

Site Name: Bloomfield Equipment, Bloomfield

Brownfield Initial Site Screening (ISS)

Project Manager: John Woodland

Date: 1/17/2011

☒ **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: 40.73890 Longitude: -92.409800 County: Davis
(Decimal Degree format)

USGS Quadrant: _____

Site Size: 7.29 (approx.)

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

Site Alias Name(s): N/A

Congressional District: 2

Grant Recipient Name, Address & Contact: N/A

Current Owner & Address: Iowa County Equipment LLC
Box 265
Sigourney, Iowa 52591

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)
111 Anderson Street
Bloomfield, Iowa 52537

Directions to site:

Travel onto IA-163 E
Continue onto US-63 S
Turn right at Eddyville Rd
Continue onto 2nd St W
Turn left to merge onto S Wapello St
Turn left at US-34 E/US-63 BUS S
Slight right at US-63 S
Continue onto Smith St
Turn left at Anderson St

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 was used as agricultural land and a vacant lot until 1978 when buildings were erected to be used for the sale, maintenance and repair of agricultural equipment by Bloomfield Equipment Company. Davis County Assessors records show that the property was recently sold to Iowa County Equipment LLC of Sigourney, Iowa on January 4, 2011.

Phase I and Phase II Environmental Site Assessments (ESA) were conducted by Seneca Company in December 2010.

There are three buildings on the property:

- Building #1 is the main building, approximately 13,000 square feet in size, and contains the office, parts storage, shop area, and a wash bay. It is located on the north side of the property.
- Building #2, containing approximately 7,600 square feet, is the parts and storage building and is located along the west property line, south of Buildings #1 and #3.
- Building #3, containing approximately 120 square feet, is a small storage shed located south of Building #1.

The following conditions were noted during the Phase I ESA:

- There is a 1000-gallon used-oil aboveground storage tank (AST) located on the exterior southeast corner of Building #1. This tank does not have secondary containment.
- There is a 500-gallon diesel fuel AST and a 500-gallon gasoline AST located on the exterior south side of Building #3. These tanks do not have secondary containment.
- Four 30-gallon used-oil drums, one 55-gallon used-oil drum and one 55-gallon drum of frozen contents are also located on the exterior south side of Building #2.
- Within Building #1, there is one 275-gallon used-oil AST, one 55-gallon used-oil drum, one 55-gallon fuel oil drum, one 55-gallon drum containing used-oil filter, and numerous 5-gallon containers of used-oil in the shop area. Floor staining was observed on the floor near the used-oil storage of the shop. A parts washer is located in the shop area, but no floor staining was found on the floor nearby.

- A 55-gallon drum of battery acid, two pallets of used batteries and numerous drums (30-gallon and 55-gallon) of oil, hydraulic and transmission fluid, and lubrication grease are located on the interior of Building #2.
- Cardboard and wooden pallets are burned in a burn pile located on the south side of the property. Used-oil filters and hydraulic line have also been burned in the past.

There is no septic tank on the property. There are no conditions on adjacent properties that present recognized environmental conditions.

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.)

Based on the results of the Phase I ESA for the property, consultants with Seneca recommended collection of soil and groundwater samples for laboratory analysis of volatile organic compounds (VOCs) and total extractable hydrocarbons (TEH).

Four soil borings were advanced on the site. The borings were advanced to a depth of 20 to 30 feet below ground surface (bgs). The four borings, TMW1 through TMW4, are shown in the boring map attached to this report.

Soil samples were collected for laboratory analysis from all boring locations on the site. The soil samples were field-screened using a photoionization detector (PID) to indicate the presence of volatile organic compounds. Soil samples were collected from the zone exhibiting the highest field screening results. The depth at which soil samples were taken is shown below:

- TMW1 was taken at an approximate depth of 20 feet near the AST of Building #1
- TMW2 was taken at an approximate depth of 19 feet near the ASTs of Building #3
- TMW3 was taken at an approximate depth of 10 feet near the drums stored behind Building #2
- TMW4 was taken at an approximate depth of 29 feet near the burn pile

Groundwater samples were collected from TMW1 and TMW4. Groundwater was not found in TMW2 and TMW3. The water level in monitoring well TMW1 was at 24.65 feet below ground surface and at 8 feet below ground surface in TMW4.

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.

TEH as motor oil was identified in soil sample TMW1 at a concentration of 29.9 mg/kg. There is no target level for TEH as waste oil in soil within the Iowa Risk Based Corrective Action (RCBA) Tier 1.

Sec-Butylbenzene was identified in soil sample TMW2 at a concentration of 32.7 mg/kg. There is no corrective action level for sec-Butylbenzene in the Iowa Statewide Standards for Contaminants in Soil (Note: there is a corrective action level for n-Butylbenzene; 23,000 mg/kg). TEH as diesel fuel was also found in soil sample TMW2 at a concentration of 133 mg/kg. The Iowa RCBA Tier 1 Level of TEH as diesel fuel is 3800 mg/kg.

Benzene was identified in groundwater sample TMW1 at a concentration of 7.91 ug/L. The statewide standard for benzene in a protected groundwater source is 5 ug/L. TEH as waste oil was identified in groundwater sample TMW1 at a concentration of 538 ug/L. The statewide standard for TEH as waste oil in a protected groundwater source is 400 ug/L. Other contaminants detected in groundwater sample TMW1 were found at concentrations below statewide standards.

