

Site Name: Iowa Paint, Des Moines

Initial Site Screening (ISS)

Project Manager: Tami S. Quam

Date: November 15, 2013

3931 - Phase II Assessment Review – Brownfield Funded

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 – Brownfield 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, or

3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded

Phase II submitted that is not part of a real estate transaction

Location:

Latitude: 41.5853
(Decimal Degree format)

Longitude: -93.6391

County: Polk

USGS Quadrant: _____

Site Size: 1.86

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: Meredith Corporation, 1716 Locust Street, Des Moines, Iowa 50309

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)

1623 Grand Avenue and 525 17th Street, Des Moines, Iowa 50309

Directions to site: From the Des Moines west mix master, take I-235 east to exit 7A. Turn right onto MLK Jr Pkwy and turn left onto Ingersoll Ave. Turn right onto 17th St and the site is the entire block on the left between Ingersoll and Grand Ave.

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 includes two parcels located at 525 17th Street and 1623 Grand Avenue which appears to consist of vacant commercial property. No site history was provided in the most recent Limited Site Investigation dated November 5, 2013. A previous investigation was conducted in February 2011 which was reviewed by the Department in March 2011. Information in the Department's Initial Site Screening dated March 3, 2011 indicates that the site was once an Iowa Paint retail center. The report also indicated that an underground storage tank is located on the property which was filled in place. Recognized environmental concerns from the 2011 report indicated that there was a Sherwin Williams RCRA facility located at 515 16th Street which is directly east of the site, there was a former UST located onsite, and there is a former automobile dealership located across Ingersoll Avenue directly north of the site.

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 5 soil borings (B-1 through B-5) drilled to depths of 21 to 41 feet. Soil was field-screened using a PID for the presence of volatile organic compounds (VOCs). Soil samples were collected from the interval with the highest PID reading or from the capillary fringe zone if no elevated PID readings were observed. The soil samples were analyzed for VOCs and total extractable hydrocarbons (TEHs). Temporary monitoring wells were installed in the borings and groundwater was encountered at depths ranging from 15 to 38 feet with the exception of borings B-4 and B-5 which did not encounter groundwater. Groundwater samples were collected for analysis of VOCs and TEHs.

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.

VOCs and TEH were not detected in the soil samples. VOCs and TEH were not detected in the groundwater samples with the exception of acetone in B-1 and B-2 at concentrations that did not exceed a standard. Acetone was also detected in the trip blank so it could be a lab contaminant. The concentrations of acetone detected in B-1 and B-2 range from 0.014 mg/L to 0.0267 mg/L and the protected groundwater standard is 6.3 mg/L.

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 several plugged wells, a commercial well that is 400 feet deep, an active heat pump well that is 260 feet deep, a monitoring well for DICO that is 40 feet deep, and a test water well that is owned by the Beatrice

Food Company that is 68 feet deep. Between a quarter mile and half mile radius of the site, there are several plugged wells, a retired heat pump well of unknown depth, and site, there are several plugged wells, a retired heat pump well of unknown depth, and four monitoring wells for the DICO site that range in depth from 40 to 49 feet deep. The Raccoon River is located approximately 1,000 feet southwest of the site and the Des Moines River is about 5,800 feet east 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.

As noted above, no soil or groundwater exceedences were observed onsite. Acetone was observed in two groundwater samples (B-1 and B-2) at concentrations below the respective standards. Acetone was also observed in the trip blank and could be a lab contaminant. Based on the fact that the contamination onsite does not exceed a standard, additional investigation is not required. 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)
- Transfer to LUST/UST

Form Reviewed:

Cal Lundberg

Date Reviewed:

11/19/13

Revised 11/2012

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: Tami S. Quam November 15, 2013
 (Name/Title) (Date)
502 E 9th Street, Des Moines, Iowa 50319 515-281-4420
 (Address) (Phone)
tami.quam@dnr.iowa.gov
 (E-mail Address)

Site Name: Iowa Paint, Des Moines

Previous Names (if any): _____

Site Location: 1623 Grand Avenue and 525 17th Street

Des Moines Iowa 50309
 (City) (ST) (Zip)
Latitude: 41.5853 **Longitude:** -93.6391

Compare the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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:

As noted above, no soil or groundwater exceedences were observed onsite. Acetone was observed in two groundwater samples (B-1 and B-2) at concentrations below the respective standards. Acetone was also observed in the trip blank and could be a lab contaminant. Based on the fact that the contamination onsite does not exceed a standard, additional investigation is not required. No further action is required under CERCLA or Iowa Chapter 133 at this time and the site is not a candidate for an ESS.

