

Site Name: Iowa Muffler & Brakes - Des Moines

Initial Site Screening (ISS)

CON 12-15
DOC# 32090

Project Manager: Nellesen

Date: 07/29/16

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: 41.586858. Longitude: -93.613294
(Decimal Degree format)

County: Polk

USGS Quadrant: Des Moines SE

Site Size: 0.267

Site Dimension:

Acres Square Feet
 Feet Square Miles Miles

Site Alias Name(s): NA

Congressional District: Iowa 3rd

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: Source Allies Inc., 3530 Arapahoe Dr, Des Moines, IA 50312

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

Same

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

216 E Court, Des Moines, IA 50309

Directions to site: In Des Moines take I-235 E to exit 8B. Turn right onto E 6th St and follow for 0.5 miles. Turn right onto Court Ave. Site is on the north 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)

A warehouse currently sits at the site and is used for the owner's personal storage (refer to attached Site Map). In recent history, this site was used for automotive repair (the warehouse has an automotive lift). This site was a lumber company in the late 1800's. In the early 1900's the property had a flavoring and extracting company, saloon, wind mill and tank company. During the 1920-1950 timeframe this site was woodworking/lumber company. Later on, this property housed an auto repair shop, a machine company, and an auto wrecking and salvage company.

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 borings were advanced to 20 ft. below the ground surface (bgs) (refer to attached Site Map for boring locations). The soil borings (TB-1, TB2 and TB-3) were placed north, west and south of the current building location. A soil sample was taken from the top 1 ft. of each boring and analyzed for RCRA Metals (arsenic, barium, cadmium, chromium, lead and mercury) using EPA Method 6010B and 7471A. A second sample was collected 12.5 ft. bgs and analyzed for benzene, toluene, ethylbenzene, and xylene (BTEX) using Iowa Method OA-1 and Total Extractable Hydrocarbons (TEH) using Iowa Method OA-2.

A groundwater sample was collected from each of the three boring locations. Groundwater samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260B, Semi-VOC (SVOCs) by EPA Method 8270C and TEH by Iowa Method OA-2.

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 Findings:

Laboratory analysis shows that several RCRA metals and TEH-Waste Oil was detected in soil samples (see Table 1). However, concentrations do not exceed applicable Iowa DNR standards (Land Recycling Program Statewide Standards (SWS) or Tier 1 Standard).

Table 1 – Soil Summary Results

Chemical of Concern	TB-1	TB-2	TB-3	State Wide Standards (SWS) or Tier 1 Standard
Arsenic	<2.3	2.6	1.2	17
Barium	24.3	27.7	16.9	15000
Cadmium	<0.09	0.4	0.1	70
Chromium	3.7	5.4	3.2	210
Lead	4.3	82.0	5.4	400
Mercury	<0.04	0.08	<0.04	23
Selenium	<1.4	<1.0	<0.3	390
Silver	<0.09	<0.3	<0.1	370
Benzene	<0.20	<0.20	<0.20	0.54
Toluene	<0.20	<0.20	<0.20	3.2
Ethylbenzene	<0.20	<0.20	<0.20	15
Xylenes	<0.40	<0.40	<0.40	52
TEH-D	<5	<5	<5	3800
TEH-WO	16	7	6	9400

Groundwater Findings:

Groundwater analysis shows that four chemicals were detected in the groundwater samples. However, only Benzo(b)fluoranthene was found to be above the applicable Iowa DNR standard (SWS for protected groundwater source) . Detectable chemicals are noted in Table 2 below.

Table 2 - Groundwater Summary Results

Chemical of Concern	SB-1/IMB-1W	SB-2/IMB-2W	SB-3 IMB-3W	State Wide Standards (SWS) or Tier 1 Standard
Pyrene	40	<10	<10	210
Benzo(b)Fluoranthene	14	<10	<10	0.24
Tetrachloroethylene	<1.0	<1.0	1.7	5
TEH-D	100	<100	100	1200

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.

Utility locations were not provided. The area to the north of the site is commercial. The south, east and west areas house a mixture of residential and commercial uses (refer to attached Site Vicinity Map). Iowa DNR Facility Explorer Well Search lists two active wells within 1,000 ft. of

the site (documentation attached). Only one of these wells could be identified in the Iowa DNR's Private Test Well Tracking System and is listed as a heat pump well (owned by Market One, LLC). The Des Moines River is approximately 800 ft. to the west 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.

