CON 12-15
Doc # 26751

Site Name: Clinton AST Site, Clinton

Pre-Remedial Initial Site Screening (ISS)

Project Manager: John Woodland

Date: January 26, 2012

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 at 204 15th Avenue South in Clinton, Iowa (52723). The aboveground storage tanks (ASTs) and loading system is located on three properties that total an area of approximately 12.4 acres. The properties contain a truck loading station, a 630,000 gallon AST, a barge loading area, and a vapor collection and burn-off facility. The properties were owned by the City of Clinton, but were recently sold to American River Transportation Company (ARTCO, a subsidiary of ADM).

There are recognized environmental conditions (RECs) identified in the Phase I Environmental Site Assessment associated with the site:

On-Site RECs:

- The historic use of the properties involving the storage and transportation of debutanized aromatic concentrate (DAC), which contains benzene and other carcinogenic compounds.
- The historical and current use of the property used as a municipal dock, which was used to load DAC into barges.

Off-Site RECs:

- The historic use of the adjacent property to the north as a repair facility.
- The past and current use of the property to the south-southeast as railroad tracks and right-of-way.
- The past and current use of the property to the east as railroad tracks and right-of-way.

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 field activities were conducted on April 6th, 2010. Four soil borings (CAST-SB1 through CAST-SB4) were conducted on the site to depths between 14 and 16 feet below ground surface (bgs). A photo-ionization detector (PID) was used for field screening of soil samples for the presence of volatile organic compounds (VOCs).

After soil samples were collected, the borings were converted to temporary monitoring wells and groundwater samples were collected from each well. Groundwater was encountered at 10.5 to 12 feet bgs.

Soil and groundwater samples were submitted for laboratory analysis of VOCs

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.

Hexane, naphthalene and acetone were detected in soil samples in low concentrations. Hexane, naphthalene, acetone and other VOCs were also detected in low concentrations in groundwater samples. No contaminants detected in soil and groundwater samples exceeded 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 the site or within a ¼ mile radius beyond the site. Within a ½ mile radius (beyond ¼ mile radius), there are seven plugged wells and four commercial wells that are between 40 and 2367 feet deep.

The Mississippi River is located along the east property line of the site.

