

Site Name: River Hills Community Health Center, Ottumwa

Initial Site Screening (ISS)

Project Manager: Matt Culp

Date: May 1, 2014

CON 12-15

Doc #29661

☐ **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: 41.0211 Longitude: 92.3860
(Decimal Degree format)

County: Wapello

USGS Quadrant: Ottumwa North

Site Size: 6.0

Site Dimension:



Acres



Square Feet



Feet



Square Miles



Miles

Site Alias Name(s): None

Congressional District: 2nd

Grant Recipient Name, Address & Contact: NA

**Current Owner & Address: River Hills Community Health 201 S Market St,
Ottumwa, IA 52501 (641) 683-5773**

**Responsible Party Name(s) & Address, if different from current owner:
Same as owner**

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown) 900 Hutchinson Avenue, Ottumwa, Iowa within the SE ¼ of the NW ¼ of Section 20, Township 72 North, Range 13 West in Ottumwa, Wapello County, Iowa

Directions to site: From Des Moines travel south on state Highway 5 to Highway 92. Turn east on Highway 34 to Ottumwa. Exit Highway 34 at Roener Avenue and travel west to South Walnut Street and turn north. Turn east on Stellar Avenue. Travel east to Hutchinson Avenue. The site is on the east side of the 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 property is located at 900 Hutchinson Avenue, Ottumwa, IA 52501 (figure 1). From the 1930s through the 1950s the sole use of the property was as agriculture land. In the 1960s farm buildings and residential structures were added. From the 1970s to present day, the site has been used as residential. The site is currently improved with one ranch style home, one double wide manufactured home and one two story home. The property has five associated out buildings. These buildings are situated on approximately 6.0 acres of land. The property is in a rural/residential area. Residential land borders the property to the north, west, and south and Hwy 63 is located to the east. The property is connected to the city sanitation system and also has a septic system for sewage disposal. The property is connected to the city potable water system and also has a private drinking water well. One of the outbuildings was used for automobile repair and maintenance. Suspected contamination pathways include: soil (waste oil) staining, miscellaneous chemical containers in deteriorated condition, open buckets of oil, solid waste debris piles.

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.)

Three soil borings were completed to a depth of 20 feet (figure 2). Soil samples were collected at 1 foot intervals for field screening for volatile organic compounds (VOCs) with a photoionization detector (PID). Soil samples were analyzed for VOC's, TEH (OA-2), and RCRA Metals. Arsenic was identified in one soil sample above the Iowa Statewide Standard. Arsenic levels exceeded the Statewide Standard in SB-2. None of the remaining RCRA Metals, VOCs or TEH (OA-2) constituents were above the Statewide Standards or the Iowa Tier 1 Guidance levels in the soil samples. No ground water samples were collected.

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 samples from 19 to 20 feet from three soil borings were analyzed for VOCs, by EPA method 8260, for TEH (OA-2), and RCRA Metals by EPA method 6010C and 7471B. There were no detections of TEH or VOCs. Arsenic was the only metal identified in one soil sample from SB-2, (18.1 mg/kg) above the Iowa Statewide Standard. None of the remaining RCRA Metals, VOCs or total extractable hydrocarbons (TEH) (OA-2) constituents were above the Iowa Statewide Standards or the Iowa Tier 1 Guidance levels for soil. The results and standards for metals in soil samples are listed in the table below.

Table 1 – Soil RCRA Metals (mg/kg)

Constituent	SB-1 19-20'	SB-2 19-20'	SB-3 19-20'	Statewide Standard
Arsenic	11.5	18.1	<9.21	17 w/ background
Barium	141	147	98.1	15000
Chromium VI	21.0	21.3	21.1	210
Mercury	0.0795	<0.0182	0.190	23

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 only on-site potential receptors include the private well. The location of the on-site well was not identified in the report but is not used. No other on-site or off-site receptors have been identified.

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

3

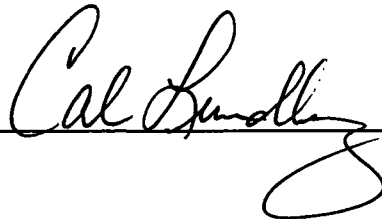
Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

The priority 3 recommendation for this site is based on the low levels of detected metals and the lack of detections for VOC's and total extractable hydrocarbons in soil. There were no ground water samples collected for analysis and thus, no results for IDNR to consider. There were no actual receptors reported. The onsite well is a potential receptor.

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:



Date Reviewed:

5/7/14

Revised 11/2012

Figure 2



North



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: Matt Culp Environmental Specialist 5/1/14
 (Name/Title) (Date)
502 East 9th Street 1-515-242-5087
 (Address) (Phone)
matt.culp@dnr.iowa.gov
 (E-mail Address)

Site Name: River Hills Community Health Center

Previous Names (if any): none

Site Location: 900 Hutchinson Avenue

Ottumwa IA 52501
 (City) (ST) (Zip)

Latitude: 41.0211 **Longitude:** 92.3860

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:

NA

- 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:

The low priority recommendation for this site is based on the low levels of detected metals and the lack of detections for VOC's and total extractable hydrocarbons in soil.

There were no ground water samples collected for analysis and thus, no results for IDNR to consider.

There are no actual or potential receptors reported.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

CAL LUNDBERG
Print Name/Signature

Cal Lundberg

5/7/14
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: River Hills Community Health Center

Identified By: _____

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

Address: 900 Hutchinson Ave.

