

Site Name: Joe's Tire, Des Moines

Brownfield Initial Site Screening (ISS)

**CON 12-15
Doc # 22468**

Project Manager: Hylton Jackson

Date: March 29, 2010

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: 41.59529 Longitude: 93.58744
(Decimal Degree format)

County: Polk

USGS Quadrant: Des Moines SE 7.5'

Site Size: 0.44

Site Dimension: Acres Square Feet
 Feet Square Miles Miles

Site Alias Name(s): _____

Congressional District: 3

Grant Recipient Name, Address & Contact: _____

Current Owner & Address:

Valley Bank
Jon Aldrich – contact
1290 Copper Creek Drive
Pleasant Hill, IA 50327-7000

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

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

1759 East Grand Avenue
Des Moines, IA 50319

Directions to site:

From I 235 in Des Moines take the East 14th Street exit, proceed .17 mi south. Turn left at Grand Avenue, proceed east .57 mi. Site is on the right at intersection of East Grand Avenue and East 18th 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)

One building, constructed in various stages, with a total footprint of 5,500 square-feet occupies the site. According to the Phase 2 narrative, the site operated as a gas station from 1950 to 1959. The attached Sanborn maps (most current 1969) would seem to indicate that it was still listed as a filling station in 1969. No other history is presented in the Phase 2 other than the mention that petroleum and RCRA metals are identified as potential environmental concerns.

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.)

A "Transaction Screen" was performed by MPS Engineers on March 17, 2009 that identified Potential Environmental Conditions. The Transaction Screening report was not submitted for review. This report warranted the Limited Phase 2 Environmental Assessment (dated May 29, 2009) performed by MPS. On March 26th and 27th, 2009 three monitoring wells (MW-1, MW-2, and MW-3) were advanced on-site for a Limited Phase 2 Site Assessment for the acquisition and analysis of soil and groundwater samples. The borings were advanced to a depth of 15 feet bgs. Soil from each boring was PID field screened. A soil sample was collected from each boring at the depth of the highest PID reading and submitted for TEH and BTEX laboratory analysis. The petroleum contamination in on-site soil is being addressed by the IDNR UST Section. A groundwater sample was collected from each of the three monitoring wells and submitted for BTEX and TEH analysis. The petroleum contamination in on-site groundwater is being addressed by the IDNR UST Section

On March 27, 2009 two soil samples were collected (from MW-1 and MW-2) and submitted for RCRA Metals analysis. Two unfiltered groundwater samples were collected (from MW-1 and MW-2) and submitted for RCRA Metals analysis. Two groundwater samples (one filtered and one non-filtered) were collected from each of the three monitoring wells on May 12, 2009 and submitted for RCRA Metals analysis (dissolved metals and total metals). The dissolved metal concentrations obtained from the analysis of the filtered groundwater samples were reported in the table of the Limited Phase 2 Site Assessment Report. As mentioned previously, the IDNR UST Section is managing the petroleum issues at the site. As per the UST Section's requirement, two additional monitoring wells (MW-4 and MW-5) were installed in March of 2010. On March 8, 2010, a filtered groundwater sample was collected from each of the five monitoring wells now located on-site and all five groundwater samples were analyzed for RCRA Metals (dissolved). An attempt to present all groundwater sampling results for RCRA Metals (both dissolved and total) has been made in the following table. Sediment encountered in borings MW-1, MW-2, and MW-3 consisted of silty clay and alluvial silty clay. Slug tests were performed (5/28/2009) on those three monitoring wells to determine hydraulic conductivities (K). K values were determined to be 0.0134, 0.00206, and 0.0942 meters per day (m/d). The average K-value was 0.0366 m/d compared to the minimum value for a Protected Groundwater Source of 0.44 m/d.

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:

Arsenic, barium, chromium, and lead, were detected in one or more soil samples. No RCRA Metals were detected in soil at concentrations that exceed their respective Statewide Standard. BTEX and TEH contamination detected in on-site soil will be addressed by IDNR's UST Section.