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

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

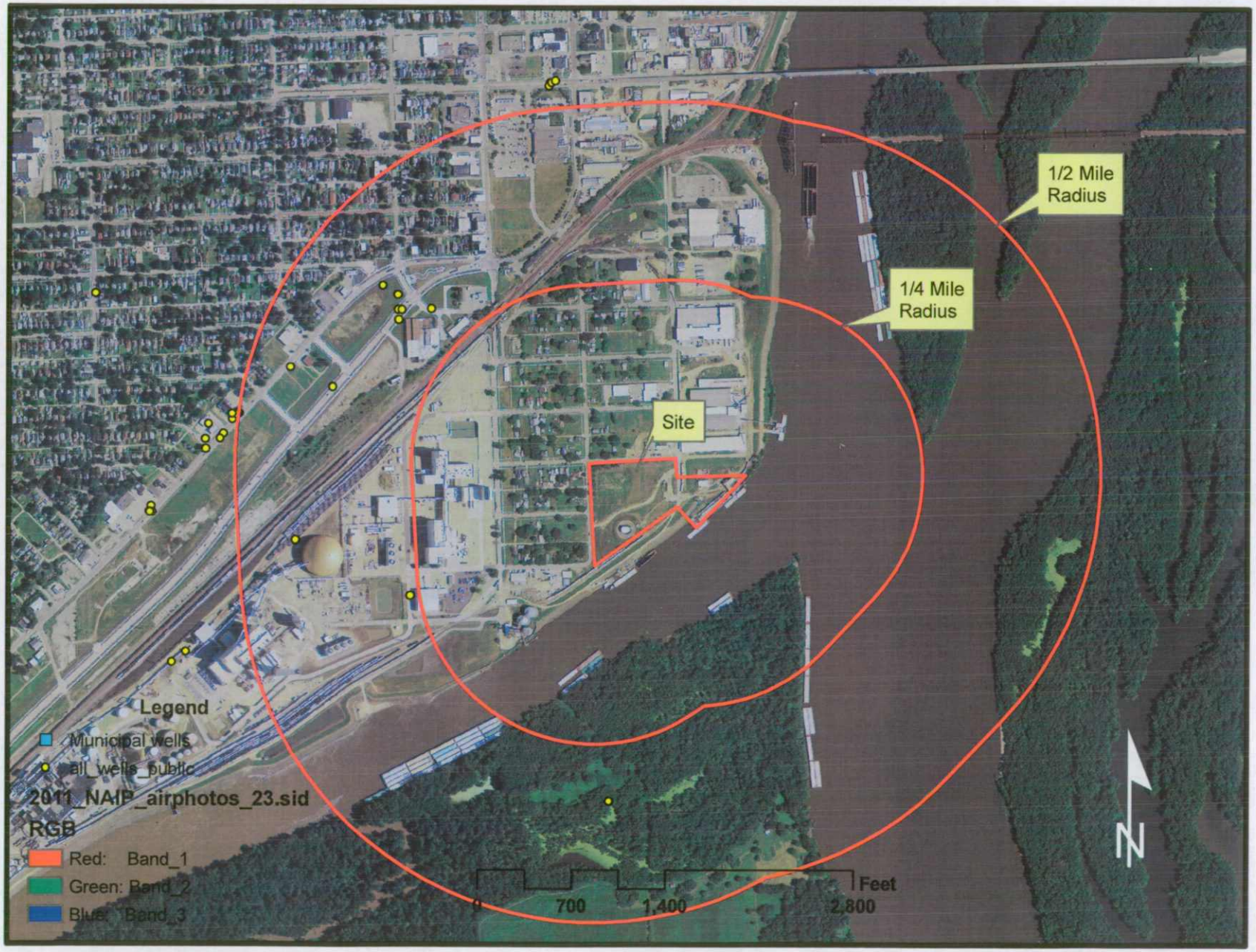
No VOC contaminants detected in soil or groundwater samples exceeded statewide standards. Of the contaminants detected, concentrations are well below statewide standards. No borings were conducted on Parcel Number 2 (PIN#80-57230000), which is where barge loading of DAC took place.

Site recommended for:

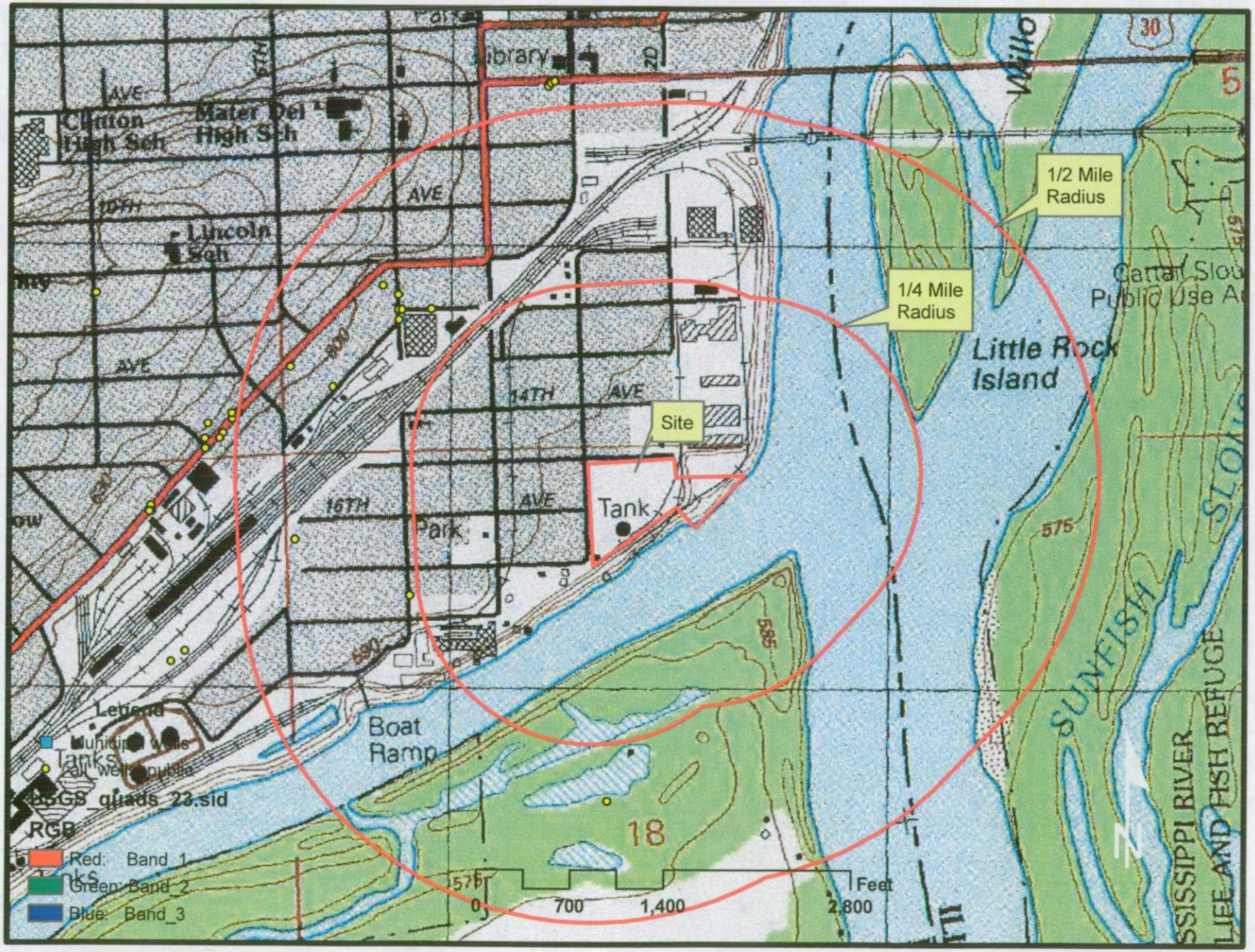
- ☒ No further action
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Additional investigation by responsible party
- ☐ Transfer to LUST/UST

Form Reviewed: _____ **Date Reviewed:** 2/2/12

Clinton AST Site, Clinton



Clinton AST Site, Clinton



● Soil and Groundwater Sample Location

1. 630,000-gallon AST
2. Municipal dock and barge loading facility
3. Truck filling station

FIGURE 2

Sample Location Map

Clinton AST Site
Phase II ESA

City of Clinton
Clinton County, Iowa

N
W E
S

0 150 Feet

1 inch = 150 feet

Howard R. Green Company

REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM
NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Clinton AST Site, Clinton **Identified By:** ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

Address: 204 15th Avenue South **County Name:** Clinton

City, State, Zip: Clinton, Iowa 52723 State ID (if one exists): ____ Congressional District: 1

NPL Status: = : Not a Valid Site or Incident **Federal Facility Indicator:** ☐ Federal Facility ☒ Not a Federal Facility ☐ Status Undetermined

Section: ☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch ☒ L-(EFLR) Enfr/Fund Lead RV Branch ☐ F-(FFSE) Federal Facilities/Special Emphasis Branch ☐ M-(MOKS) MO/KS remedial Branch ☐ I-(IANE) IA/NE Remedial Branch ☐ O-(ER&R) Emergency Response & RV Branch

List Site Alias Name (s): ____

Directions to Site: Travel on I-80 E toward Davenport. Take exit 295B to merge onto US-61 N toward Eldridge/Dewitt. Take exit 137 to merge onto U.S. 30 E toward Dewitt/Clinton. Turn right onto S 4th St. Turn left onto 15th Ave S. Destination will be on the lefft

Site Description: The properties contain a truck loading station, a 630,000 AST, a barge loading area, and a vapor collection and burn-off facility.

