

Site Name: Automatic Beverage Corporation, Des Moines

Brownfield Initial Site Screening (ISS)

Project Manager: Tami S. Quam

Date: July 11, 2012

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: 41.5923
(Decimal Degree format)

Longitude: -93.5834

County: Polk

USGS Quadrant: _____

Site Size: 2.575

Site Dimension:

Acres Square Feet
 Feet Square Miles Miles

Site Alias Name(s): _____

Congressional District: 3

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: Automatic Beverage Co., Inc., 7805 Cody Drive, West Des Moines, Iowa 50266

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)
1932 Dean Avenue, Des Moines, Iowa 50316

Directions to site: From the west mix master in Des Moines, take I-235 east to exit 9. Merge onto Lyon Street and turn right onto East 14th Street. Turn left onto East Court Avenue and then take the first left onto Johnson Court. Take the next right onto Dean Avenue. The site is on the northeast corner at the intersection of Dean Avenue and East 19th Court.

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 site consists of light industrial property that is currently used for distribution of vending machine equipment and merchandise. The building onsite was constructed in 1991; however, based on aerial photographs from the 1930s through present day, it appears the site has been developed numerous times and has been used for both residential and commercial purposes. There is a rail spur located along the east side of the property with a rail line located east of the spur. A gasoline storage tank was noted on the property in Sanborn Maps from 1957 and 1969. The assessment conducted was limited to the area surrounding the former gasoline storage tank.

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 site assessment consisted of four soil borings (DP1 through DP4) conducted to depths of 20 to 30 feet. Soil encountered onsite consisted of silty clay with a sand seam observed between 7 and 12 feet deep. Soil was field-screened using a photo-ionization detector (PID) for the presence of volatile organic compounds (VOCs). One sample was collected from each boring at the depth of the maximum PID reading (8 to 15 feet deep) for analysis of benzene, toluene, ethylbenzene, xylene (BTEX) and total extractable hydrocarbons (TEH). A temporary monitoring well was installed in boring DP1/TMW1 to collect a groundwater sample for analysis of BTEX and TEH. Groundwater was encountered onsite at about 20 feet deep.

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.

BTEX and TEH were not detected in the soil samples collected onsite. BTEX was not detected in groundwater sample TMW1; however, TEH as diesel and motor oil were detected at concentrations of 772 ug/L and 699 ug/L. The concentration of TEH as motor oil slightly exceeded the actual groundwater ingestion standard from the Tier 1 LookUp Table of 400 ug/L but was below the remaining groundwater standards. While TEH as diesel was detected in the groundwater sample, the concentration detected did not exceed an applicable groundwater standard.

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.

Within a quarter-mile radius of the site there are three plugged wells, nine IGS exploration wells ranging in depths from 122 to 206 feet, four wells owned by Gamble Robinson ranging in depths from 50 to 55 feet, and eight wells owned by CE Erickson which range in depths from 57 to 209 feet. There are five plugged wells and one industrial/commercial well located between a quarter-mile radius and a half-mile radius of the site. The Des Moines River is located approximately 7,000 feet south of the site.

It was noted in the Phase I Report that the site was previously operated by Gamble Robinson Company so the four wells owned by Gamble Robinson may be located onsite. No wells were noted during the Phase I Site Reconnaissance and the site is connected to city water so the wells are not in use and may have been plugged.

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.

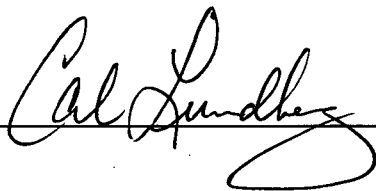
As noted above, based on historical Sanborn Maps, a gasoline tank was historically located onsite. The assessment conducted was limited to investigate the area surrounding the former gasoline tank. Petroleum contamination was not detected in the four soil samples collected onsite. Only one groundwater sample was collected which detected concentrations of TEH as diesel (772 ug/L) and TEH as motor oil (699 ug/L). The concentration of TEH as motor oil slightly exceeded the actual groundwater ingestion standard from the Tier 1 LookUp Table of 400 ug/L but was below the remaining groundwater standards. While TEH as diesel was detected in the groundwater sample, the concentration detected did not exceed an applicable groundwater standard. BTEX was not detected in the groundwater sample.