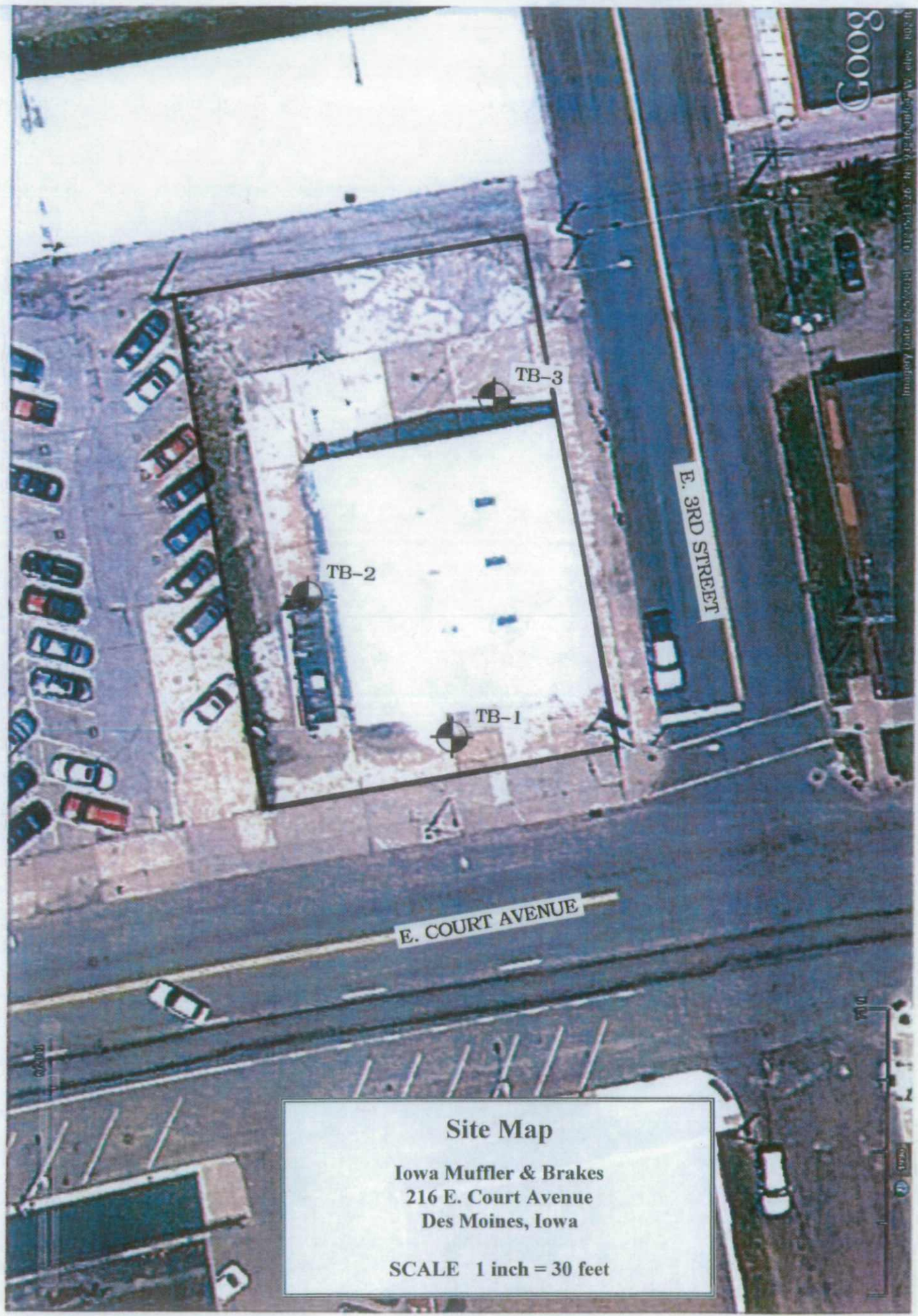
One groundwater sample exceeded statewide standards for Benzo(b)Fluoranthene. The other two samples did not detect this compound; however, the laboratory reporting limit is above the groundwater statewide standard (SWS for both protected groundwater and non-protected groundwater) so it is unknown if these locations exceed the SWS. Additionally, most other reporting limits for Polycyclic Aromatic Hydrocarbons (PAHs) were also above SWS. The concentration of Benzo(b)Fluoranthene in groundwater at IMB-1W is 14 ug/L (more than fifty times higher than the SWS of 0.24 ug/L). This concentration fails the *site resident* module of the DNR Land Recycling Program Risk Calculator. The City of Des Moines zoning map indicates this site is zoned for mixed use (commercial/residential) so future residential uses must be considered. Soil samples were not analyzed for SVOCs using EPA Method 8270.