County Name: Wapello

City, State, Zip: Ottumwa, IA 52501

State ID (if one exists): _____

Congressional District: 2nd

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): none

Directions to Site: From Des Moines travel south on state Highway 5 to Highway 92. Turn east on Highway 34 to Ottumwa. Exit Highway 34 at Roener Avenue and travel west to South Walnut Street and turn north. Turn east on Stellar Avenue. Travel east to Hutchinson Avenue. The site is on the east side of the road.

Site Description: The property is in a rural/residential area. Residential land borders the property to the north, west, and south and Hwy 63 is located to the east. The property is connected to the city sanitation system and also has a septic system for sewage disposal. The property is connected to the city potable water system.

USGS Quadrant: Ottumwa North USGS Hydro Unit: _____

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):

Latitude: 41.0211 Longitude: 92.3860

(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 Doherty Date: 5/7/14 RPM/OSC/SAM: _____ Date: ____/____/____

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: River Hills Community Health Center

EPA ID: _____

Latitude: 41.0211 Longitude: 92.3860
(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: 5/1/2014

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)

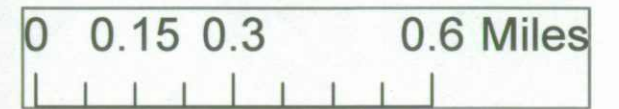
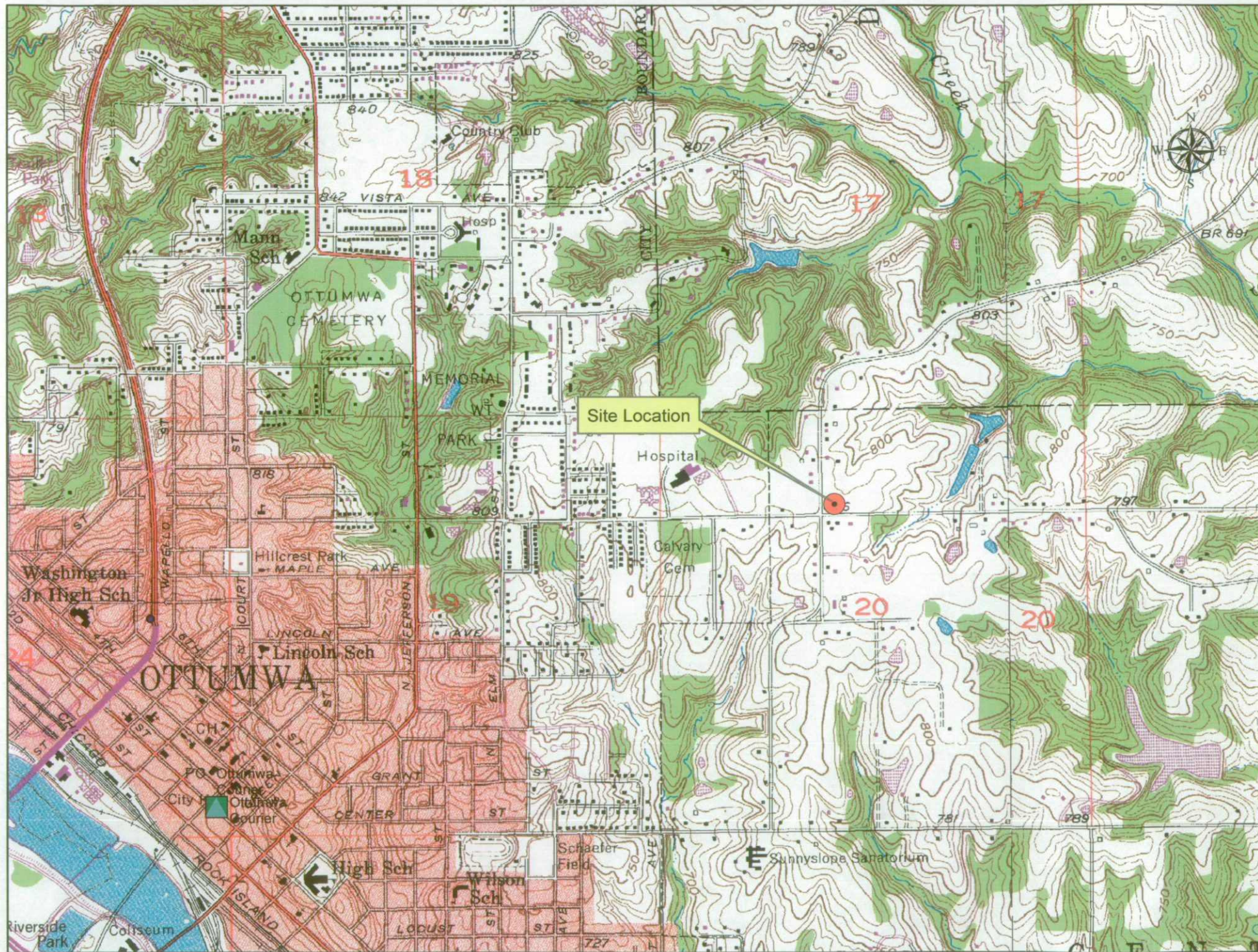
Source Map Scale: ☐ 1:10,000 ☐ 1:12,000 ☐ 1:15,840 ☐ 1:20,000 ☐ 1:24,000 ☐ 1:25,000 ☐ 1:50,000
☐ 1:62,500 ☐ 1:63,360 ☐ 1:100,000 ☐ 1:125,000 ☐ 1:250,000 ☐ 1:500,000 ☐ NONE ☐ UNKNOWN
☐ OTHER _____

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.



Site
River Hills
Community Health Center
Ottumwa Iowa

