Former Camelot Cleaners
Located at 7038 Douglas Avenue
Urbandale, Iowa

August, 2004

CON 12-15
Doc # 210

IOWA DEPARTMENT OF NATURAL RESOURCES
Off site ground water investigation

Prepared by

Matthew Culp
Project Manager
Contaminated Sites Section

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INTRODUCTION

In August 2004 an Initial Site Survey (ISS) was conducted by the IDNR with the recommendation of further action under CERCLA (**Reference 1**).

Under the CERCLA authority, the Iowa Department of Natural Resources Contaminated Sites Section (Department), will conduct an (off site) environmental inspection around the former Fabric Masters Cleaners located at 7038 Douglas Avenue in Urbandale, Iowa. The purpose of this investigation will be to collect supplemental ground water samples, and if appropriate, soil vapor and indoor air (enclosed space) samples to assess the threat posed to human health and the environment, and to determine the need for further appropriate action.

SITE DESCRIPTION

2.1 Location

The location of the former Fabric Masters Cleaner was determined abstract of title search as lot 6 except the east 45 feet thereof in Maryland Acres forming a part of Urbandale, Iowa. (NW 1/4, NW ¼, Section 25 T79N, R25W).

2.2 Site Description and Surrounding Properties

The subject site is level and consists of one (vacant) building, which, is surrounded by paved parking and was previously used for dry cleaning from approximately through 1984. Immediately to the east and west of the former dry cleaner site is are commercial properties. There are three known UST/LUST sites located to the east of the site. Surrounding properties also include a residential area to the south (See Map).

2.3 Site Ownership, Operational History and Waste Characteristics

The history and ownership and activity at the subject site was determined through a 1999 Limited Phase I/II assessment conducted by Allender Butzke Engineering and various letter correspondence between the department to various individuals. **(Reference 2)**. It was established that dry cleaning operations were conducted at this location that used Tetrachloroethene (PCE through 1984. The site was sold and reportedly used for drop off for dry cleaning after 1984 but no dry cleaning was done a the site after 1984. Following closure the property was sold to various owners and is currently owned by an out of state owner Yaakov Bassman of 2856 West Estes Chicago, Illinois. The owner during the period of dry cleaning operations, however, Mr. Arch Madden (2200 Stanton Avenue, Des Moines Iowa still lives in Des Moines but has not been contacted about the potential for additional responsibility.

The 1999 Limited Phase I/II assessment of soil and ground water data indicated the presence of PCE, TCE and breakdown products in soil and ground water in

excess of state standards. Maximum PCE concentration in soil and ground water was 1340 PPM and 76, 000 PPB respectively (**Reference 2**). It is the determination of the IDNR that based on the observed concentration(s) of the chlorinated solvents it is possible that contaminants have migrated off site in groundwater.

2.4 Local soil and Hydrology

Soil survey data describe this area as Urban Land. Soil descriptions provided in the phase II indicate sandy lean clay to depth of 17 feet. Boring log data for the initial environmental assessment indicated weathered glacial till to a depth of 25 feet and static ground water depth of 16 feet (**Reference 2**). The direction of ground water flow has not been determined.

3.) FILE REVIEW AND COLLECTION OF NON-SAMPLING DATA

In preparation for off site ground water sampling, a review of current file information was conducted. Other non-sampling data will also be conducted. This includes but is not limited to: (1) Site visit to help locate potential sample locations and utility locate requirements (2) photographs of off site areas, (3) attempt to locate past (on site) monitoring wells, and (4) determine the present operations on and around the site.

4.) COLLECTION OF SAMPLING DATA/ EQUPIMENT DECONTAMINATION

The Department's Geoprobe will be used to collect five (5) off-property ground water samples from locations that may include other private property and or city right-of-way (see attached site map). The samples will be submitted to University Hygienic laboratory for analysis for VOC's by appropriate method(s). A Geoprobe Screen Point 15 will be utilized to collect groundwater samples according to the Standard Operating Procedures provided by Geoprobe including standard decontamination procedures. Samples will be placed in containers supplied by the laboratory, and placed on ice according to the site-specific quality assurance project plan (**Reference 4**).

no water recovered

The primary objective of this ESS will be to collect an adequate number of ground water samples to determine if off site ground water contamination has occurred. If off site migration is confirmed such that neighboring residential areas are potentially threatened IDNR will arrange for indoor air sampling of residential buildings.

