



CON 12-15
Doc #31786

May 12, 2016

Mr. Matt Culp
Senior Environmental Specialist
Iowa DNR Contamination Sites Section
502 E. 9th Street
Des Moines, IA 50319-0034

RE: Final Report
Hy-Vee, Inc.
Former Omaha Standard 2nd Affected Area (SB8 Area)
2525 West Broadway Street
Council Bluffs, Iowa 51501

Dear Mr. Culp,

On behalf of Hy-Vee, Inc. (Hy-Vee), Impact7G, Inc. (Impact7G) has prepared this Final Report in accordance with Subrule 567-137.10(3) of the Iowa Administrative Code (IAC). This Final Report documents the accomplishments set forth in the Risk Evaluation and Response Action Plan (RE/RA) Report for the Former Omaha Standard site located at 2525 West Broadway Street in Council Bluffs, Iowa. The enrolled site is shown in the attached Figure 1. Pertinent documents, activities, and associated dates of key completions are included in the table below.

Document	Date
Notification of Petroleum Hydrocarbon Contamination	November 2007
Site Assessment Report (Plume Delineation Activities)	February 2008
LRP Site Assessment Work Plan	March 2008
Land Recycling Program (LRP) Enrollment and Participation Agreement	April 2008
Revised LRP Site Assessment Work Plan	April 2008
Site Assessment (SAR) and RE/RA Report	May 2008
SAR Addendum and Updated RE/RA	July 2008
RE/RA approved (with comments) by IDNR	July 2008
Public Notice issued in The Daily Nonpareil, letters sent to Public Health Department and adjacent property owners	July 2008
Environmental Covenant Recorded	August 2008
Request for Groundwater Monitoring Variance and Closure	November 2009
IDNR rejected variance and closure request.	December 2009
December 2009 Groundwater Monitoring Report – MW10 Area wells (MW10R, DLW1, DLW2, DLW3, DLW4, DLW5, and DLW6 destroyed during site prep)	January 2010
Request for Use Non-Protected Statewide Standards in a Protected Groundwater Source	March 2010



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Document	Date
IDNR approval for request for use of non-protected Statewide Standards in a protected groundwater source	May 2010
IDNR request for groundwater samples to be collected from the locations of MW10R, DLW3, DLW4, and DLW5 since they were destroyed during site preparation activities in 2009	May 2010
June 2010 Groundwater Analytical Results Submittal for the IDNR requested groundwater samples	July 2010
May 2011 Groundwater Analytical Results Submittal (Monitoring wells MW-1 through MW-8 were installed at IDNR LRP approved locations around the newly constructed Hy-Vee Store)	May 2011
Additional Affected Area (SB8) Work Plan submittal	August 2012
Update Participation Agreement to add Additional Affected Area	November 2012
Additional Affected Area Site Assessment Report	January 2013
Supplemental Site Assessment Report for Additional Affected Area	June 2013
MW-10 Area Quarterly and Semi-Annual (Years 2 & 3) Monitoring Reports	August 2011-May 2015
1 st Affected Area Final Report	May 2015
IDNR Approval of Final Report	July 2015
Additional Affected Area Compliance Monitoring Reports	January 2014-March 2016
2 nd Affected Area Final Compliance Monitoring Report	April 2016
IDNR Approval of Final Compliance Monitoring Report	April 2016

The following is a summary of the proposed response actions for the potential pathways identified in the RE/RA Report submitted in July 2008.

- Groundwater - Benzene concentrations detected in monitoring wells MW-10R, DLW-3, MW-9, and MW-10 exceeded the Statewide Standards. Potential groundwater ingestion, vapor intrusion, leaching to plastic waterlines, dermal exposure and impact to surface water pathways were evaluated in the RE/RA. Based upon the evaluation results, the response actions consisted of the placement of the following environmental covenants on the property:

- No water wells can be installed on the property;
- Chemical resistant gaskets must be used on water line and sanitary sewer lines;
- Property use is limited to non-residential; and
- No plastic waterlines can be installed on the property.

In addition, the City of Council Bluffs has an ordinance restricting the installation of wells within the City limits where municipal is available. The ordinance prohibits installation of any type of water well with the exception of monitoring wells. The environmental covenant was recorded on the property in August 2008.