The assessment conducted was extremely limited with only one groundwater sample collected onsite. However, based on the low concentrations of contamination detected, additional investigation is not required at this time. No further action is required under CERCLA or Iowa Chapter 133 at this time and the site is not a candidate for an ESS.

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

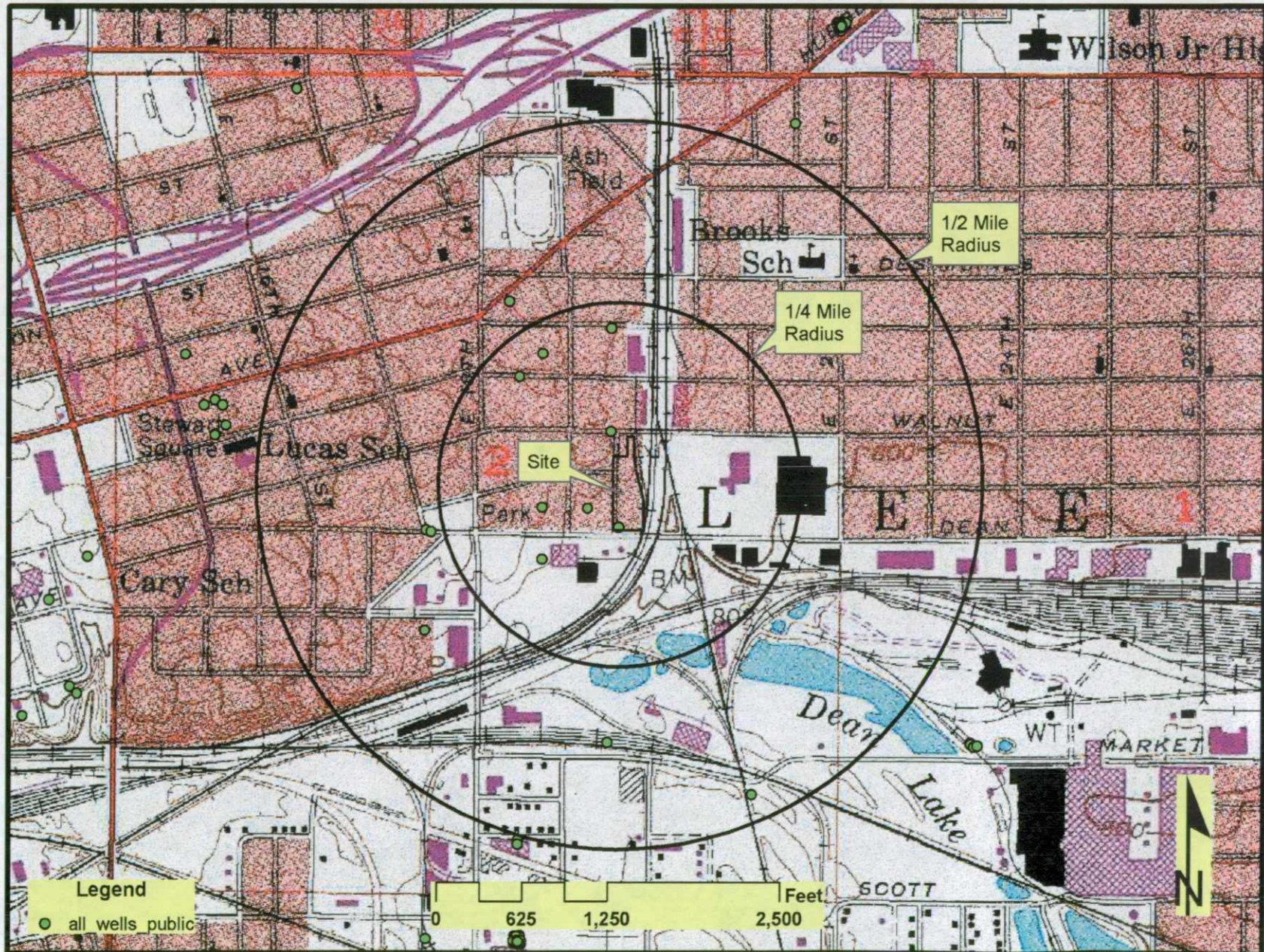
Form Reviewed: _____



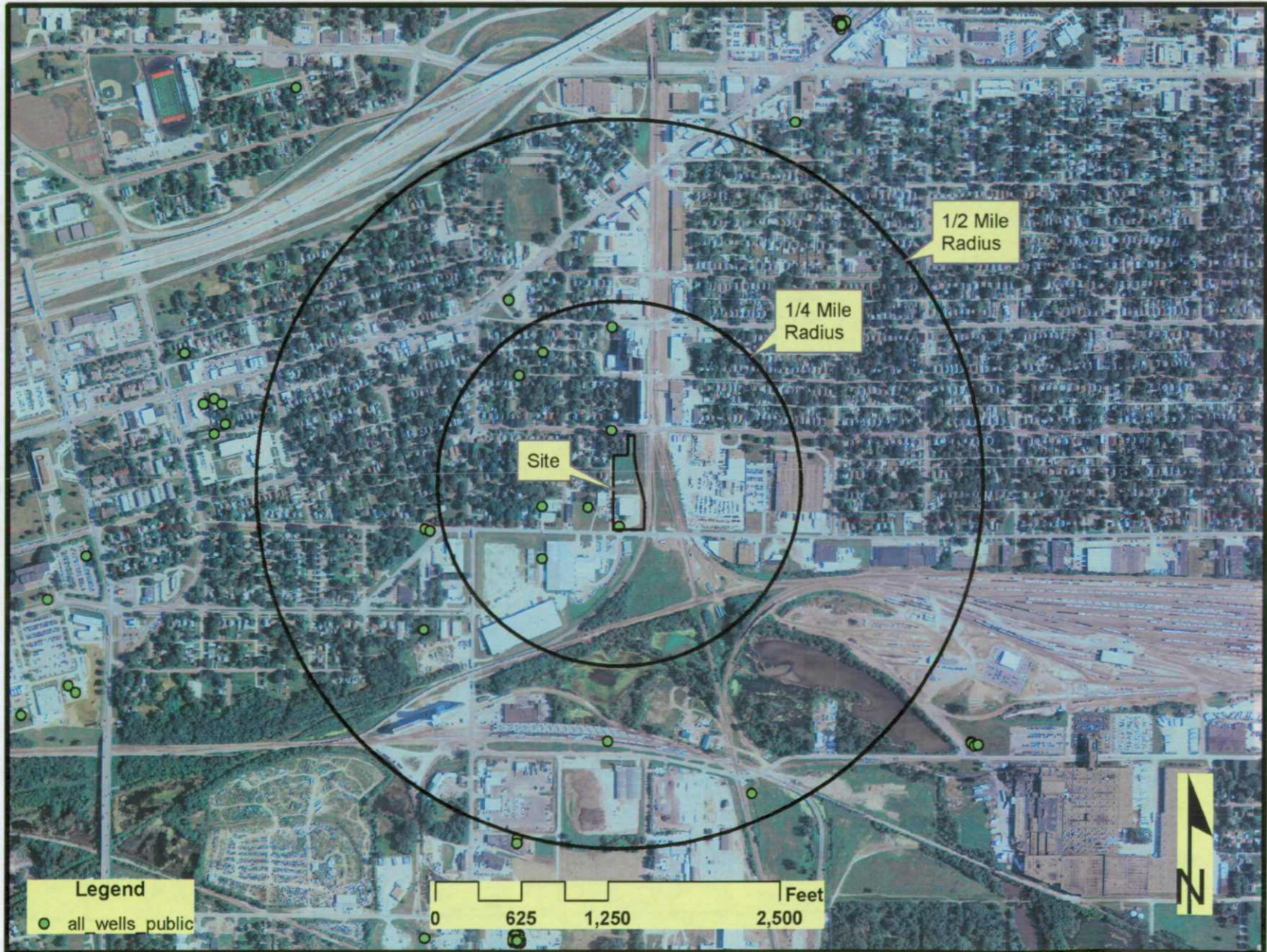
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Revised 7/2007