5.) FIELD ACTIVITIES

Field personnel are scheduled to travel to the site to conduct fieldwork with department personnel reading and signing the site safety plan prior to entering the site each day. Field activities will be performed in Level D personal protective equipment that will consist of steel-toed boots, safety glasses, hearing protection and a hard hat (Reference 9). IDNR staff will exit the site if level C personal protective equipment or higher is required. If found, no live rounds of munitions will be handled by Department personnel.

6.) PROJECT MANAGEMENT

The project manager for the investigation, Matt Culp, will schedule field activities and personnel requirements, verify site access authority, schedule utility location services and oversee all IDNR activities associated with the investigation.

7.) REFERENCES

1. **SIRR Report for Unassigned Uncontrolled Sites.**

2. **Environmental Site Assessment Report Allender Butzke PN 993134.**

3. **Geoprobe Screen Point 15 Groundwater Sampler Standard Operating Procedure, Technical Bulletin No. 95-1500**

4. **Iowa Department of Natural Resources Site-Specific Addendum for the Generic Contaminated Sites Section Quality Assurance Project Plan, for Supplementary Site Inspection.**

Site Investigation Report Review

SIRR Report for Unassigned Uncontrolled Sites

SIRR ID	P77-0102
Site Name	FABRIC MASTERS(FORMER CAMELOT CLEAN
Screening Activity	Initial Site Screening
City Location	Urbandale
Site Type	Property Audit
County	Polk

SITE INFORMATION

Property Owner	Yaakov Bassman
Mailing Address	Hubbell Commercial 4949 Westown Parkway Des Moines, IA 50266
Location/Legal Description	NW, NW Section 25, T79N R25W 7038 Douglas Avenue Urbandale, IA
Size Of Property	> one acre
Report Prepared By	Allender Butzke Engineering
Date Report Submitted	06/03/2004
Report Submitted By	Dr. Curtis Broek
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.)

Four (4) soil borings were advanced to depth of 25 feet. Soil samples were collected every five (5) feet and screened in the field with a PID for further testing for VOCs by test method EPA 8260. The highest PID reading (160 PPM) was from test boring #4 at 18 feet. The four soil borings were converted to monitoring wells in order to obtain ground water samples for testing for VOCs.

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.)

The site was first developed as a dry cleaner (Victoria Cleaners) in 1969. It also operated under the name of Camelot Cleaners and closed as such in 1984. There are two LUST sites in the vicinity with documented off-site migration. There are also three UST sites located in the area but do not appear to affect the soil or ground water of the subject property. The facility had one dry cleaning machine located in the NE corner of the building where (product) odor and staining were noted.

Site Investigation Report Review

SIRR ID P77-0102

Site Name FABRIC MASTERS(FORMER CAMELOT CLEAN

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)

No CERCLIS/RCRIS sites (other than this site) or treatment, storage or disposal (TDS) or NPL listed sites are noted for one mile.

The geology of the area is glacial till.

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.

Analysis of ground water indicated a very high concentration of PCE in ground water (maximum of 75,000 PPB). The state action standard is 5 PPB. PCE was also detected in soil at maximum concentration of 1,340 PPM and the statewide standard is 780 PPM

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.

Actual (on site) impact has been demonstrated to soil and ground water. Potential (off site) impacts have not been determined. The area has both commercial and residential areas that border the site. No wells have been identified that could be impacted. Potential (utility) pathways have not been evaluated.