- Soil - Benzene was not detected above Statewide Standards in any of the soil samples collected on the site.

In accordance with Subrule 567-137.10(3) of the IAC, compliance groundwater monitoring has been completed and the data demonstrates that the groundwater plume is under steady or decreasing conditions and has not migrated off-site. The general public was informed of the impacted groundwater at the Former Omaha Standard property and resultant response actions

in a Public Notice published in The Daily Nonpareil on July 25, 2008. A letter was also sent to the Public Health Department and adjacent property owners notifying them of the impacted groundwater. No comments were received.

Since the response actions for the impacted groundwater have been fully implemented and compliance monitoring demonstrating compliance in accordance with Subrule 567-137.10(3) of the IAC is complete, Hy-Vee formally requests a "No Further Action (NFA) Certificate" for both the 1st (MW10) and 2nd (SB8) Affected Areas of the site.

If you have any questions or need additional information, please contact John Brehm of Hy-Vee or myself.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Goalen", written in a cursive style.

Michael Goalen
Senior Project Manager
Impact7G, Inc.

Cc: John Brehm, Hy-Vee, Inc.

Enclosures

HY-VEE AT WEST BROADWAY

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and the monuments have been found or set at all angle points and corners on the perimeter as indicated hereon and that a bond has been posted with the City of Council Bluffs, Iowa, to ensure that permanent monuments will be placed at all angle points, corners and ends of curves on all lots in the subdivision to be known as HY-VEE ON WEST BROADWAY (Lots 1, 2, and 3) being a replatting in the City of Council Bluffs, Iowa, bounded by the south right of way line of West Broadway on the north, the west right of way line of 1st Avenue on the South and the east right of way line of South 25th Street on the West, described as follows: Lots 1 through 13, inclusive, Block 38, CENTRAL SUBDIVISION; Lots 1 through 6, inclusive, Block 4, COCHRAN'S ADDITION; Lots 1 through 9, inclusive, MARTINS SUBDIVISION; Lots 5 and 6, and the West Half of Lot 4, Block 2, STREET'S ADDITION; Lots 1 through 18, inclusive, Block 1, WRIGHT'S ADDITION, AND Lots 1 through 4, inclusive, AUDITOR'S SUBDIVISION OF LOTS 19 THROUGH 23, INCLUSIVE IN BLOCK 1, WRIGHT'S ADDITION, subdivisions, as surveyed, platted and recorded in Pottawattamie County, Iowa, TOGETHER WITH all vacated streets and alleys within the bounded area, EXCEPT a twenty foot chamfer in the northwest corner of Lot 13, Block 38, in said CENTRAL SUBDIVISION, the entire tract described by metes and bounds as follows: Beginning at a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 11973 at the intersection of the south right of way line of West Broadway with the west right of way line of South 23rd Street; Thence South 00°44'31" West (assumed bearings) for 371.88 feet along said west right of way line to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 5414 in the north right of way line of 1st Avenue; Thence North 89°09'58" West for 890.63 feet along said north right of way line to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 11973 in the east right of way line of South 25th Street; Thence North 01°03'01" East for 352.94 feet along said east right of way line to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 11973 and the southerly corner of said twenty foot chamfer; Thence North 46°06'58" East for 28.32 feet along the twenty foot chamfer line to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 11973 in the south right of way line of West Broadway and the easterly corner of said twenty foot chamfer; Thence South 89°06'04" East for 868.67 feet along said south right of way line to the Point of Beginning. Contains 7.601 acres.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Warren R. Headlee 11-9-07
Land Surveyor Date

