

Site Name: Charlie's Filling Station, West Des Moines

Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: June 30, 2014

**CON 12-15
Doc #29816**

☒ **3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded**
Phase II submitted that is not part of a real estate transaction

Location:

Latitude: 41.5832 Longitude: 93.7067
(Decimal Degree format)

County: Polk

USGS Quadrant: West Des Moines 7.5'

Site Size: 0.3

Site Dimension:

☒ Acres ☐ Square Feet
☐ Feet ☐ Square Miles ☐ Miles

Site Alias Name(s): _____

Congressional District: 3

Grant Recipient Name, Address & Contact: _____

Current Owner & Address:

D.B McCurnin
305 GRAND AVE
WEST DES MOINES, IA 50265

Phase II ESA contracted by

Mr. Jeff Johnson
Fareway Stores
715 8th Street
Boone, IA 50036:

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

Charlie's Filling Station
305 Grand Avenue
West Des Moines, IA

Directions to site:

From Highway 28 on the south side of West Des Moines, turn west on Grand Avenue, proceed 0.2 mi. Arrive at site located on the northeast corner of Grand Avenue and 4th 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 0.3-acre site consists of one 1,400 ft² single story building and a paved parking lot. The building was constructed in 1950 as a gas station and was converted to a restaurant/tavern in approximately 1980. In 1974 there were two USTs onsite. It is unknown as to whether they were removed or abandoned in place. The site is currently operating as a restaurant/tavern. The area is served by City of West Des Moines sewer and water.

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.)

Four test borings (DP1, DP2, DP3, and HA1) were advanced onsite. DP1, DP2, and DP3 were advanced to 20 feet bgs by direct push. HA1 was hand augured to 10 feet bgs. Soil was PID field screened and a soil sample was collected from each of the four borings and submitted for laboratory analysis for BTEX and TEH. Each boring was converted to a temporary well and a groundwater sample was collected from each. The groundwater samples were submitted for laboratory analysis for TEHs and BTEX. The water table was estimated to be 5 to 7 feet bgs. Six to nine feet of silts and clays overlie sands and sandy loams at the site. Groundwater flow is assumed to be easterly toward Walnut Creek, located 1,150 feet to the east of the site.

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;**

All concentrations in mg/kg. Exceedances of Statewide Standard in **BOLD**

Analyte (mg/kg)	Sample Location/Depth				Statewide Standard (mg/kg)
	DP1 8" bgs	DP2 9' bgs	DP3 9' bgs	HA1 7' bgs	
Benzene	ND	ND	ND	ND	0.53
Toluene	ND	0.170	3.85	ND	3.2
Ethylbenzene	0.751	2.60	13.3	0.61	15
Xylene	1.89	2.98	60.3	0.412	52
TEH Diesel	8,380	ND	782	1,320	3,800
TEH Waste Oil	ND	ND	ND	ND	NA
TEH	13,500	97.2	7,550	1,910	NA

ND – Contaminant not detected above laboratory detection limits.

NA – Not Applicable

Groundwater;

All concentrations in ug/L. Exceedances of Statewide Standard in **BOLD**

Analyte (ug/L)	Sample Location				Statewide Standard (ug/L)
	DP1*	DP2	DP3	<u>HA1</u>	
Benzene	12.9	258	616	14	5
Toluene	ND	67.4	1,230	ND	1,000
Ethylbenzene	ND	2,220	2,470	35	700
Xylene	ND	4,400	13,400	20	10,000
TEH Diesel	590	184,000	43,600	3,000,000	1,200
TEH Waste Oil	ND	1,390	11,500	5,430	400
TEH	3,740	1,150,000	272,000	4,370,000	NA

ND – Contaminant not detected above laboratory detection limits.

