

Site Name: Gebhardt Property, Van Meter

Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: January 13, 2014

**CON 12-15
Doc #29179**

☐ **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: 41.5139
(Decimal Degree format)

Longitude: 93.9395

County: Dallas

USGS Quadrant: _____

Site Size: 160

Site Dimension:



Acres



Square Feet



Feet



Square Miles



Miles

Site Alias Name(s): _____

Congressional District: 3

Report Commissioned by, Address & Contact: City of Van Meter, c/o Veenstra & Kimm, 3000 Westown Parkway, West Des Moines, IA 50266

Current Owner & Address: Ron Gebhardt, 27590 365th Street, Van Meter, IA 50261

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

SE Corner of Richland Road and 360th Street
T78N; R27W; Sec 34

Directions to site: From the intersection of Mill Street and Main Street in Van Meter, go south on Mill Street one block. Turn left on East Street (which becomes Elm Street/Richland Road); proceed one mile to 360th Street. Site is on the southeast corner of the intersection of Richland Road and 360th 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)

The 160 acre site is bare, agricultural land (145 acres tillable and approximately 15 acres in timber/drainage) located one mile south of Van Meter. Urban sprawl is encroaching on the site with a housing development being constructed just west of the property. The transmittal letter mentions a former building site but all structures have been demolished. No other information was provided.

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 Limited Phase II was presented for review and accompanied by a transmittal letter. The letter references a Phase I but that report was not included in the submittal. There were five borings (TB-1 through TB-5) advanced onsite to depths ranging from 15 to 20 feet bgs. Soil from the borings was PID field-screened and a soil sample from each boring was submitted for laboratory analysis of TEH, BTEX, and RCRA Metals. Three borings were converted to temporary wells and a groundwater sample was collected from each. The three groundwater samples (GVM-1W, GVM-2W, and GVM-3W) were submitted for laboratory analysis of TEH, VOCs, and SVOCs. Fill soils (in thicknesses ranging from 2.5 to 8 feet) were encountered in borings TB-1, TB-3, TB-4, and TB-5.

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, cadmium, chromium, and lead were detected in one or more soil samples. All concentrations were below their respective Statewide Standards.

TEH Waste Oil was detected in one soil sample (GVM-3) at a concentration of 11 mg/kg. The Statewide Standard for TEH Waste Oil is 9,400 mg/kg with no applicable Tier 1 Standard.

Groundwater;

Benzene was detected in one groundwater sample (GVM-1W) at a concentration of 1.8 ug/L, below the Statewide Standard for Protected Groundwater of 5 ug/L.

Bis(2-Ethylhexyl)Phthalate was detected in one groundwater sample (GVM-1W) at a concentration of 20 ug/L, above the Statewide Standard for Protected Groundwater of 6 ug/L but below the Statewide Standard for Non-Protected Groundwater of 250 ug/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.

Urban sprawl is encroaching on the site. A row of 12 duplexes sits 140 feet west of the property. It is assumed that the developments are served by a public water supply (source unspecified) and a municipal sewer system. Surface drainage from the site is to the northeast and it is presumed that groundwater flow is also to the northeast. The Raccoon River is located 4,200 feet to the northeast. The City of Van Meter and Veenstra & Kimm, INC. commissioned the Phase II.

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.

The very limited site assessment (five borings/soil samples and three groundwater samples) collected on the 160-acre property did detect modest contaminant concentrations. Veenstra & Kimm, INC. is an engineering firm that specializes in municipal infrastructure development. This and the surrounding development activities would indicate that the site is being considered for municipal development. The contaminants, and their associated concentrations reported to date, do not indicate a significant threat to human health or the environment. The transmittal letter accompanying the Phase II report did allude to at least one possible C&D burial site on the property. While no additional site assessment is required at this time, care and vigilance should be exercised during any future redevelopment and any suspect conditions encountered should be investigated.

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: 1/14/14
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:	Hylton Jackson, Environmental Specialist		2/13/2014
	(Name/Title)		(Date)
	502 East 9 th Street, Des Moines, IA 50319		515 242 5084
	(Address)		(Phone)
	Hylton.Jackson@dnr.iowa.gov		
	(E-mail Address)		
Site Name:	Gebhardt Property, Van Meter		
Previous Names (if any):			
Site Location:	Richland Road & 360 th Street		
	Van Meter	IA	50261
	(City)	(ST)	(Zip)
Latitude:	41.5139	Longitude:	93.9395

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:

Benzene was detected in one groundwater sample (GVM-1W) at a concentration of 1.8 ug/L, below the Statewide Standard for Protected Groundwater of 5 ug/L.
Bis(2-Ethylhexyl)Phthalate was detected in one groundwater sample (GVM-1W) at a concentration of 20 ug/L, above the Statewide Standard for Protected Groundwater of 6 ug/L but below the Statewide Standard for Non-Protected Groundwater of 250 ug/L.
The very limited site assessment (five borings/soil samples and three groundwater samples) collected on the 160-acre property did detect modest contaminant concentrations noted above. Veenstra & Kimm, INC. is an engineering firm that specializes in municipal infrastructure development. This and the surrounding development activities would indicate that the site is being considered for municipal development. The contaminants, and their associated concentrations reported to date, do not indicate a significant threat to human health or the environment. The transmittal letter accompanying the Phase II report did allude to at least one possible C&D burial site on the property. While no additional site assessment is required at this time, care and vigilance should be exercised during any future redevelopment and any suspect conditions encountered should be investigated.