Regional EPA Reviewer:

 Print Name/Signature Date

State Agency/Tribe:

CAL LUNDBERG *Cal Lundberg* *11/19/13*

 Print Name/Signature Date



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Iowa Paint, Des Moines

Identified By: _____

- Removal Site Assessment Federal Facilities States
 Other Federal Agency Check if: FUD Site

Address: 1623 Grand Avenue and 525 17th Street

County Name: Polk

City, State, Zip: Des Moines, Iowa 50309

State ID (if one exists): _____

Congressional District: 3

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: From the Des Moines west mix master, take I-235 east to exit 7A. Turn right onto MLK Jr Pkwy and turn left onto Ingersoll Ave. Turn right onto 17th St and the site is the entire block on the left.

Site Description: Vacant, commercial property

USGS Quadrant: _____ USGS Hydro Unit: _____

Latitude: 41.5853 Longitude: -93.6391
(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 Bank/Loan Company Municipality
Operator County Owned Other
Type District Owned Private
 Federally-Owned Mixed Ownership
 Former Federally Owned or Operated State Owned
 Former Federally Owned or Operated State Owned
 Government Owned/Contractor Operated Trustee, Federal
 Privately Owned/Government Operated Trustee, State
 Property Defaulted Back to Government Unknown
 Brownfields/Public

- 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

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: Cal & Albany Date: 11/19/13 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: OT
- 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): _____
 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): _____



**REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY**

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Iowa Paint, Des Moines

EPA ID: _____

Latitude: 41.5853 Longitude: -93.6391
(Decimal Degree format)

Measurement Sequence: _____
(See Comment A)

- Lat/Long Source: Contractor EPA Headquarters (Blank)
 Dun & Bradstreet Epic
 EPA Region 7 Other
 Geograph Private
 Other Federal Agency SNAP
 Regulated Entity Tribe
 State Unknown
- 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 Trtmt 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 Trtmt/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: 11/19/2013