USGS Quadrant: ____ USGS Hydro Unit: ____

Latitude: 41.829407 **Longitude:** -90.188157
(Decimal Degree format) (with release of 3.17 see attached required location data form)

Lat/Long Accuracy: ☐ Seconds ☐ Miles ☐ Feet ☒ Degrees ☐ Minutes ☐ Kilometers ☐ Meters

Owner Operator Type
- ☐ Bank/Loan Company
- ☐ County Owned
- ☐ District Owned
- ☐ Federally-Owned
- ☐ Former Federally Owned or Operated
- ☐ Former Federally Owned or Operated
- ☐ Government Owned/Contractor Operated
- ☐ Privately Owned/Government Operated
- ☐ Property Defaulted Back to Government
- ☐ Brownfields/Public
- ☐ Municipality
- ☐ Other
- ☒ Private
- ☐ Mixed Ownership
- ☐ State Owned
- ☐ State Owned
- ☐ Trustee, Federal
- ☐ Trustee, State
- ☐ Unknown

Operational Status: ☐ Active ☐ Inactive ☒ Unknown ☐ Blank
Native American Interest: ☐ Yes ☒ No

Non-NPL Status (Choose one):

☒ Not a Valid Site or Incident ☐ Not a Valid Site or Incident: NRC Lead ☐ Not a Valid Site or Incident: RCRA Lead ☐ Not a Valid Site or Incident: State Lead ☐ Not a Valid Site or Incident: Tribal Lead

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Add Action: OU_00__
PRE-CERCLIS SCREENING: **Planned Complete:** ____/____/____

Actual Complete: ____/____/____

Lead code (choose one)
☐ F-EPA Fund Financed ☐ FF - Federal Facility ☐ S - State, Fund Financed

SCAP Note: _____

Add below Action (if No Further Action):
OU_00__ Lead: EP
☐ PRE-CERCLIS ARCHIVE Actual Complete: ____/____/____
SCAP Note: _____
Comments: ☐ Site or ☐ Action: _____

Signatures:
States: _____ Date: 2/2/12 RPM/OSC/SAM: _____ Date __/__/__

Site Type: (Choose all that apply - for every main category chosen in bold at least one sub- category must be selected; if more than one main and sub-category is selected indicate which is primary):

Primary Designation: ____

☒ **MP-Manufacturing/Processing/Maintenance** - *Applicable sub-categories:*
- ☒ CA-Chemicals and allied products
- ☐ CG-Coal gasification
- ☐ CP-Coke production
- ☐ EP-Electric power generation and distribution.
- ☐ FT-Fabrics/textiles
- ☐ EE-Electronic/electrical equipment
- ☐ LW-Lumber and wood products/pulp and paper
- ☐ WP-Lumber and wood products/wood preserving/preserving/treatment
- ☐ MF-Metal fabrication/finishing/coating and allied industries
- ☐ OR-Oil and gas refining
- ☐ OP-Ordnance production
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA-Tanneries ☐ OT-Other-Description(needed):____
- ☐ TS-Trucks/ships/trains/aircraft and related components

☐ **MI-Mining** - *Applicable sub-categories*
- ☐ CO-Coal ☐ ME-Metals ☐ NM-Non-metal minerals
- ☐ OG-Oil and Gas ☐ OT-Other-Description(needed):____

☐ **WM-Waste Management** - *Applicable sub-categories*
- ☐ CL-Co-disposal landfill (municipal and industrial)
- ☐ ID-Illegal disposal/open dump
- ☐ IF-Industrial waste facility (non-generator)
- ☐ MD-Mine tailings disposal ☐ OT-Other-Desc.(needed):____
- ☐ ML-Municipal solid waste landfill
- ☐ RW-Radioactive waste treatment, storage, disposal (non-generator)