Regional EPA Reviewer:

State Agency/Tribe:

Print Name/Signature	Date
<u>CAL LUNDBERG</u>	<u>1/14/14</u>
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: Gebhardt Property, Van Meter

Identified By: _____

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

Address: Richland Road & 360th Street

County Name: Dallas

City, State, Zip: Van Meter, IA 50261

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 intersection of Mill Street and Main Street in Van Meter, go south on Mill Street one block. Turn left on East Street (which becomes Elm Street/Richland Road); proceed one mile to 360th Street. Site is on the southeast corner of the intersection of Richland Road and 360th Street.

Site Description: 160 acres ag land

USGS Quadrant: Van Meter 7.5' USGS Hydro Unit: _____

Latitude: 41.5139 Longitude: 93.9395

(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: 2/13/2014**

Actual Complete: 2/13/2014

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 Date: 1/14/14 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): _____
☐ 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: Gebhardt Property, Van Meter

EPA ID: _____

Latitude: 41.5139 **Longitude:** 93.9395
(Decimal Degree format)

Measurement Sequence: _____

(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
☐ Census Block/Tract - 1990 - Centroid ☐ Census Block - 1990 - Centroid ☐ Census Block/Group 1990-Centroid
☐ 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:** 1/13/2014

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: _____

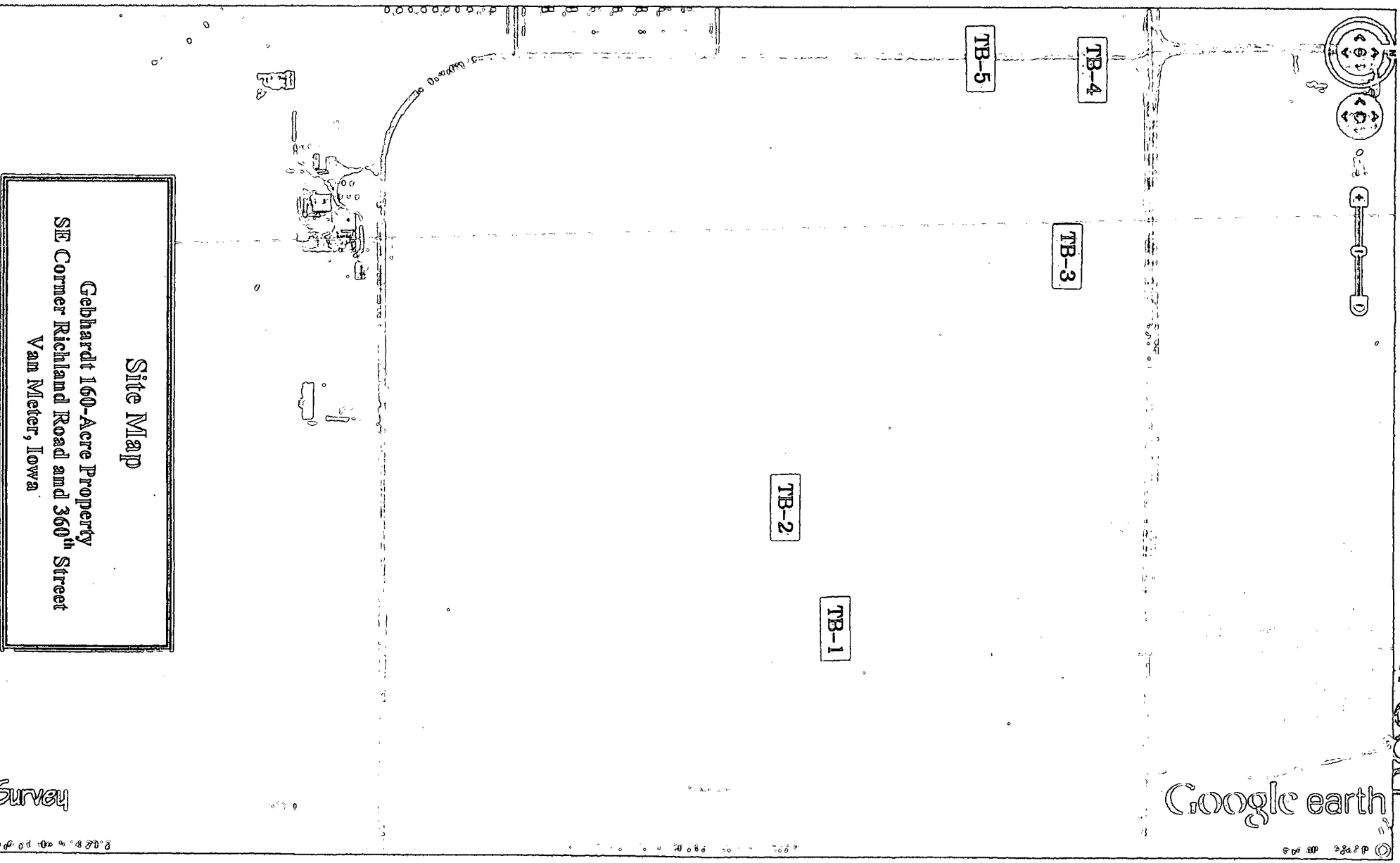
Signatures:

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.

718157711000
DO NOT REPRODUCE

Google earth



Site Map

Gebhardt 160-Acre Property
SE Corner Richland Road and 360th Street
Van Meter, Iowa