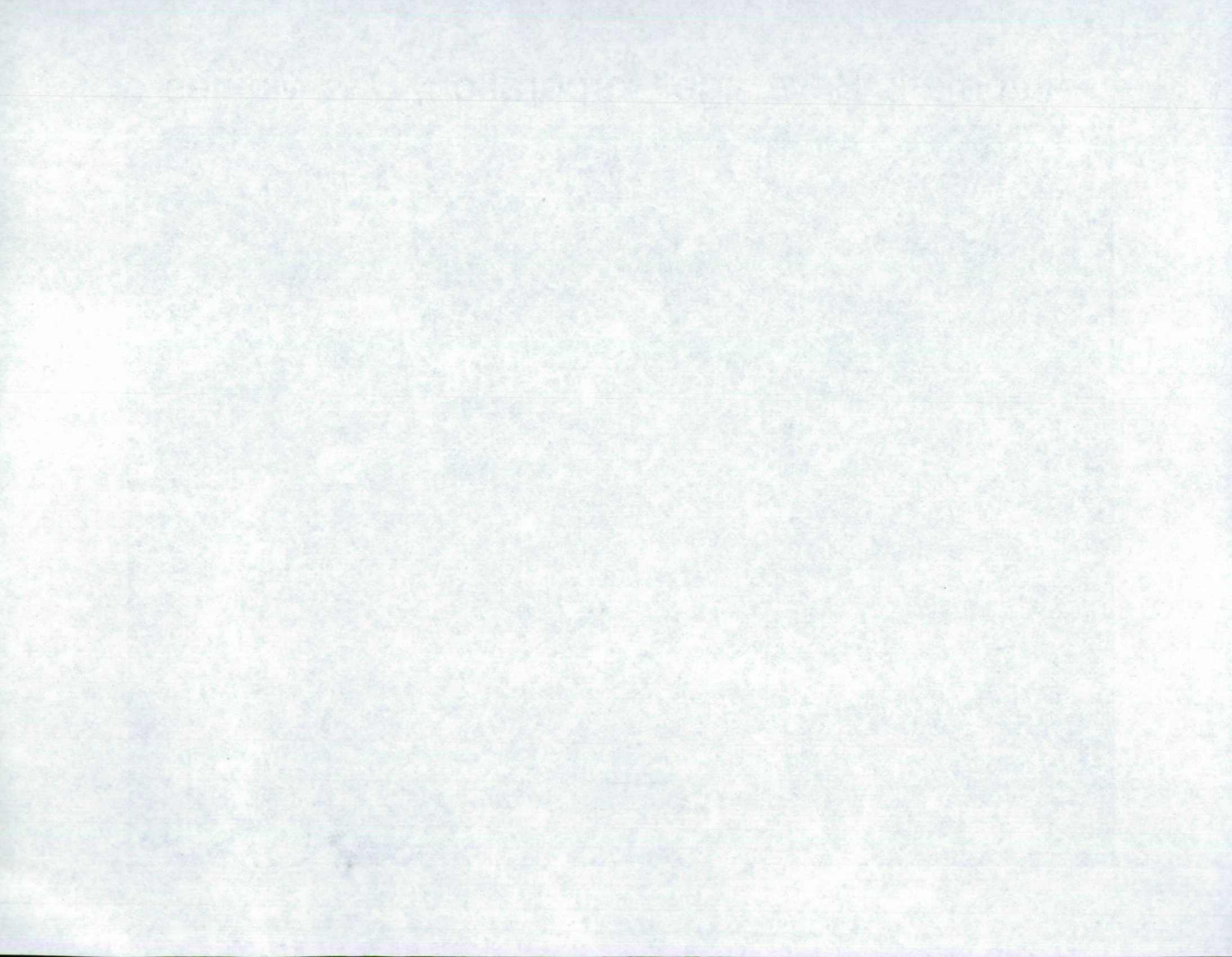
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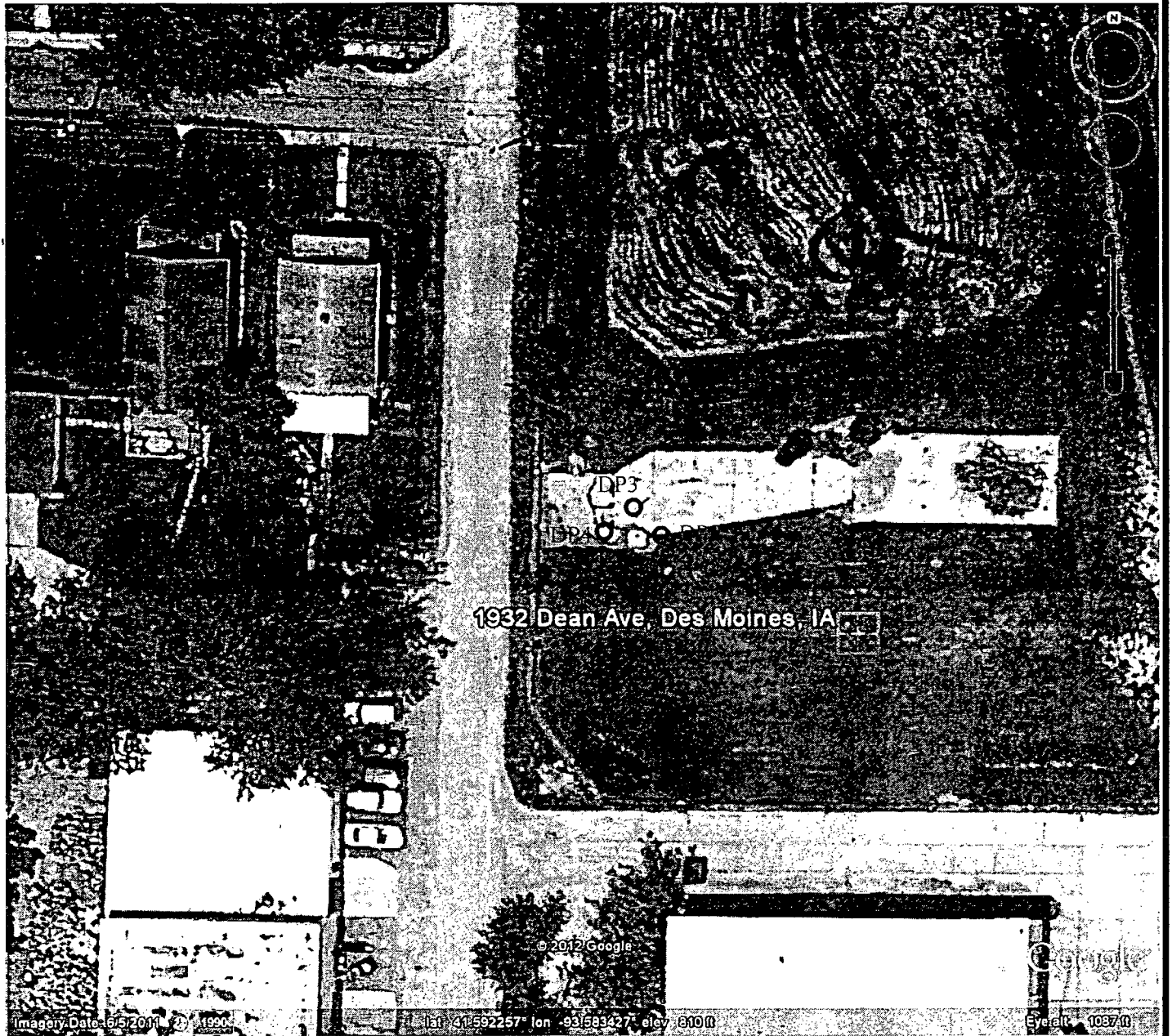
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Seneca Environmental Services	Seneca Job# 6359768	Date: May 24, 2012
Automatic Beverage Corp. 1932 Dean Avenue Des Moines, IA	Approx. Scale: Unknown	Site Map