Groundwater: (RCRA Metals)

RCRA Metals Detected in Groundwater – All Exceedances of the Statewide Standard for Protected Groundwater in **BOLD**. All Exceedances of the Statewide Standard for Non-Protected Groundwater in **BOLD**.

Sample Location – Date Sampled	Contaminant (mg/L)						
	Arsenic	Barium	Cadmium	Chromium	Mercury	Lead	Selenium
MW-1* – 3/27/2009	0.144	11.8	0.0468	0.327	0.00067	1.99	ND
MW-1* - 5/12/2009	0.232	5.70	0.051	0.547	0.00120	0.541	ND
MW-1 – 5/12/2009	0.025	0.337	ND	ND	ND	0.005	ND
MW-1 – 3/8/2010	0.0185	0.402	ND	0.0044	ND	0.0048	0.0065
MW-2* – 3/27/2009	0.195	10.4	0.0421	0.259	0.00260	1.77	ND
MW-2* - 5/12/2009	0.630	8.75	0.060	0.488	0.00201	1.04	ND
MW-2 – 5/12/2009	0.102	3.56	ND	ND	ND	0.052	ND
MW-2 – 3/8/2010	0.0182	0.398	ND	ND	ND	0.0048	0.0062
MW-3* - 5/12/2009	0.069	1.34	0.005	0.092	ND	0.198	ND
MW-3 - 5/12/2009	0.028	0.425	ND	ND	ND	0.017	ND
MW-3 – 3/8/2010	0.0021	0.185	ND	0.0040	ND	ND	0.0020
MW-4 – 3/8/2010	0.194	0.519	ND	ND	ND	0.0188	0.0030
MW-5 – 3/8/2010	0.0176	0.389	ND	0.0044	ND	0.0051	0.0065
Statewide Standard Protected Groundwater	0.01	2	0.005	0.1	0.002	0.015	0.05
Statewide Standard Non-Protected Groundwater	0.05	10	0.025	0.5	0.010	0.075	0.25

*Unfiltered groundwater sample analyzed for total metals. All other groundwater samples were filtered and analyzed for dissolved metals.

ND – Compound not detected at concentrations above detection limit. Silver was not detected in any groundwater sample.

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 site is located in a mixed use (residential/commercial) area on the near east side of Des Moines. The site is zoned commercial and the nearest residence is 200 feet south of the site. The site and area are served with municipal water and sewer.

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

3

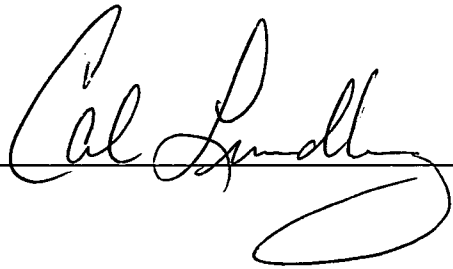
Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

Soil and groundwater at the site have been impacted by metal and petroleum contamination. Four RCRA Metals (arsenic, barium, chromium, and lead) were detected in one or more soil samples. No RCRA Metals were detected in soil at concentrations that exceed their respective Statewide Standard. Arsenic, barium, cadmium, chromium, mercury and lead were detected at concentrations in one or more groundwater samples (either filtered or non-filtered) at concentrations that exceeded their respective Statewide Standard for Protected Groundwater. Arsenic, barium, cadmium, chromium, and lead were detected at concentrations in one or more groundwater samples at concentrations that exceeded their respective Statewide Standard for Non-Protected Groundwater. Only arsenic was detected in filtered groundwater samples at concentrations that exceed the Statewide Standard for Non-Protected Groundwater. The shallow aquifer on-site is a Non-Protected Source (K-value < 0.44 m/day). The information pertaining to RCRA Metal contamination in on-site soil and groundwater presented in the Limited Phase 2 Site Assessment and the additional sampling does not seem to indicate that a significant threat to human health or the environment currently exists on the site. No further investigation of metal contamination in on-site soil and groundwater will be required at this time. The petroleum contamination detected in soil and groundwater on-site will be addressed by IDNR's UST Section.