The only chemical that exceeded groundwater standards, Benzo(b)Fluoranthene, is not included in the EPA Vapor Intrusion Screening Level (VISL) model.

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: Amie Davidson Date Reviewed: 8-2-16
Revised 3/2015



Site Map

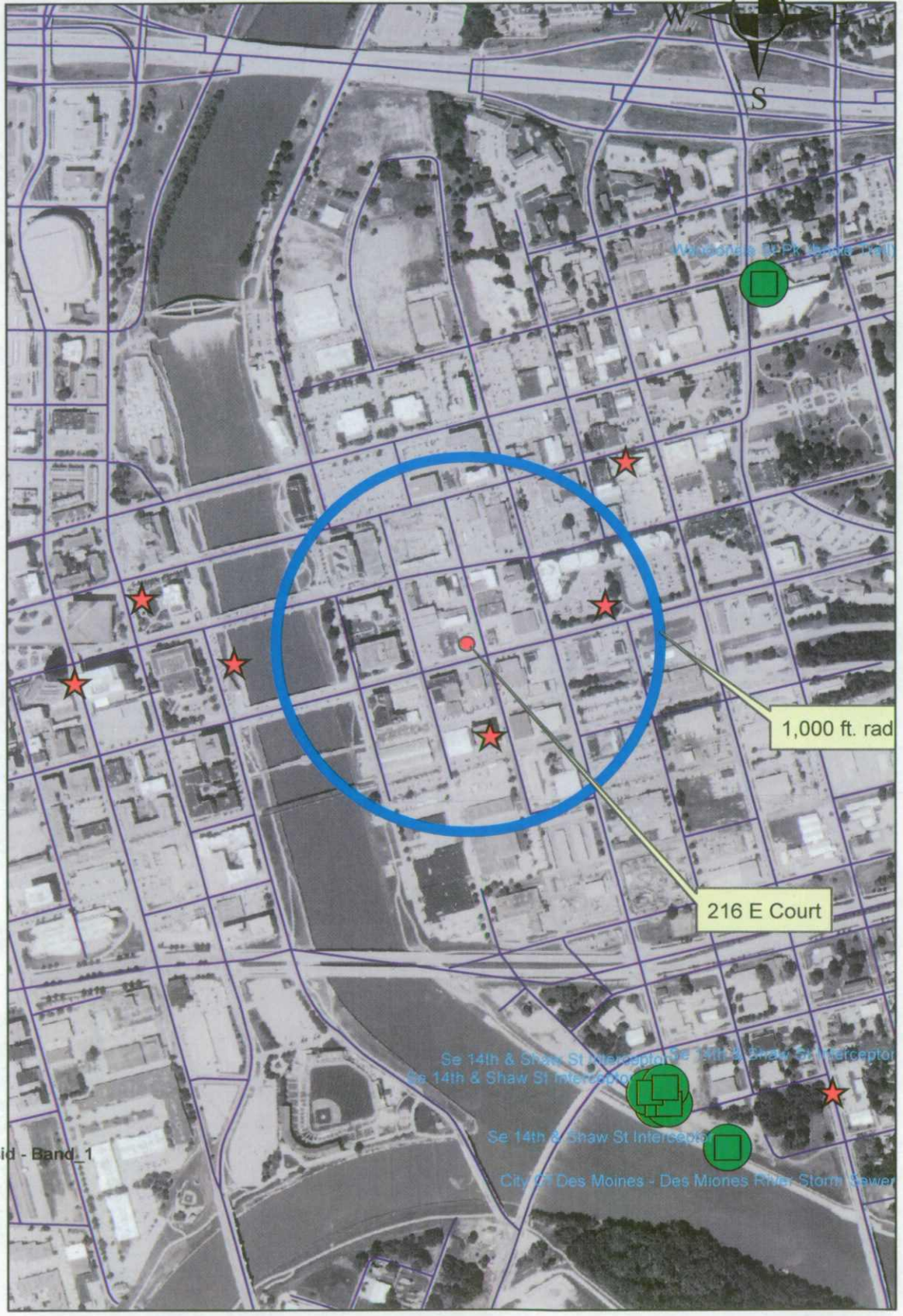
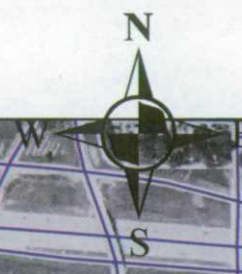
**Iowa Muffler & Brakes
216 E. Court Avenue
Des Moines, Iowa**