☐ **OT-Other** - *Applicable sub-categories*
- ☐ AG-Agricultural (e/g.,grain elevator)
- ☐ CS-Contaminated sediment site with no identifiable source
- ☐ DC-Dust control ☐ OT-Other-Desc (needed):Office/parking
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☐ PS-Product Storage/distribution
- ☐ RD-Research,development,and testing facility
- ☐ RC-Retail/commercial
- ☐ SE-Spill or other one-time event
- ☐ TP-Transportation (e.g., railroad yards, airport, barge docking, site)
- ☐ TW-Treatment works/septic tanks/other sewage treatment

☐ **RE-Recycling** - *Applicable sub-categories*
- ☐ AT-Automobiles/tires ☐ DT-Drums/tanks ☐ WO-Waste/used
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ OT-Other-Description(needed):____

Updated by The Newberry Group/Last Update: 01/08/2008

(NOTE: Data analysts will send form to records center after data entry and QA.)

Updated by Systems Research Group
03MAR06

REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - *(Required information highlighted in red)*

SITE NAME: Clinton AST Site, Clinton **EPA ID:** ____

Latitude: 41.829407 **Longitude:** -90.188157 **Measurement Sequence:** ____
(Decimal Decree format) (See Comment A)

Lat/Long Source:
- ☐ Contractor
- ☐ Dun & Bradstreet
- ☐ EPA Region 7
- ☐ Geograph
- ☐ Other Federal Agency
- ☐ Regulated Entity
- ☐ State
- ☐ EPA Headquarters
- ☐ Epic
- ☒ Other
- ☐ Private
- ☐ SNAP
- ☐ Tribe
- ☐ Unknown
- ☐ (Blank)

Designate Lat/Long: ☒ Primary ☐ NPL Coordinate

Collection Method:
- ☐ Address Matching -House Number
- ☐ Address Matching - Block Face
- ☐ Address Matching - Street Centerline
- ☐ Address Matching -Nearest Intersection
- ☐ Address Matching - Primary Name
- ☐ Address Matching - Digitized
- ☐ Address Matching - Other
- ☐ Census Block - 1990 - Centroid
- ☐ Census Block/Group 1990-Centroid
- ☐ Census Block/Tract - 1990 - Centroid
- ☐ Classical Surveying Techniques
- ☐ Census - Other
- ☐ GPS Carrier Phase Static Relative Position
- ☐ GPS Carrier Phase Kinematic Relative Position
- ☐ GPS, with Canadian Active Control System
- ☐ GPS Code (Pseudo Range) Differential
- ☐ GPS Code (Pseudo Range) Precise Position
- ☐ GPS Code (Pseudo Range) Standard Position (SA-Off)
- ☐ GPS Code (Pseudo Range) Standard Position Service SA-On
- ☐ GPS-Unspecified
- ☐ Interpolation-Digital Map Source (TIGER)
- ☐ Interpolation-Map
- ☐ Interpolation -MSS
- ☒ Interpolation -Photo
- ☐ Interpolation – Satellite
- ☐ Interpolation - SPOT
- ☐ Interpolation-TM
- ☐ Interpolation - Other
- ☐ LORAN C
- ☐ Public Land Survey-Eighth Section
- ☐ Public Land Survey-Footing
- ☐ Public Land Survey-Quarter Section
- ☐ Public Land Survey-Section
- ☐ Public Land Survey-Sixteenth Section
- ☐ ZIP+2 Centroid
- ☐ ZIP+4 Centroid
- ☐ ZIP Code - Centroid
- ☐ Unknown