Site recommended for:

- No further action (for RCRA Metals)
- 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:



Date Reviewed:

3/31/10

GRAND AVENUE

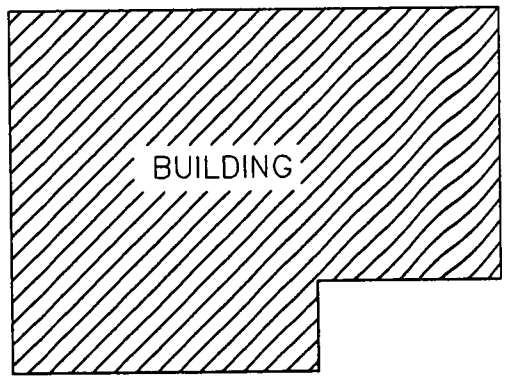


MW-3

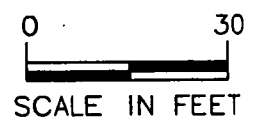
Additional Samples

MW-2

MW-1



EAST 18TH STREET

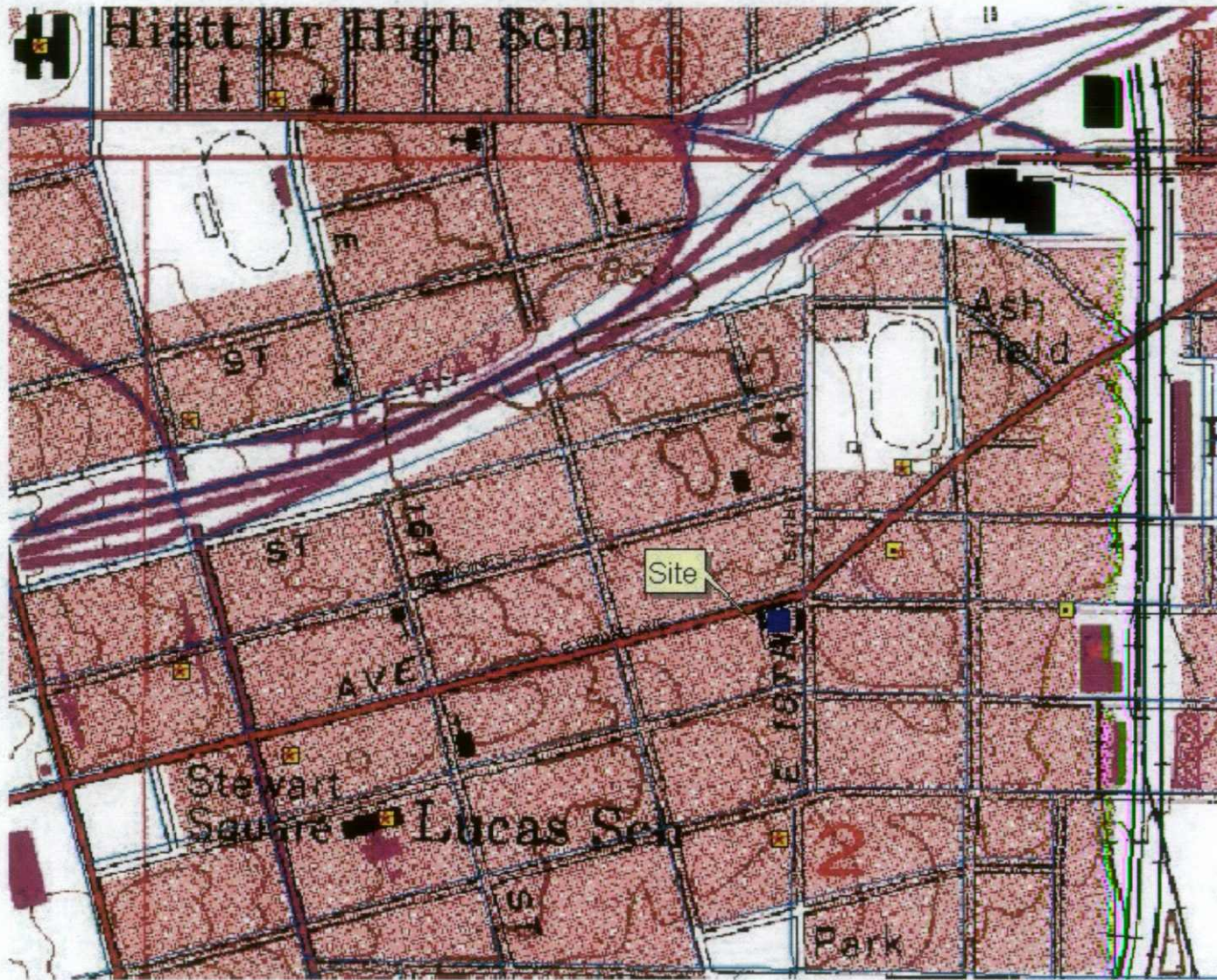














ALLEY

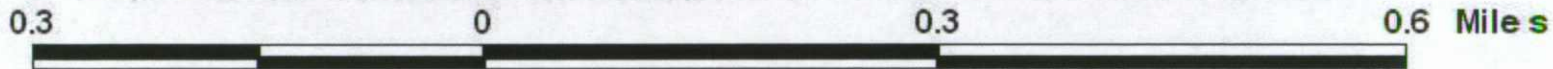
MPS ENGINEERS
Environmental Consultants

PROJECT	JOE'S TIRE SERVICE 1759 EAST GRAND DES MOINES, IOWA		
JOB NO.	1553	DWG. NO.	A
DATE	5.28.09		DRAWN
			AAP

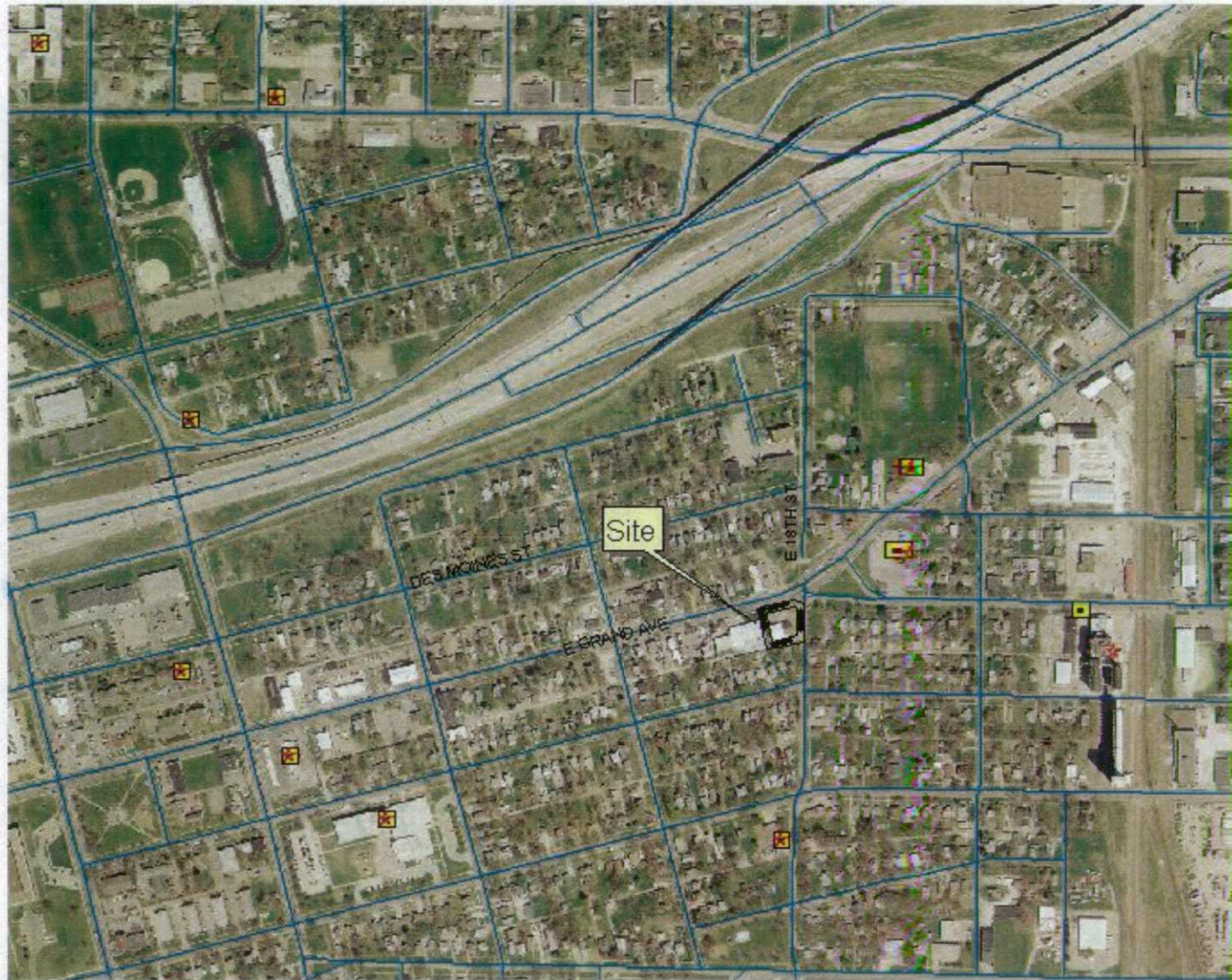