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 no wells located on this property. Within a ¼ mile radius beyond the site, there are 3 wells that have been plugged. Within a ½ mile radius (beyond the ¼ mile radius) there are 3 wells that have been plugged.

There are no known on-site or off-site potential or actual targets.

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

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

Benzene and TEH as waste oil were identified in groundwater sample TMW1 at concentrations above IDNR RBCA Tier 1 Levels for Groundwater Ingestion—Actual; however, the concentrations are not significantly above the statewide standards.

Other contaminants identified are not listed in the *Iowa Statewide Standards for Contaminants in Soil and Groundwater* database, do not have a corrective action level, or were below statewide standards.

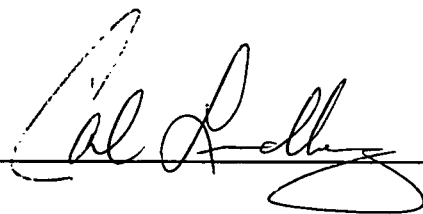
Based on the relatively low concentrations of contaminants detected onsite and no wells, or other potential or actual targets nearby, additional investigation is not required at this time.

The IDNR contacted the representative of the property owner, Mr. Charles F. Becker, Attorney at Law with the Belin McCormick law firm. According to Mr. Becker, the 55-gallon drum of battery acid and two pallets of used batteries were in the process of being removed from the property.

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:

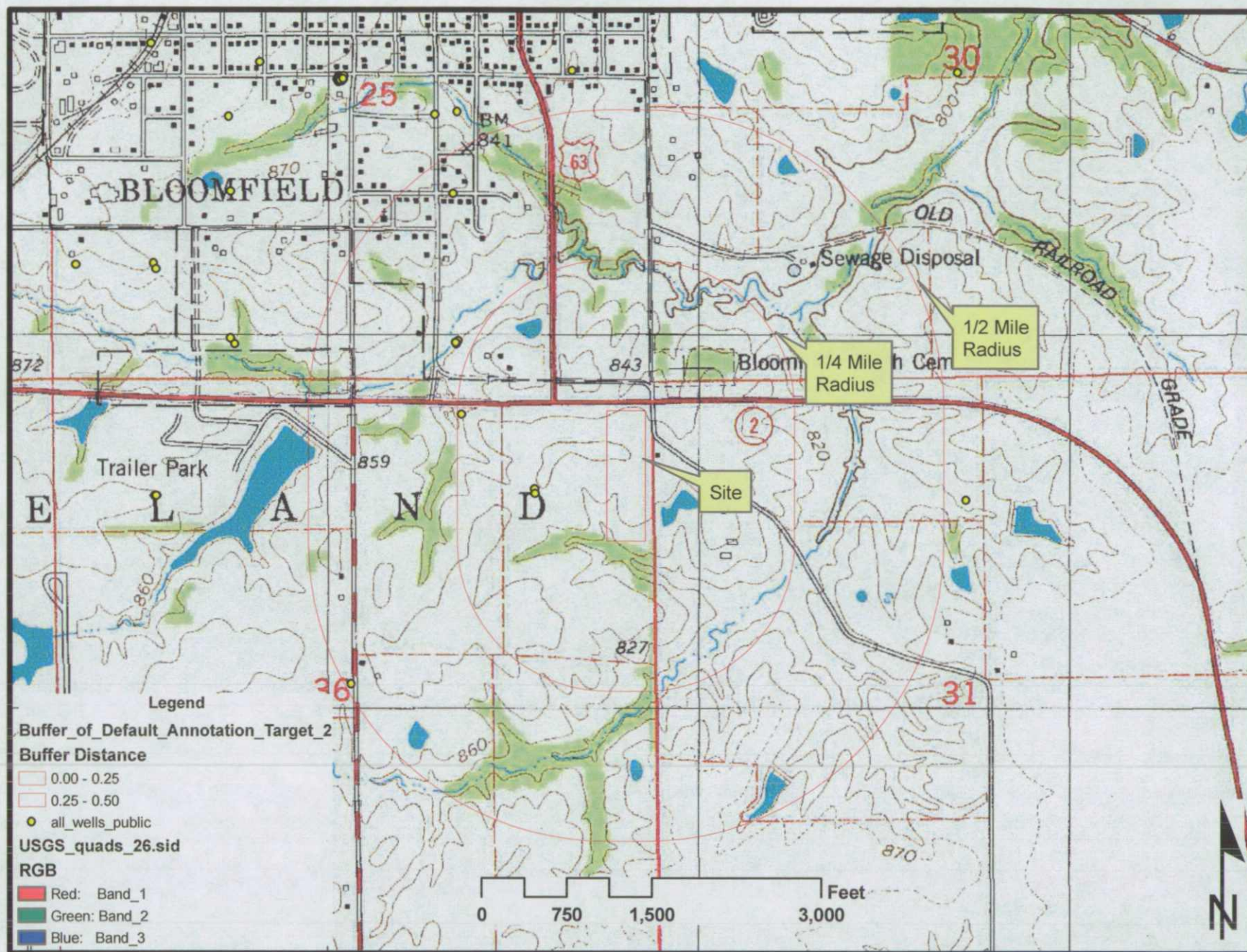


Date Reviewed:

1/21/11

Revised 7/2007

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