

**Site Name: JR Motorsports, Ankeny**

Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: February 4, 2014

**CON 12-15  
Doc #29270**

☐ **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: 41.7240

(Decimal Degree format)

Longitude: 93.6056

County: Polk

**USGS Quadrant: Ankeny 7.5'**

**Site Size: 2.95**

**Site Dimension:**



Acres



Square Feet



Feet



Square Miles



Miles

**Site Alias Name(s): \_\_\_\_\_**

**Congressional District: 3**

**Grant Recipient Name, Address & Contact: \_\_\_\_\_**

**Current Owner & Address:**

**801 Ordnance Drive -**

**Sather Invest, LLC**

**8875 NW Polk City, Dr.**

**Ankeny, IA 50023-9515**

**Remainder -**

**MF White Residuary Trust**

**P.O. Box 13318**

**Des Moines, IA 50310-0318**

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

**801 Ordnance Road**

**Ankeny, IA**

***Directions to site:***

From U. S. Highway 69 on the south side of Ankeny, turn west on S. W. Ordinance Road, proceed 0.4 mi. Arrive at site located on the south side of S. W Ordinance Road.

***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 subject property is located in a mixed use (commercial/retail/residential) area in southern Ankeny. The 2.95-acre site consists of a former business, JR Motorsports, and three other contiguous lots. The JR Motorsports property is a 1-acre lot with a 46,500 square-foot commercial building (constructed in 1997). The other three lots are vacant with an apparent history of c&d rubble and fill soil dumping/storage. The area is zoned light industrial/commercial.

***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 Phase I report was completed in 2013. Based on information contained in that Phase I, a Phase II Environmental Site Assessment was conducted in 2014 by Environmental Audit Specialists, Inc. A total of four soil borings (SS-1 through SS-4 ) were advanced onsite and soil samples collected from each at depths from 1 to 5 feet bgs. One soil sample from each boring was analyzed for some combination of RCRA Metals, BTEX, and TEH (depending on location). Three temporary monitoring wells were advanced onsite to depths of 12 to 15 feet bgs. Groundwater was encountered at depths ranging from 8 to 11 feet bgs. A groundwater sample was collected from each well. The groundwater sample from MW-2 was analyzed for BTEX and TEH. Samples from MW-1 and MW-3 were analyzed for TEH and VOCs. Groundwater flow direction was not determined.

***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;***

TEH Gasoline was detected in SS-1 at a concentration of 15 mg/kg with no applicable Tier 1 or Statewide Standard.

Arsenic, barium, cadmium, chromium, selenium, and lead were detected in one or more soil samples, all at concentrations below their respective Statewide Standards. No other contaminants were detected in the soil samples at concentrations that exceeded the laboratory detection limits.

**Groundwater;**

No contaminants were detected in the groundwater samples at concentrations that exceeded the laboratory detection limits.

**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.**

The site is located in a mixed use (commercial/retail/residential) area in southern Ankeny. The property is a 2.95 acre irregularly shaped parcel located on the south side of Ordinance Road. Records identify a private, 60-foot deep water supply well is located 1,200 feet southwest of the site. The well belongs to the Shelby Co. Golf Course and is primarily used for irrigation. The nearest residence is located immediately north across Ordinance from the site. The property and area are served by municipal sewer and public water from DMWW. The site is located 2,700 feet southeast of Ankeny's Jordan Sandstone aquifer storage well. Records indicate that no water supply wells are located within 1,000 feet 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.**

In the four soil samples and three groundwater samples there were no contaminants detected at concentrations that exceeded their applicable Statewide Standards. The conditions described in the Phase II Environmental Site Assessment do not seem to indicate any significant threat to human health or the environment. No further assessment will be required at this time.

**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:

*2/6/14*

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 2/4/2014  
 (Name/Title) (Date)  
502 East 9<sup>th</sup> Street, Des Moines, IA 50319 515 242 5084  
 (Address) (Phone)  
Hylton.Jackson@dnr.iowa.gov  
 (E-mail Address)

**Site Name:** JR Motorsports., Ankeny

**Previous Names (if any):** \_\_\_\_\_

**Site Location:** 801 Ordnance Rd

Ankeny IA 50021  
 (City) (ST) (Zip)  
**Latitude:** 41.7240 **Longitude:** 93.6056

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:**

In the four soil samples and three groundwater samples there were no contaminants detected at concentrations that exceeded their applicable Statewide Standards. The conditions described in the Phase II Environmental Site Assessment do not seem to indicate any significant threat to human health or the environment. No further assessment will be required at this time.

**Regional EPA Reviewer:**

Print Name/Signature

Date

**State Agency/Tribe:**

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: JR Motorsports, Ankeny

Identified By: \_\_\_\_\_

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

Address: 801 Ordinance Road

County Name: Polk

City, State, Zip: Ankeny, IA

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 u. S. Highway 69 on the south side of Ankeny, turn west on S. W. Ordinance Road, proceed 0.4 mi. Arrive at site located on the south side of S. W. Ordinance Road.

