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July 29, 2014

CON 12-15
Doc #29901

Mr. Hylton Jackson
Contaminated Sites Section
Iowa Department of Natural Resources
Wallace State Office Building
Des Moines, IA 50319

Subject: Submittal of the Site Assessment Work Plan for the Property Located at 305
Grand Avenue in West Des Moines, Iowa.

Dear Mr. Jackson:

Seneca Companies is submitting the Site Assessment Work Plan on behalf of our client, Fareway
Stores (Fareway) per your letter dated July 15, 2014.

If you have any questions regarding the accompanying Report, I can be reached at 515-261-
7723 or bkussatz@senecaco.com.

Sincerely,
Seneca Companies, Inc.

Blaine Kussatz, CHMM
Project Manager

cc: Jeff Johnson – Fareway Stores, 715 8th Street, Boone, IA 50036
File: 6360915

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SITE ASSESSMENT WORK PLAN

**305 Grand Avenue
West Des Moines, Iowa**

Prepared for:

**Fareway Stores
715 8th Street
Boone, IA 50036**

Prepared by:

**Seneca Companies
4140 NE 14th Street
Des Moines, Iowa 50313**



**Blaine Kussatz
Seneca Project Manager**

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**Chapter 133 Work Plan
305 Grand Avenue
West Des Moines, Iowa**

Introduction

Scope and purpose

A Phase II Environmental Site Assessment completed by Seneca Companies in June 2014 detected petroleum contaminants in the soil and groundwater. Fareway Stores has retained Seneca Companies to complete site assessment activities at the above referenced site under the supervision of the Iowa Department of Natural Resources and in accordance with the guidelines provided in Chapter 133 of the Iowa Administrative Code. The current Work Plan is intended to summarize the nature and scope of activities that Seneca Companies believes will provide an accurate evaluation of the present risk posed to human health and the environment by soil and/or groundwater.

Site History

The subject property is located at 305 Grand Avenue in West Des Moines, Iowa. Mr. D. B. McCurnin owns the property and is leasing the Property to Mr. Charlie Sovich who is operating Charlie's Filling Station which is a bar/lounge. Prior to Mr. Sovich leasing the Property, Superior Oil Company leased the Property from 1955 until 1974. From 1974 to 1975 the Property was leased to Gulf Oil Corporation. At that time there were two (2) underground storage tanks (USTs) on the property. Mr. Sovich stated that the USTs were filled in place prior to him leasing the property in 1975.

A Phase II Environmental Site Assessment was conducted by Seneca Companies in May 2014 to evaluate the presence of benzene, toluene, ethylbenzene, xylenes, and total extractable hydrocarbons (TEH) in the soil and groundwater. Soil and groundwater contamination exceeding State of Iowa Standards was observed in all the borings/temporary monitoring wells. Free product was observed in one (1) of the temporary monitoring wells.

Current Site Conditions

Site Owner and Usage

The subject property is presently owned by Mr. D.B. McCurnin and is leased to Dino Investments. The facility currently is utilized as a bar/lounge.

Proposed Activities

Land Use and Receptor Surveys

Seneca personnel will conduct a land use and receptor survey during this site investigation which will identify potential and actual receptors surrounding the Property.

Soil and Groundwater Plume Definition

The proposed site assessment activities are designed to determine the current risk to human health and environment, if any, posed by the former USTs at the site by defining the soil and groundwater parameters and determining the lateral extents of the contaminant plume migration. The topographic site map suggests that groundwater flow is to the east/southeast. Seven (7) monitoring well locations are proposed, six (6) locations to evaluate if the contamination is migrating off the Property and one (1) location in the direct vicinity of former boring (DP1), where free product was found. Proposed monitoring well locations are provided on the map included in Appendix A. Off site access will need to be received from the City of West Des Moines for the borings located along Grand Avenue. At this point it is unknown if the contamination extends to the south beyond the Grand Avenue. If after the first round of sampling from the original seven (7) monitoring wells indicates that the groundwater flow direction would transport the contamination beyond Grand Avenue, off-site access and installation of boring(s)/monitoring well(s) may be warranted.

Monitoring well installation will be accomplished via a truck or trailer mounted hydraulic drill rig equipped with 8.25 inch diameter hollow stem augers. Monitoring wells will be constructed using two (2)-inch diameter Schedule 40 PVC screen and two (2)-inch diameter PVC riser. A sand pack will be set around the well screen and the upper portion of the well will be sealed with bentonite clay. The monitoring wells will be finished as above ground wells with securable flush mounts, where applicable.

Hydraulic Conductivity Testing

Seneca will perform bail down tests on three (3) wells to determine the hydraulic conductivity of the unconsolidated soils at the site. Monitoring wells with high recharge rates will be tested utilizing an electronic data logger capable of measuring well recovery in very short intervals.

Sampling and Analytical Procedures

Soil samples will be collected using a five (5)-foot core barrel and field screened every twelve (12) inches for volatile organic carbons (VOC) utilizing a photo-ionization detector (PID). A soil sample will be collected at the depth with the highest VOC reading and, if applicable, the depth of previously identified contamination. Soil samples will be packed into a four (4)-ounce glass jar.

Groundwater samples will be obtained using clean disposable bailers, poly string, and disposable nitrile gloves. Monitoring well purging and sampling processes were adopted from U.S. EPA protocols for groundwater sampling and monitor well purging. The utilized methodology assures minimum risk of cross-contamination and allows for collection of groundwater that is representative of the surrounding geologic medium. Well purging will consist of three (3) casing volumes or until dry; groundwater will be allowed to recover following purging. Groundwater samples will then be

VOGEL

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obtained using clean disposable bailers, poly string, and disposable nitrile gloves. Groundwater samples will be visually inspected for the presence of emulsions or chemical sheens.

Soil and groundwater samples will then transferred to laboratory cleaned containers, iced, and shipped to Test America Laboratories, Inc. under full chain of custody (COC) for analysis. Benzene, toluene, ethylbenzene, and xylenes (BTEX) will be determined using Iowa Method OA1 and Total Extractable Hydrocarbons (TEH) by Iowa Method OA-2.

Potential Future Remedial Actions

If Fareway Stores was to purchase the property, Fareway Stores does not plan on developing this portion of the property, at this time. They may, in the future, redevelop the Property into a parking lot or green space. At that time, if contamination is disturbed during the developmental stage, evaluation of the amount of contaminated soil to be disturbed and removal of the contaminated soil may be required.

Special Terms and Conditions

The proposed scope of work is based on the reported results of environmental testing conducted by Seneca at the subject property. The current scope of work will be testing for BTEX and (TEH).

Data Compilation and Reporting

All data from the sampling activities, along with the historic soil and groundwater data will be compiled and summarized in the Site Assessment Report. The Site Assessment Report is intended to summarize the nature and scope of the contamination remaining at the site and provide the Iowa DNR with an accurate evaluation of the present risk posed to human health and environment by soil and/or groundwater contamination discovered during the Phase II site investigation. The reporting stage of the project will be completed subsequent to the soil and groundwater sampling.

Appendix 1

Proposed Boring/Monitoring Well Location Map



● Proposed Boring locations

▭ UST locations

Subject Property

Seneca Companies	Seneca Job# 6360915	Date: July 29, 2014
305 Grand Avenue West Des Moines, IA	Approx. Scale: NTS Courtesy of Google	Site and Proposed Boring/MW Location Map