Joe's Tire, Des Moines



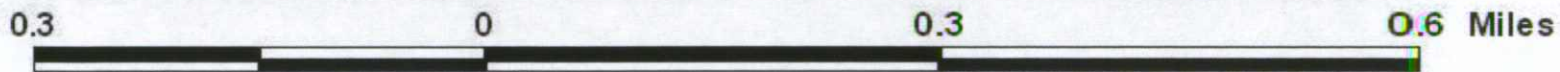
-  roads_2006_77.shp - Polk Co.
-  LUST sites
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- Source Water Protection Area**
-  2-year
-  5-year
-  10-year
-  2500-foot
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-  primary protection area
-  surface runoff area
-  hydrologic boundary
-  County



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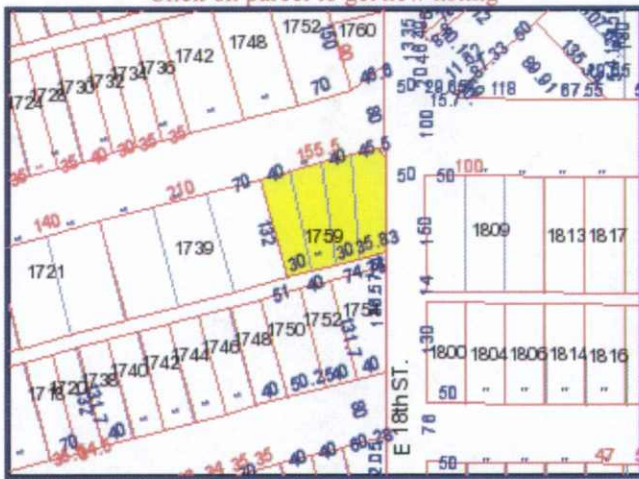


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/05670-002-000	7824-02-177-031	0383	DM15/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1759 E GRAND AVE			DES MOINES IA 50316		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 08/26/2008

Mailing Address
VALLEY BANK 1290 COPPER CREEK DR PLEASANT HILL, IA 50327-7000

Legal Description
-EX TRI PC NE COR BNG N 15F E LN & E 10F N LN- LT 1 & ALL LTS 2,3 & 4 OP LTS 10 & 11 BLK 65 STEWARTS ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	VALLEY BANK	2008-12-11	12851/519	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	61,700	175,300	0	237,000

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