Site Description: 4.49-acre vacant lot

USGS Quadrant: Ankeny 7.5" USGS Hydro Unit: \_\_\_\_\_

Latitude: 41.7240 Longitude: 93.6056

(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: 2/4/2014

Actual Complete: 2/4/2013

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 Spindler Date: 2/6/14 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-Ordinance 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: JR Motorsports, Ankeny

EPA ID: \_\_\_\_\_

Latitude: 41.7240 Longitude: 93.6056  
(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  
☐ 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: 12/4/2014

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: \_\_\_\_\_

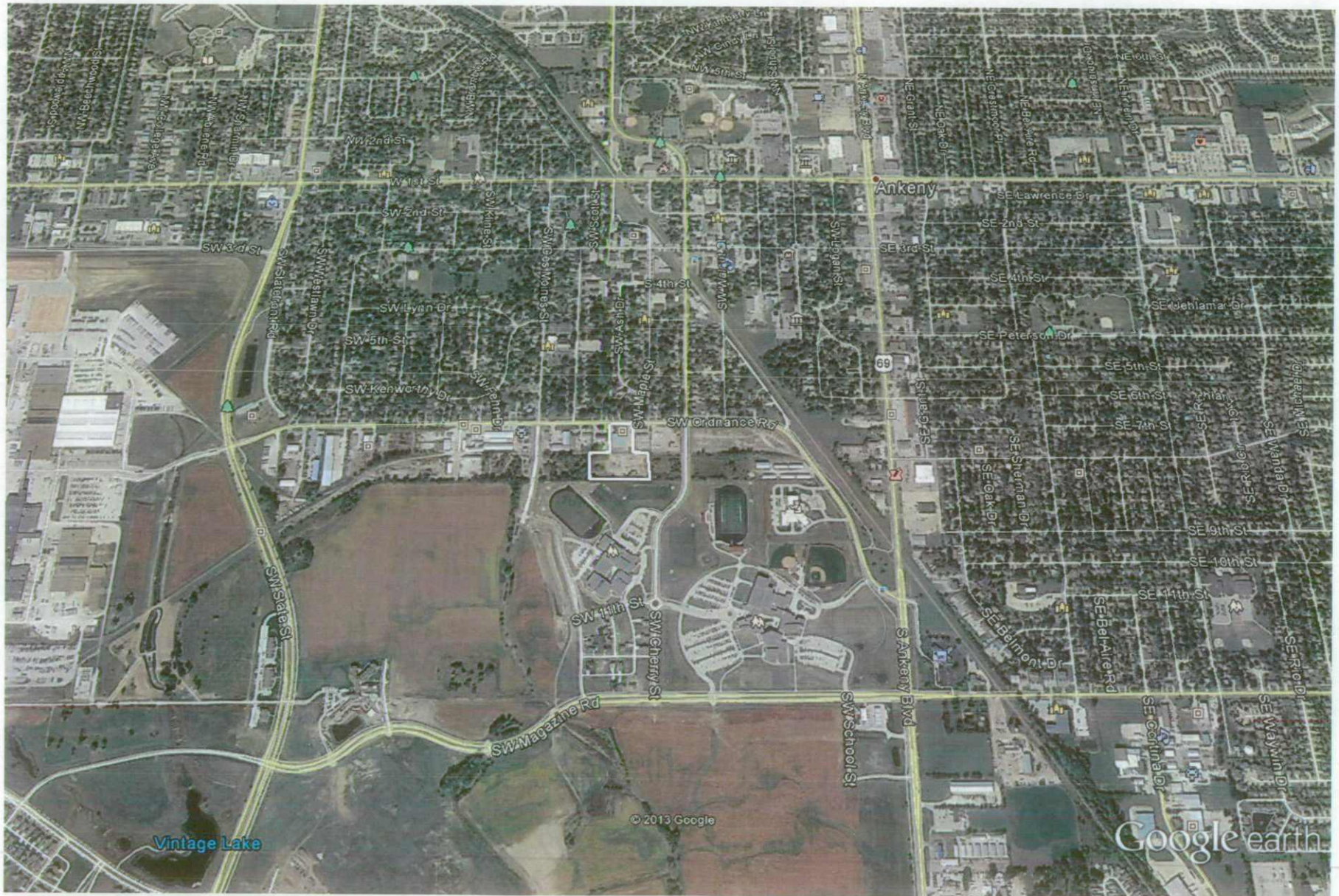
Signatures:

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.



J R Motorsports, Ankeny









Drawn by: M.E.  
 Project Mgr: M.E.  
 Checked by: M.E.  
 DATE: 1/21/2014

**EAS**

ENVIRONMENTAL AUDIT  
 SPECIALISTS

**DOC ILLEGIBLE**  
 Figure # : 3 BORING LOCATIONS

801 SW Ordinance Road & John Deere Place  
 Ankeny, Iowa 50021

Job No.

EAS-014-080