NA – Not Applicable

DP1* - Free product of a thickness of 0.2 inches was found

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 of West Des Moines. The property is a 0.3 acre rectangular parcel located between Ashworth Road and Grand Avenue. The nearest residence is 270 feet west (assumed up gradient direction) of the site. The property and area is served by municipal sewer and public water from DMWW. The site is located in the water supply area for DMWW (Walnut Creek is a tributary of the Raccoon River and the confluence is in an area of the intake gallery). 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.

2

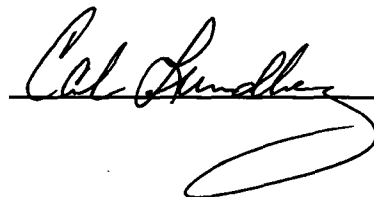
Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

Soil and groundwater at the property have been significantly impacted by a petroleum release. TEH Diesel was detected in the soil sample at DP1 at a concentration of 8,380 mg/kg which exceeds the Tier 1 Standard for Soil Leaching to Groundwater of 3,800 mg/kg. Free product TEH Diesel was detected in the groundwater sample from temporary well, DP1, at a thickness of 0.2 inches. While free product was not noted in the groundwater sample from HA1, TEH was detected at a concentration of 4,370,000 ug/L (> 0.4 %). There is a possibility that free product is present in HA1 as well. Groundwater flow direction has not been established and the extent of the contamination has not been determined. Additional site characterization/site assessment (under state authority) will be required.

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: _____

7/8/14

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 July 1, 2014
 (Name/Title) (Date)
502 East 9th Street, Des Moines, IA 50319 515 242 5084
 (Address) (Phone)
Hylton.Jackson@dnr.iowa.gov
 (E-mail Address)

Site Name: Charlie's Filling Station, West Des Moines

Previous Names (if any): _____

Site Location: 305 Grand Avenue
West Des Moines IA 50265
 (City) (ST) (Zip)

Latitude: 41.5832 **Longitude:** 93.7067

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 checked="" type="checkbox"/>	<input 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:

The environmental impact to onsite soil and groundwater is the result of a petroleum release

- 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:

Soil and groundwater at the property have been significantly impacted by a petroleum release. TEH Diesel was detected in the soil sample at DP1 at a concentration of 8,380 mg/kg which exceeds the Tier 1 Standard for Soil Leaching to Groundwater of 3,800 mg/kg. Free product TEH Diesel was detected in the groundwater sample from temporary well, DP1, at a thickness of 0.2 inches. While free product was not noted in the groundwater sample from HA1, TEH was detected at a concentration of 4,370,000 ug/L (> 0.4 %). There is a possibility that free product is present in HA1 as well. Groundwater flow direction has not been established and the extent of the contamination has not been determined. Additional site characterization/site assessment (under state authority) will be required.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Charles Filling Station, West Des Moines

EPA ID: _____

Latitude: 41.5832 Longitude: 93.7067 Measurement Sequence: _____
(Decimal Degree format)

(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: 7/1/2014

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.



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Charlie's Filling Station, West Des Moines

Identified By: _____

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

Address: 305 Grand Ave.,

County Name: Polk

City, State, Zip: West Des Moines, IA 50265

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 Highway 28 on the south side of West Des Moines, turn west on Grand Avenue, proceed 0.2 mi. Arrive at site located on the northeast corner of Grand Avenue and 4th Street.

Site Description: Restaurant/tavern

USGS Quadrant: West Des Moines 7.5' USGS Hydro Unit: _____
main

Latitude: 41.5832 Longitude: 93.7067
(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: 7/1/2014

Actual Complete: 7/1/2014

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: 7/1/2014

SCAP Note: _____

Comments: ☐ Site or ☐ Action: _____

Signatures: _____

States: Cal. H. H. H. Date: 7/8/14 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 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):_____
☐ 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)