SCALE 1 inch = 30 feet







imagery date: 6/25/2004 01:51:26 N 93.160606 W elev: 803 ft

Goog

Iowa Muffler & Brakes Site Vicinity



Legend

-  PWTS_wells
-  water_use_wells
-  water_use_wells
-  roads_2006_77
-  county
- Airphotos_2015_NAIP_77.sid - Band_1
- Value
-  High : 228
- Low : 0

1,000 ft. rad

216 E Court

Se 14th & Shaw St Interceptor
 Se 14th & Shaw St Interceptor
 Se 14th & Shaw St Interceptor
 City Of Des Moines - Des Moines River Storm Sewer

Well Search



Print | Help |

Well Search Report

Included in search	No. of wells	Database
X	1	IGS well database General well database maintained by IGS, location accuracy varies 3,730 to 25 ft., last updated 8/2005.
X	0	Public wells Municipal and nonmunicipal public well databases maintained by IGS, location varies 3,730 to 25 ft., under development.
X	0	SDWIS public wells Public well database developed from the Safe Drinking Water Information System database maintained by IDNR, estimated locational accuracy varies from 15m. to 3300m. Created from 5/2005 data.
X	2	Private well tracking system IDNR database management system for Grants-to-counties-covered wells. Locational accuracy unknown, assumed to be +/- 17 m., Last update 7/2005.
X	0	Wells registered for testing Wells tested under Grant-to-Counties program. Locational accuracy varies 1150 to 150 m.; Last update 9/2001, no future updates planned.
X	2	Permitted private wells Wells permitted under Grant-to-Counties program. Locational accuracy varies 1150 to 150 m.; Last update 9/2001, no future updates planned.
X	14	Registered abandoned wells Wells abandoned under Grant-to-Counties program. Locational accuracy varies 1150 to 150 m.; Last update 9/2001, no future updates planned.
X	0	Water use facilities Wells used by facilities permitted to withdraw >25,000 gallons per day, locational accuracy is +/-20m to 1150 m. Created from 7/2005 data.
X	0	Municipal wells and intakes Locational accuracy 220 m., last updated 8/96.
X	0	Ag drainage wells Locational accuracy 100 m., last updated 4/98.

Well Search Detail

Subject: XY UTM Coordinates: 448882/4604106
Search Radius (ft): 1000

IGS Well Database									
Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information	
30093	<u>74163</u>	T78N, R24W, Sec. 4, SE, NE, SE	Calc. +/- 470 ft.	(m)	40	11/15/2011	Des Moines, City Of	Bedrock depth: 38; Well type: Test (water only)	

Public Wells									
Map	Well	Location	Accuracy	Dist.	Well	Construction/	Owner/Permittees	Other	

ID	No.	From Point	Depth	Permit Date	Information
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No records found from this data source

SDWIS public wells

Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information
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No records found from this data source

Private Well Tracking System

Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information
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129502	2117838	T78N, R24W, Sec. 3, SW, SE, NW	nom. +/- 25m.	(m)	46	5/24/2006	Iowa State Bank	Status: Plugged
129503	2176863	T78N, R24W, Sec. 3, SW, SW, SE	nom. +/- 25m.	153 (m)	300	8/5/2014	Market One, Llc	Status: Active Logged

→ PWTS indicates heat pump well

Wells Registered For Testing

Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information
--------	----------	----------	----------	------------------	------------	---------------------------	------------------	-------------------

No records found from this data source

Permitted Private Wells

Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information
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199867	238	T78N, R24W, Sec. 3, SW, SW, NW	Calc. +/- 285m.	103 (m)	400	unkn	Bratney, James Paul	Primary use: Domestic/household
199868	12115	T78N, R24W, Sec. 3, SW, SW, NE	Calc. +/- 285m.	91 (m)	400	9/15/1988	Unknown	Primary use: Domestic/household

→ assumed to be same well

Abandoned Wells (plugged)

Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information
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319163	42859	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	263 (m)	20	n.a.	Hubbell Realty Company	Well plugged: 4/27/1999; Well type: < 18" dia.
319164	42851	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	267 (m)	27	n.a.	Hubbell Realty Company	Well plugged: 4/27/1999; Well type: < 18" dia.

