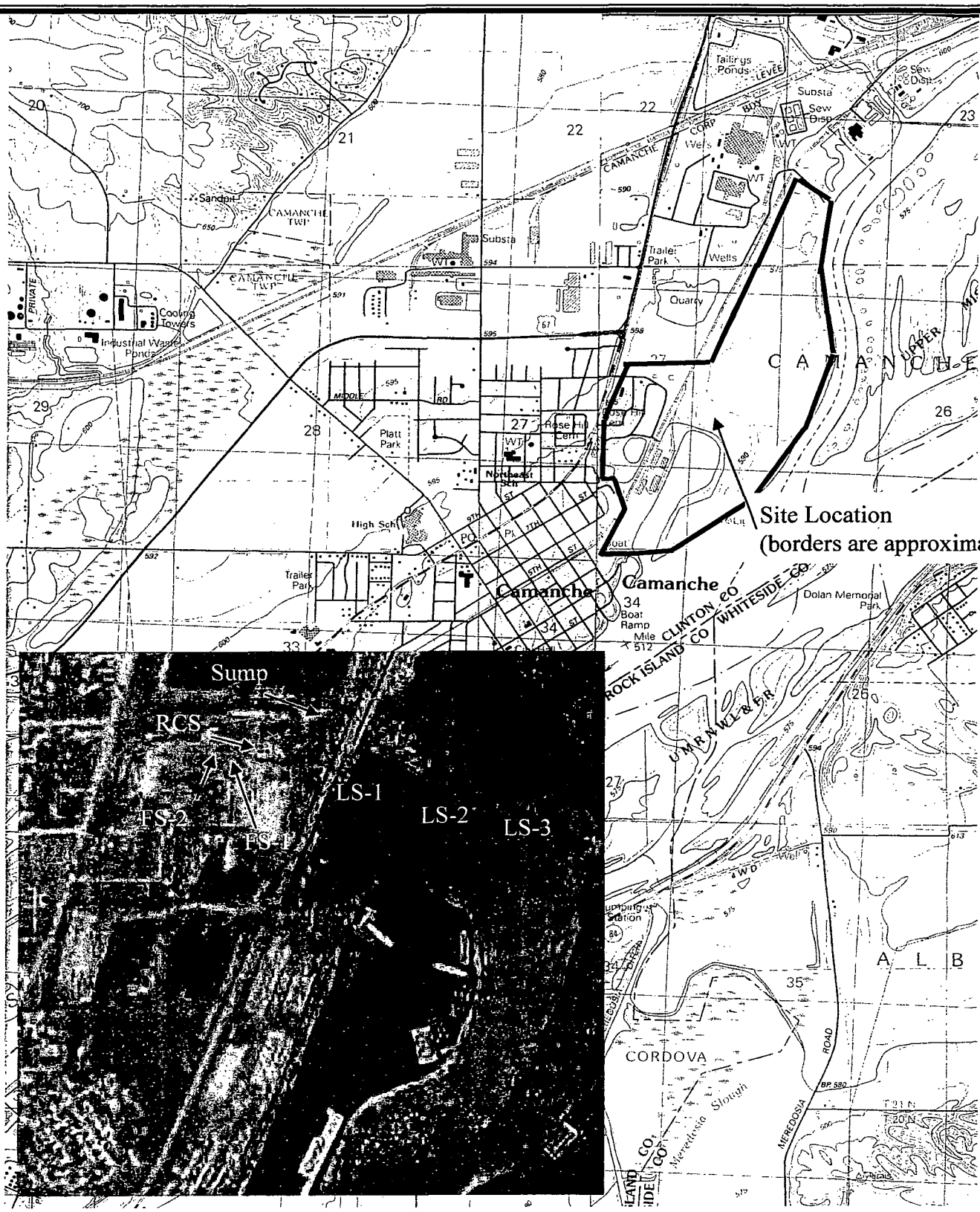
☐ Additional investigation under state program (activity code 2824)

☐ Additional investigation under CERCLA (Extended Site Screening)