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

Recommend further assessment under CERCLA as priority 2 due to high concentration of PCE in ground water (>75,000 PPB). This concentration of PCE exceeds the state wide standard for PCE by greater than four (4) orders of magnitude. Further action for the site would include soil and ground water assessment (including utility conduits) to determine potential off-site impact.

PRIORITY LEVEL

Priority Level 2

PROGRAM AUTHORITY REFERRAL

Program Authority Referral CERCLA Pre-Remedial

Other Referral

ISS/Form Completed By Matthew Culp

Date ISS Completed 06/14/2004

ESS Completed B

Date ESS Completed

Date Completed

Site Investigation Report Review

SIRR ID P77-0102

Site Name FABRIC MASTERS(FORMER CAMELOT CLEAN

Form Reviewed Cal Lundberg

Date Reviewed 6/29/04

SUPPLEMENTAL SITE INSPECTION SAMPLE PLAN MODIFICATIONS
Iowa State University Research and Demonstration Farm
Ankeny, Polk County, Iowa

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: Matthew Culp, Environmental Specialist (Name/Title) 6/14/04 (Date)
Wallace Building (Address) (515)242-5087 (Phone)
Matt.culp@dnr.state.ia.us (E-mail Address)

Site Name: Fabric Master

Previous Names (if any): Camelot Cleaners, Victoria Cleaners

Site Location: 7038 Douglas Ave. (Street)
Des Moines (City) IA (ST) (Zip)

Latitude: 41.6166 **Longitude:** 93.7141

Compare the following checklist. If "yes" is marked, please explain below.	YES	NO
1. Does the site already appear in CERCLIS?	☐	X
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?	☐	X
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?	☐	X
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	☐	X
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	☐	X
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)?	☐	X
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	☐	X
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)?	☐	X

Please explain all "yes" answer(s), attach additional sheets if necessary:

NA

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:

Recommend furtner assessment under CERCLA due to high concentration of PCE in ground water (>75,000PPB), which exceeds the state wide standard and federal drinking water standard for PCE by greater than a factor of four (4) orders of magnitude. Further action under CERCLA will include soil and ground water assessment (including utility conduits) to determine potential off site impact.

Regional EPA Reviewer: _____
Print Name/Signature Date

State Agency/Tribe: _____ 6/29/04
Print Name/Signature Date

BORING LOG NO. TW-1

Project No.: 993134

Fabric Masters
7038 Douglas Avenue
Urbandale, Iowa

Client: Dr. Curtis Broek
7030 Douglas Avenue
Urbandale, Iowa 50322

Elevation:

Date Drilled: April 7, 1999
Drilling Depth: 25

Drilling Method 4 inch CFA
Page 1 of 1

Depth ft.	Sample No.	Type	PID (PPM)	Odor	Material Description*	Graphic Log	USCS	Water Level	Well Detail
)			0		4 inch Asphaltic Concrete PAVEMENT				
					Dark brown and brown lean clay with brick fragments in upper one foot, damp FILL		CL		
			0		Brown lean clay, trace sand, moist		CL		
			0						
			0		Brown-gray below 8 feet WISCONSINAN GLACIAL TILL (Oxidized Till)				
			0						
			0						
	FBM-1	SS							
			0		Gray lean clay, trace sand, moist		CL		
6					Very moist to wet below 16 feet			▼ ▽	
			0						
					WISCONSINAN GLACIAL TILL (Unoxidized Till)				
			0						
			0						
4									
			0		End of Boring				