319165	42856	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	268 (m)	21	n.a.	Hubbell Realty Company	Well plugged: 4/27/1999; Well type: < 18" dia.
319166	42858	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	270 (m)	23	n.a.	Hubbell Realty Company	Well plugged: 4/27/1999; Well type: < 18" dia.
319167	42860	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	270 (m)	10	n.a.	Hubbell Realty Company	Well plugged: 5/24/1999; Well type: < 18" dia.
319168	42852	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	272 (m)	24	n.a.	Hubbell Realty Company	Well plugged: 5/24/1999; Well type: < 18" dia.
319171	42857	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	268 (m)	23	n.a.	Hubbell Realty Company	Well plugged: 4/27/1999; Well type: < 18" dia.
319172	42855	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	279 (m)	24	n.a.	Hubbell Realty Company	Well plugged: 5/24/1999; Well type: < 18" dia.
319173	42850	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	274 (m)	27	n.a.	Hubbell Realty Company	Well plugged: 4/27/1999; Well type: < 18" dia.
319174	42849	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	275 (m)	25	n.a.	Hubbell Realty Company	Well plugged: 4/27/1999; Well type: < 18" dia.
319175	42854	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	277 (m)	24	n.a.	Hubbell Realty Company	Well plugged: 5/24/1999; Well type: < 18" dia.
319176	42853	T78N, R24W, Sec. 3, SW, SE, NW	Calc. +/- 140m.	276 (m)	24	n.a.	Hubbell Realty Company	Well plugged: 5/24/1999; Well type: < 18" dia.
319149	7810	T78N, R24W, Sec. 3, SW, NE, SW	Calc. +/- 570m.	222 (m)	15	n.a.	Larry Mitchell, Bh#1	Well plugged: 5/27/1992; Well type: < 18" dia.
319148	7809	T78N, R24W, Sec. 3, SW, NW, SE	Calc. +/- 570m.	215 (m)	138	n.a.	Larry Mitchell, Bh#2	Well plugged: 5/27/1992; Well type: < 18" dia.

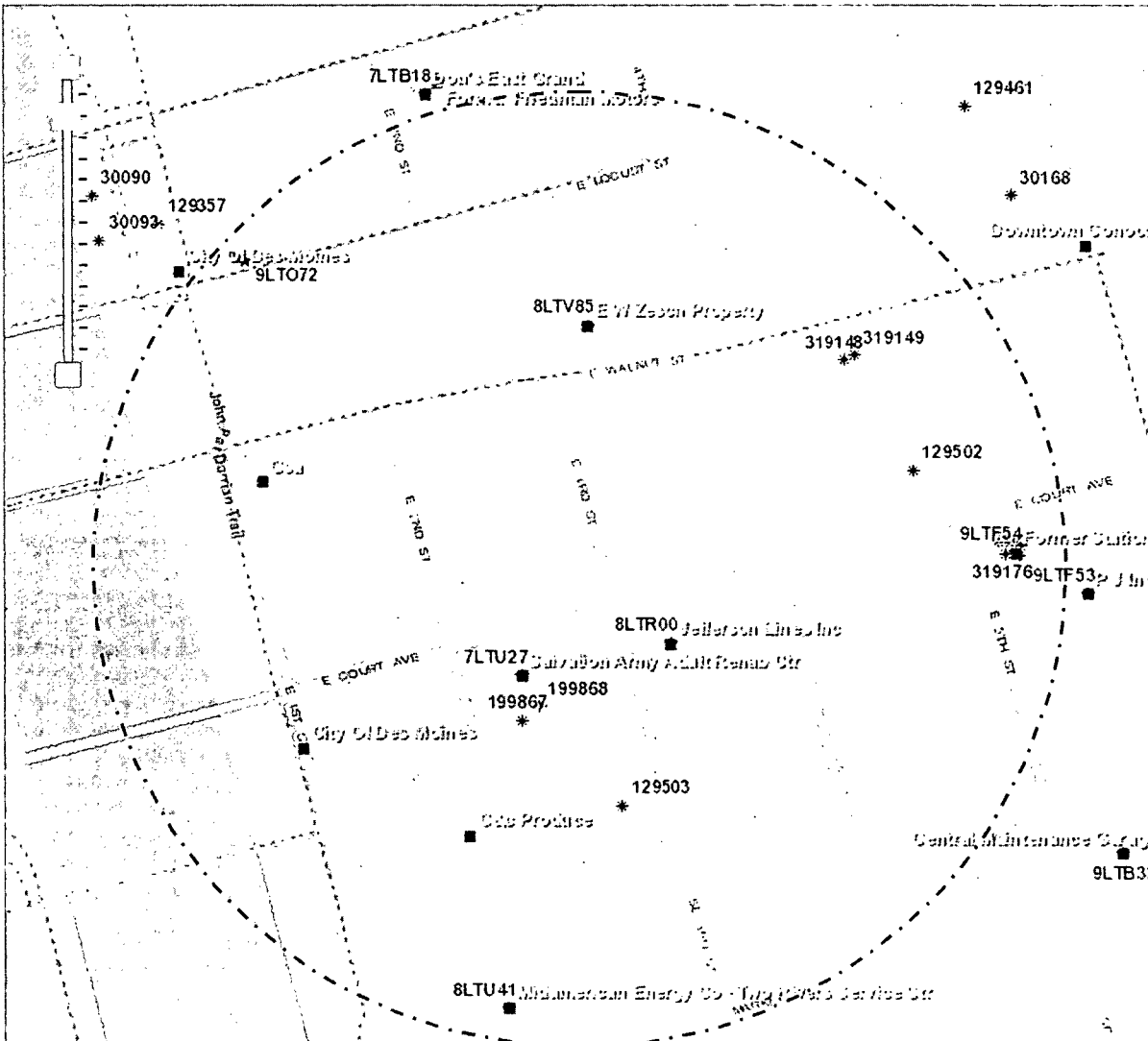
Water Use Facilities								
Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information
No records found from this data source								