Printed or typed name: WARREN R. HEADLEE

License number: LS-17613

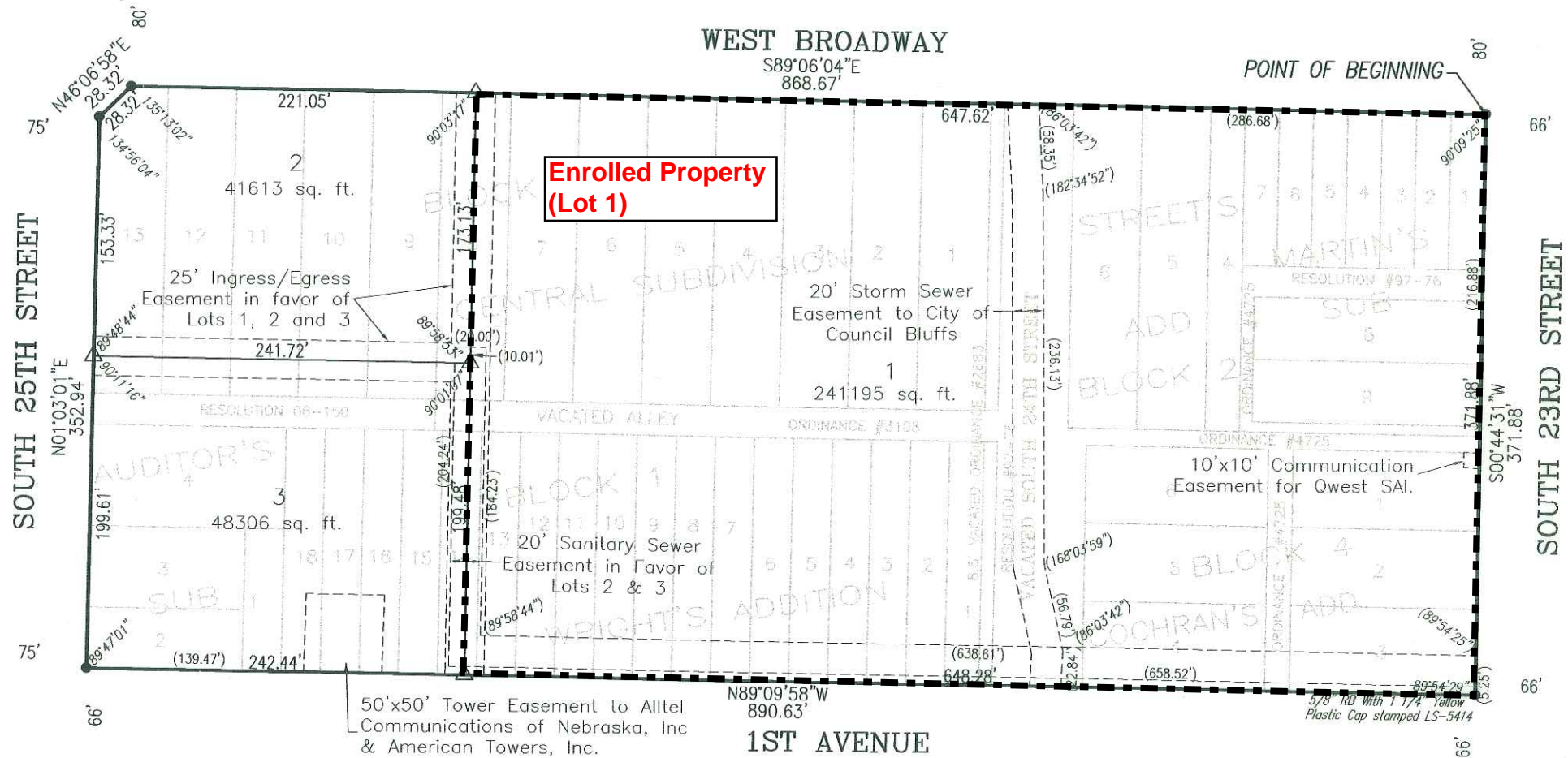
My license renewal date is December 31, 2008

Sheets covered by this seal: 2

Plat of Survey prepared for: HY-VEE

BLOCK 3 STREET'S ADDITION					
9	10	11	12	13	14

BLOCK 37 CENTRAL SUBDIVISION									
14	15	16	17	18	19	20	21	22	23
24	25	26							



LEGEND

- CORNER FOUND (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-11973, UNLESS NOTED)
- △ CORNER SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LLS-17613)

NOTES

- All distances are shown in decimal feet.
- All angles are 90° unless otherwise noted.
- Distances and angles shown in parenthesis refer to easements.
- Alley vacations by ordinance or resolution as shown hereon.