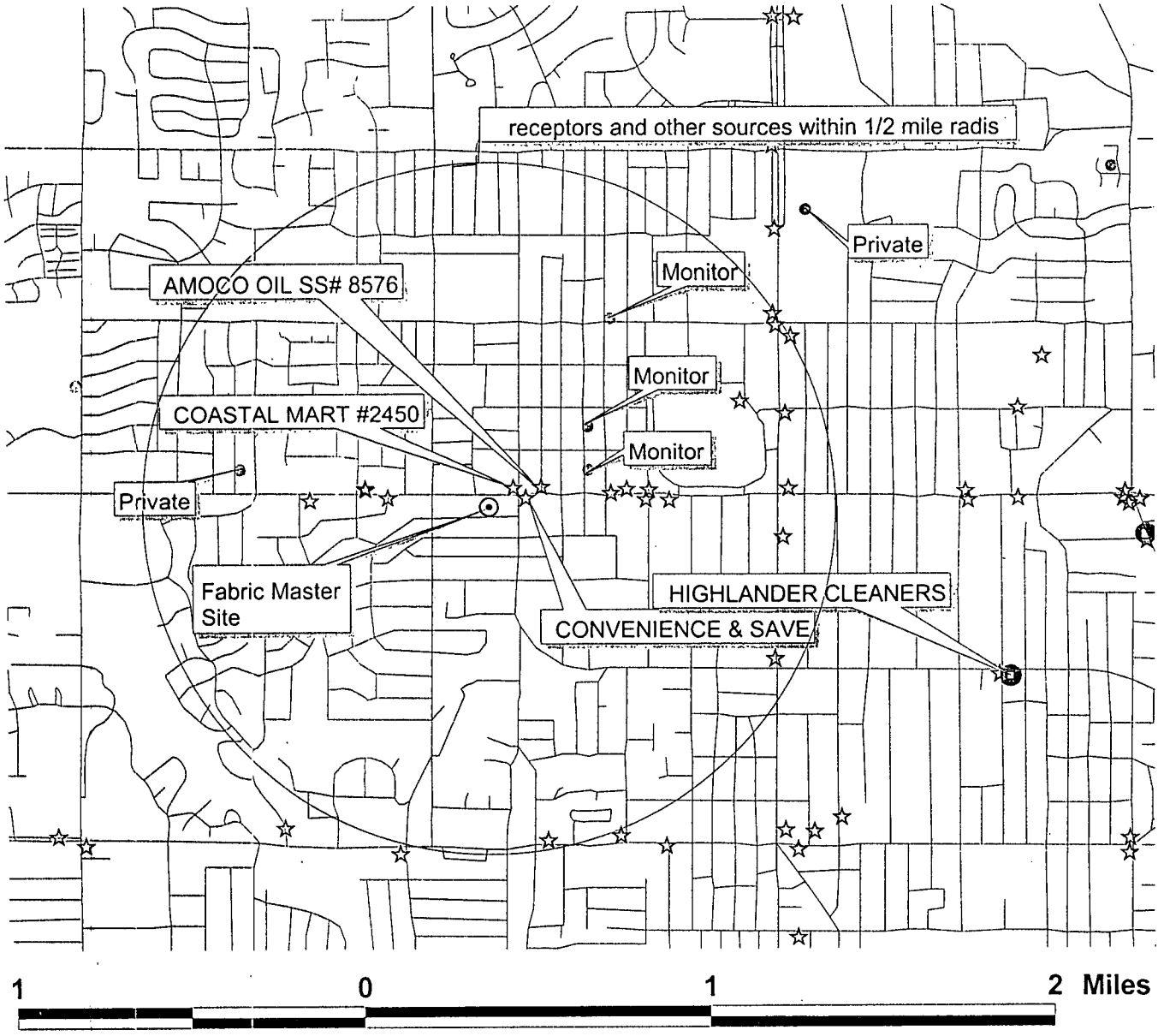
SCREEN

atification lines represent the approximate boundary lines between material types: in-situ, the transition may be gradual.

Water Level Observation
ompletion 1 hrs. ____ days
7 ft. ▽ 16 ft. ▽ ____ ft. ▼

ALLENDER BUTZKE ENGINEERS, INC.
Geotechnical • Environmental • Construction Q.C.

Fabric Masters Dry Cleaners
Douoglas Ave. Des Moines



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- User.shp
- Userpt.shp
- LUST sites
- Municipal wells
- Nonmunicipal PWS
- Geologic_sampling_points.shp
- Muniwu
- Welltest
- Pvtperm
- County

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