Municipal Wells And Intakes								
Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information
No records found from this data source								

Ag Drainage Wells								
Map ID	Well No.	Location	Accuracy	Dist. From Point	Well Depth	Construction/ Permit Date	Owner/Permittees	Other Information
No records found from this data source								

Well Search Buffered Map

Subject: XY UTM Coordinates: 448882/4604106
 Search Radius (ft): 1000





REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Iowa Muffler & Brakes

EPA ID: _____

Latitude: 41.586858 Longitude: -93.613294
(Decimal Degree format)

Measurement Sequence: _____
(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: ____/____/____

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.

*Updated by: The Newberry Group, Inc.
Last Update: 01/08/2008*



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Iowa Muffler & Brakes

Identified By:

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

Address: 216 E Court Ave

County Name: Polk

City, State, Zip: Des Moines, IA 50309

State ID (if one exists): _____

Congressional District: Iowa 3rd

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: In Des Moines take I-235 E to exit 8B. Turn right onto E 6th St and follow for 0.5 miles. Turn right onto Court Ave. Site is on the north side of the road.

Site Description: Former auto repair shop.

USGS Quadrant: Des Moines SE USGS Hydro Unit: _____

Latitude: 41.586858 Longitude: -93.613294
(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 Actual Complete: _____/_____/_____

PRE-CERCLIS ARCHIVE

SCAP Note: _____

Comments: Site or Action: _____

Signatures:

States: Ami Davidson

Date: 8/2/16

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
- 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): _____
- 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): _____
 ME-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): _____

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: Nellesen/ Environmental Specialist 7/25/16
 (Name/Title) (Date)
502 E 9th St. (515)725-8372
 (Address) (Phone)
shelly.nellesen@dnr.iowa.gov
 (E-mail Address)

Site Name: Iowa Muffler & Brakes

Previous Names (if any): _____

Site Location: 216 E Court Ave

Des Moines IA 50309
 (City) (ST) (Zip)

Latitude: 41.586858 Longitude: -93.613294

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:

One groundwater sample exceeded statewide standards for Benzo(b)Fluoranthene. The other two samples did not detect this compound; however, the laboratory reporting limit is above the groundwater statewide standard (SWS) so it is unknown if these locations exceed the SWS. Additionally, most other reporting limits for Polycyclic Aromatic Hydrocarbons (PAHs) were also above SWS. The concentration of Benzo(b)Fluoranthene in groundwater at IMB-1W is 14 ug/L (more than fifty times higher than the SWS of 0.24 ug/L). This concentration fails the site resident module of the DNR Land Recycling Program Risk Calculator. The City of Des Moines zoning map indicates this site is zoned for mixed use (commercial/residential) so future residential uses must be considered. Soil samples were not analyzed for SVOCs using EPA Method 8270. Site is recommended for additional investigation under ESS.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date

Amie Davidson Amie Davidson 8-2-16