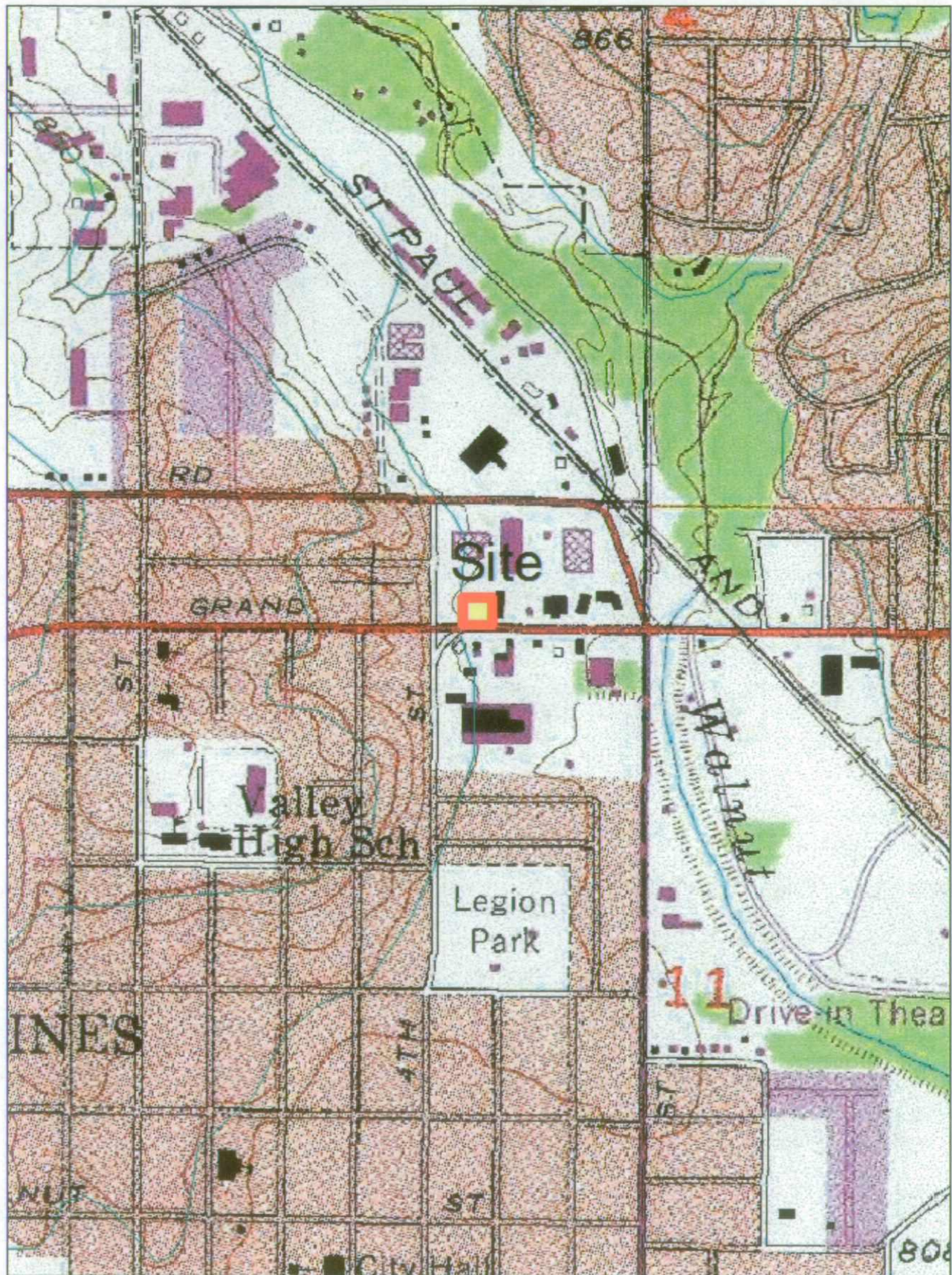
☒ **OT-Other** - Applicable sub-categories

☐ 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):_____

Charlie's Filling Station



Charlie's Filling Station, West Des Moines

Sample Locations