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

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_____

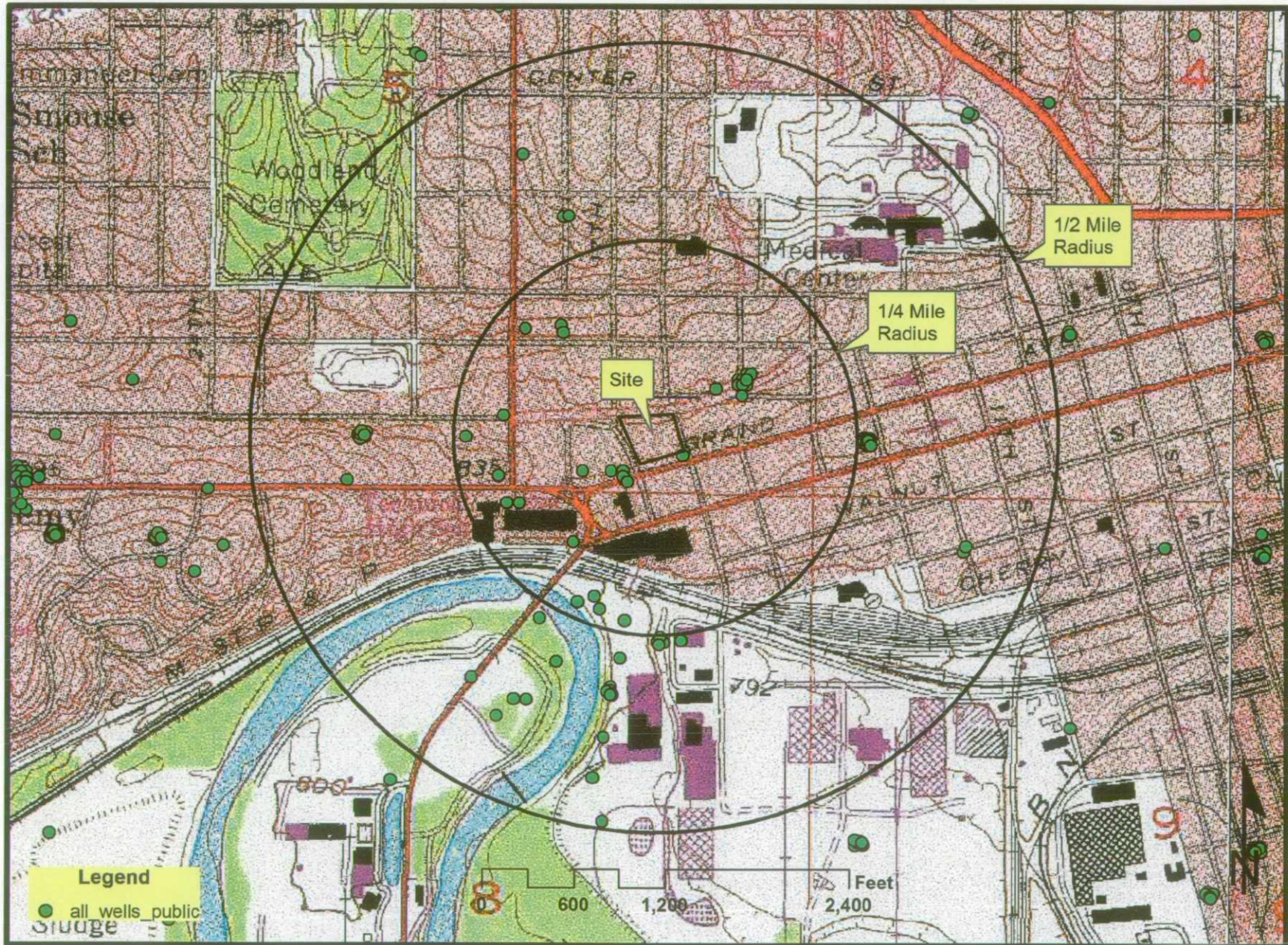
COMMENTS: _____

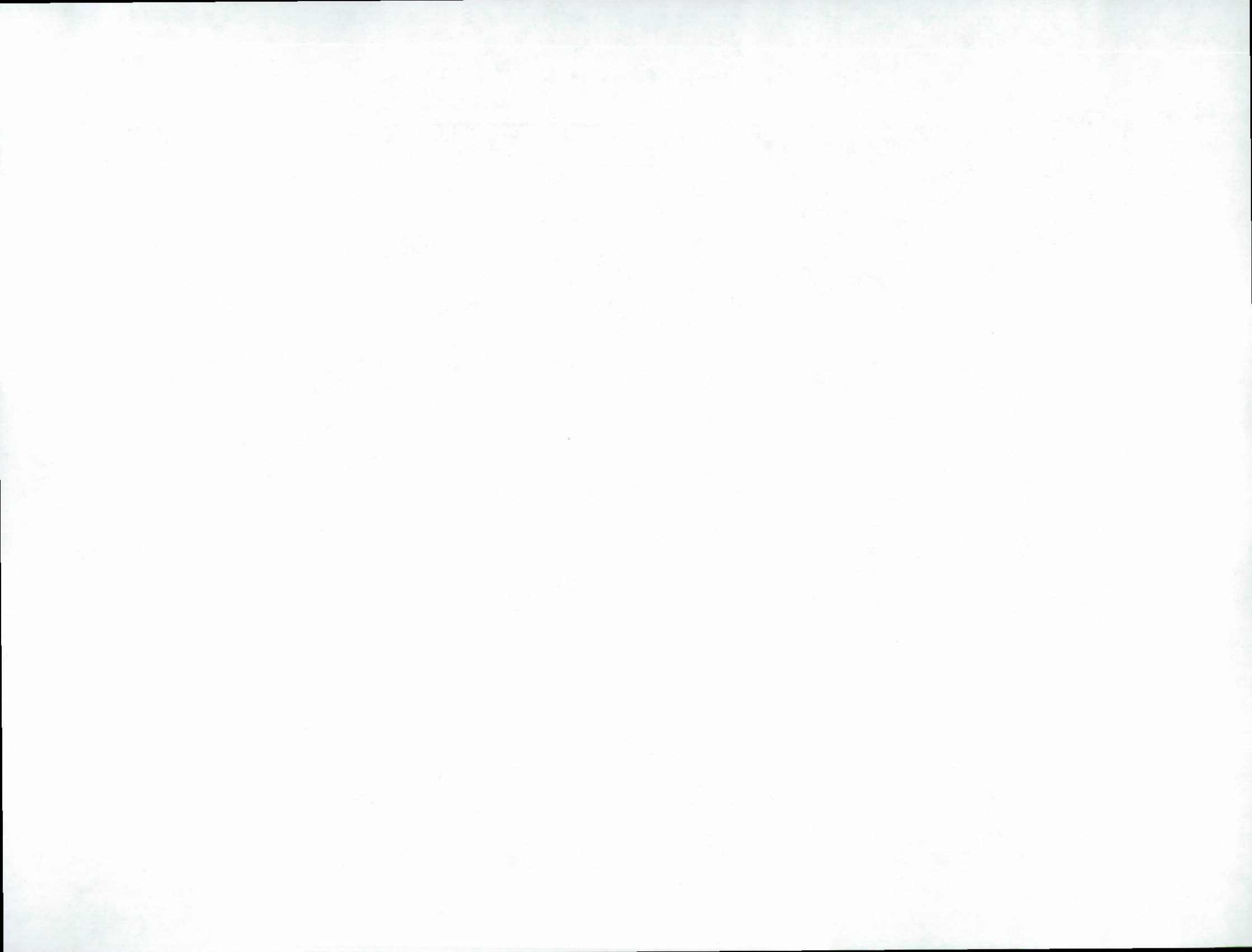
Signatures:

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

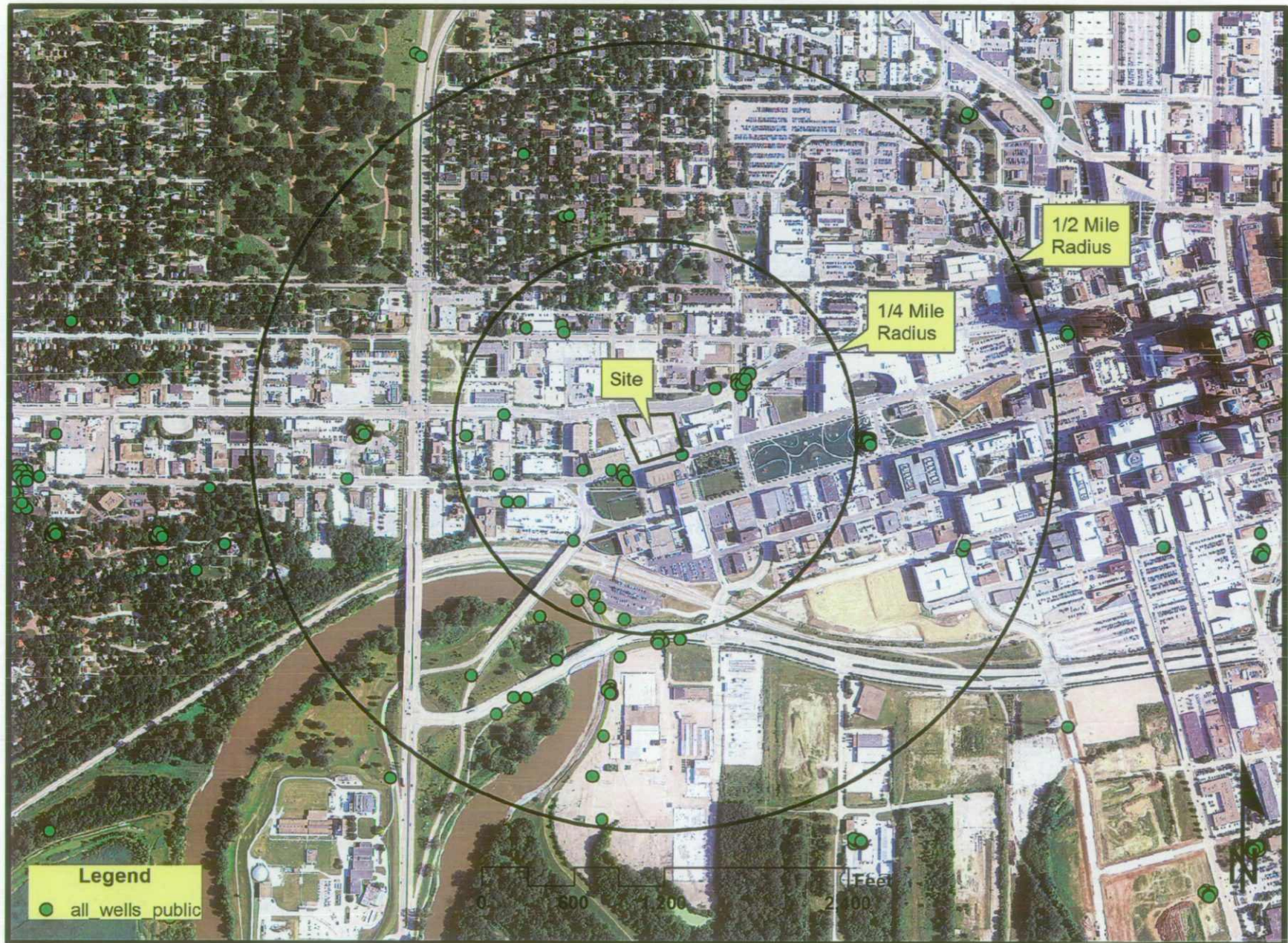
A) A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.

Iowa Paint, Des Moines





Iowa Paint, Des Moines

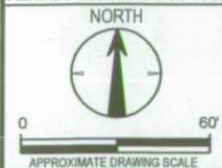




LEGEND

- - - - - - BOUNDARY OF ASSESSED AREA
- ◆ - APPROXIMATE BORING LOCATION

AERIAL PHOTO FROM GOOGLE EARTH



Project No.	Date:
08137088	10/31/13
Project Mgr:	Drawn By:
JMN	KEK
File Name:	
08137088-01.dwg	
Layout Name:	
F3	

Terracon
Consulting Engineers and Scientists

600 SW 7TH STREET DES MOINES, IOWA 50309
PH. (515) 244-3184 FAX. (515) 244-5249

BORING LOCATION DIAGRAM
PROPOSED APARTMENT BUILDING
HUBBELL REALTY COMPANY
GRAND AVENUE AND 17TH STREET
DES MOINES, IOWA

FIG. No.
3