☐ Additional investigation by responsible party

☐ Transfer to LUST/UST

Form Reviewed: Carl Lundberg **Date Reviewed:** 1/12/09



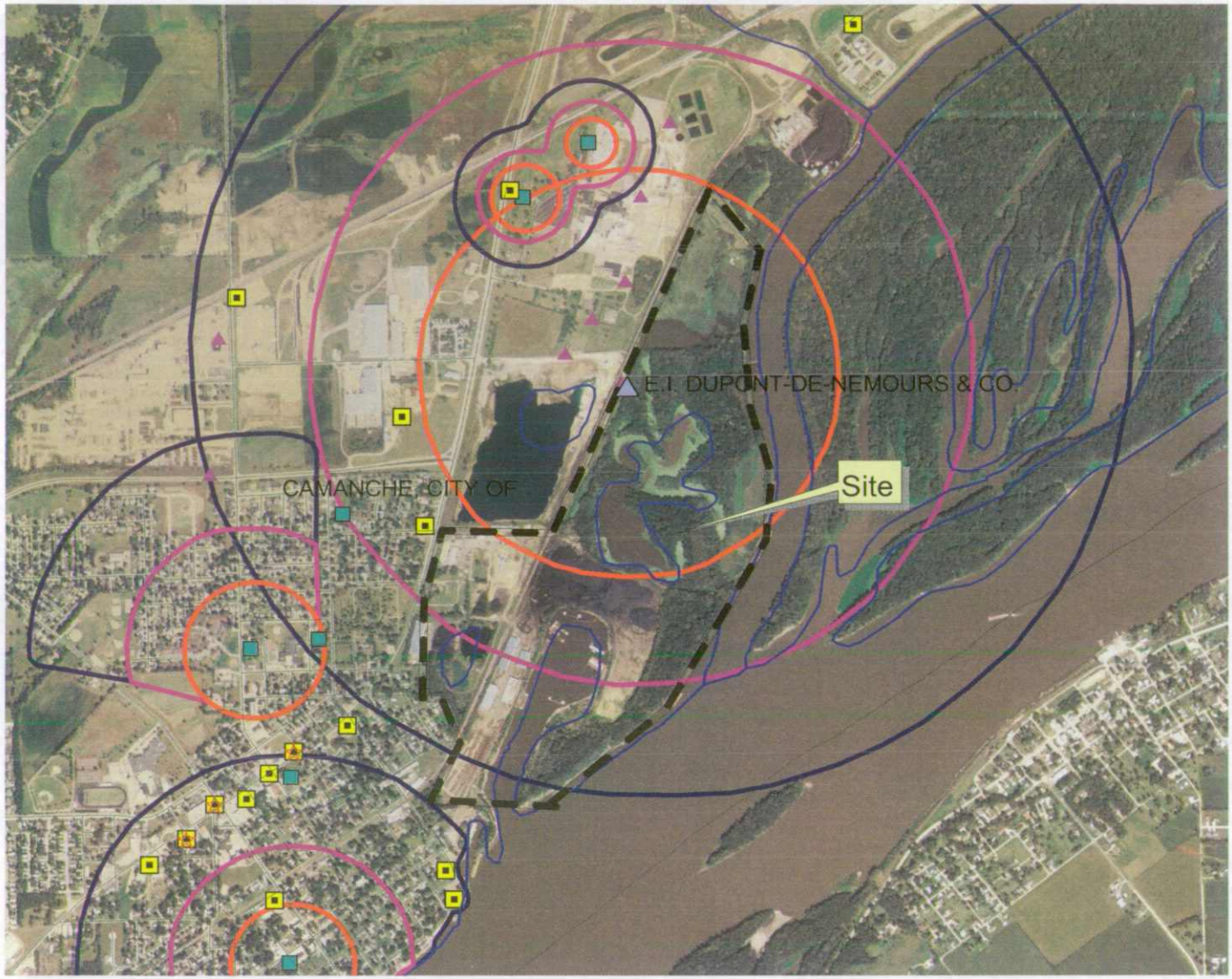
N

Topo Map
1 inch = 2,000 feet

Figure 1
Sampling Location Map
Determann Industries
November 2008

Preston Engineering, Inc.
environmental consultants

Determann Industries
Camanche



roads_2006_23.shp - Clinton Co.
Rivers (100K) - Clinton Co.
LUST sites
UST Sites
User.shp
Nonmunicipal PWS
Municipal wells
Source Water Protection Area
2-year
5-year
10-year
2500-foot
1-mile
primary protection area
surface runoff area
hydrologic boundary
County

N
W
E
S

0.8 0 0.8 1.6 Miles