Reference Point:
- ☐ Administrative Building
- ☐ Air Monitoring Station
- ☐ Air Release Stack
- ☐ Air Release Vent
- ☐ Atmos. Emissions Trtmnt Unit
- ☐ Boundary Point
- ☐ Building Entrance
- ☒ Facility/Centroid Cent
- ☐ Facility/Station Bldg Entrance
- ☐ Intake Point
- ☐ Lagoon or Settling Pond
- ☐ Liquid Waste Treatment Unit
- ☐ Loading Area Centroid
- ☐ Loading Facility
- ☐ Monitoring Point
- ☐ NE Corner of Land Parcel
- ☐ NW Corner of Land Parcel
- ☐ Other
- ☐ Plant Entrance (Freight)
- ☐ Plant Entrance (General)
- ☐ Plant Entrance (Personnel)
- ☐ Process Unit Area Centroid
- ☐ Process Unit
- ☐ SE Corner of Land Parcel
- ☐ Solid Waste Storage Area
- ☐ Solid Waste Trtmnt/Disp. Unit
- ☐ Storage Tank
- ☐ SW Corner of Land Parcel
- ☐ Unknown
- ☐ Water Monitoring Station
- ☐ Water Release Pipe
- ☐ Well
- ☐ Well Protection Area
- ☐ Release Point
- ☐ Treatment/Storage Plant

Reference Datum: ☐ NAD27 ☐ NAD83 ☐ Other ☒ Unknown ☐ WGS84

Accuracy Meters +/-: ____ ☒ **Accuracy Unknown** **Collection Date:** 1/27/12

Verification Method:
- ☐ Ground Truth Conducted
- ☐ Point in Polygon (Zip)
- ☐ Proximity to Polygon Centroid(Other)
- ☐ Verified Relative to Map Features (1:100K/Tiger)
- ☐ Verified Relative to Map Features (Other)
- ☐ Proximity to Polygon Centroid (County)
- ☐ Point In Polygon (County)
- ☐ Proximity to Alternative Facility Coordinate)
- ☐ Proximity to Polygon Centroid (Zip Code)
- ☒ Verified Relative to Map Features (1:24K)
- ☐ Verified, Unknown Method
- ☐ Point in Polygon (Other)
- ☐ Blank
- ☐ Not Verified

Point/ Line/ Area: ☐ AREA ☐ LINE ☒ POINT ☐ REGION ☐ ROUTE ☐ (BLANK)

Source Map Scale: ☐ 1:10,000 ☐ 1:12,000 ☐ 1:15,840 ☐ 1:20,000 ☒ 1:24,000 ☐ 1:25,000 ☐ 1:50,000 ☐ 1:62,500 ☐ 1:63,360 ☐ 1:100,000 ☐ 1:125,000 ☐ 1:250,000 ☐ 1:500,000 ☐ NONE ☐ UNKNOWN ☐ OTHER____

COMMENTS:____

Signatures:

RPM/OSC: _____ **Date:** ___/___/___ **BRANCH CHIEF:** _____ **Date:** ___/___/___

A) A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.

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: John Woodland, Environmental Specialist (Name/Title) 1/26/12 (Date)
Iowa DNR, Wallace Bldg, Des Moines, IA 50319 (Address) 515.281.4117 (Phone)
john.woodland@dnr.iowa.gov (E-mail Address)

Site Name: Clinton AST Site, Clinton

Previous Names (if any):

Site Location: 210 Walnut Street
Des Moines (City) IA (ST) 50309 (Zip)

Latitude: 41.829407 **Longitude:** -90.188157

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

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

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:
No VOC contaminants detected in soil or groundwater samples exceeded statewide standards. Of the contaminants detected, concentrations are well below statewide standards. No borings were conducted on Parcel Number 2 (PIN#80-57230000), which is where barge loading of debutanized aromatic concentrate DAC took place.

Regional EPA Reviewer:

Print Name/Signature _____ Date _____

State Agency/Tribe:

CAL LUNDBERG _____ 2/2/12
Print Name/Signature Date