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DOC# 35923

STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
LARRY J. WILSON, DIRECTOR

17 June, 1996

Mr. Leland Shelton
Route 2, Box 318
Chariton, Iowa 50049

SUBJECT: Environmental assessment for Smythe Building, Main & Braden, Chariton, Iowa

Dear Mr. Shelton:

Staff of the IDNR Solid Waste Section have had the opportunity to review and discuss the materials submitted regarding the environmental assessment for the Smythe Building in Chariton, Iowa

The department has been inundated with varied reports of contamination, generally stemming from environmental assessments conducted for the purpose of property transfer. Because the number of such sites far exceeds the resources we have available for addressing them, we have been forced to prioritize them. We will be dealing only with sites which we deem to be the most serious threats to human health Our first priority is sites where there is an existing or imminent threat of human exposure to levels of contamination in excess of health based guidelines. A second group of sites, which we will deal with as resources are available, will include sites characterized by: very high levels of contaminants, the probability of large amounts of waste, and/or the likelihood of an ongoing release of contaminants

Data from the environmental assessment indicate contamination of soils and groundwater, by metals, in excess of action levels, however the situation does not clearly fit into either of the categories described above. Therefore the IDNR will require no further action in this case. This judgment is based on information currently available to us and is subject to revision, if additional information suggests such a change to be warranted. It should be noted that many environmental assessments are cursory in nature and do not, therefore, provide adequate information to permit an evaluation with a high degree of confidence.

While we will not require any further investigation at present, we do have a couple of concerns regarding this situation. First, the environmental sampling was limited to a fairly small area in the basement leaving the question regarding the general condition of the whole property unanswered As a consequence our evaluation and response cannot be described as having a great deal of certainty Second, the contamination of soils in the basement, by heavy metals, does cause us to be concerned about a potential for direct human exposure. Future use of the building should take this into account, particularly if that includes residential use of the building with access to the basement It may be advisable to consult with health officials and/or take measures to remove the contamination or prevent contact with it, if the building is to be used for human occupancy

If you have any questions, please feel free to call me at 515-281-7040.

Respectfully,

Cal Lundberg, Ph. D.
Environmental Specialist

cc: FO 5
Mr. Dave Knouse, c/o Copy Plus, 110 N. Grand, Chariton, Iowa 50049

Building – Chariton
Environmental Assessment

[illegible] [illegible]

Smythe Building

[illegible]

SITE INVESTIGATION REPORT

REVIEW FORM

SITE INFORMATION

Potential purchaser submitted – Dave Knorse, % Copy Plus
110 N. Grand, Chariton IA 50049

FED ?
Property owner Resolution Trust Corp. Mailing address Real Estate Agent Leland Shelton, Rt 2 Box 318 Chariton IA 50049
RTC

Location/Legal description NE corner Main & Braden, Chariton

Phase I Bhate Environmental Assoc. (BEA)
Report prepared by Phase II Reliable Env. Mgmt & Services Inc (REMS) Report submitted by Dave Knorse

Date report submitted 5/96 Areal size of property 0.16A Current useage small business

REPORT INFORMATION SUMMARY

Summarize the data submitted (no., type, depth of soil borings, surface samples, ground water samples, other sampling conducted, analysis performed, contamination identified, etc.)

6 boreholes in part of basement w/ dirt floor centered on 2 places where chemical spillage could be seen/smelled. Soil samples PID screened, 2 per borehole
Groundwater samples collected all boreholes
Analyses for SVOCs, metals, VOCs

Summarize the site history (past useages, known or suspected contamination pathways such as tanks, S.W. burial, septic tank/tilefield, lagoon, land application, etc.)

Building constructed ca. 1910 has generally housed more than 1 business at a time; of most interest are long early history as newspaper (printing) and more recent, though not current, use as photographic studio.

Containers found in basement can mostly be characterized as paint or photochemical related. Though some indication of release to dirt floor existing in part of basement, there is no clear indication of disposal activity ... more like storage or stuff left behind when business (photo) left site.

Summarize other relevant information (include what may have been learned or known from sources other than the report itself, such as DNR files)

AquaView Assessment w/ Water Supply – Chariton not served by municipal well, it is a surface water supply

Phase I returned

sirrp.doc

REVIEW SUMMARY

Summarize your findings and conclusions regarding the contaminants found, their extent and concentrations and relate those values known criteria such as water quality standards, MCLs, established clean up levels, background or any other relevant or useful benchmarks used to determine the sites priority.

Soil values - max. barium 212 ppm, cadmium 1.7 ppm, chromium 20.1 ppm, lead 1340 ppm (this was shallow - same boring at 2 ft was 67 ppm), mercury 11.8 ppm, silver 3.7 ppm, selenium 8 ppm, arsenic 11 ppm, methylene chloride 46 ppb, acetone 21 ppb J, 2 hexanone 4.3 ppb J, TCE 3.3 ppb.

Groundwater values - max w/ action level in paren. — Arsenic 0.21 ppm (0.00002 HRL, 0.05 MCL), Barium 2.26 ppm (2), cadmium 0.015 ppm (0.005), chromium 0.220 ppm (0.1), lead 1.23 ppm (0.015), mercury 0.0041 ppm (0.002), silver 0.012 ppm (0.100), methylene chloride 5.6 ppb (J) (5 ppb).

Summarize the potential or actual impacts of the contamination. What is known about the neighboring area, i. e. are there residences, businesses, public use areas, etc? Are there wells in the area that could be potentially imacted? Are there identified contaminant pathways such as water or sewer lines, drain tiles, or fissures? Identify any other use/location issues that deserve consideration in any priority assignment.

Downtown Charleston mixed business/residential area. Typical groundwater threat appears minimal as municipal W.S. is a reservoir source. No private wells are known to Archie but older ones may exist. Several GW action levels are violated but the 6 relatively closely based samples are not all contam. All are inside bldg. ∴ no feeling for how extensive it is. Additional concern that there may be some direct exposure to elevated metals via the dirt floor — the exposure is highly uncertain. Parts of the bldg have been used as apartments in the past — though it is not clear whether that automatically implies access to the basement w/ unfinished floor.

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

See attached memo & response.

Person Completing This Form CL **Date** 6/17/96

Person(s) Who reviewed this form ______ **Date** ______

Priority Level Assigned (circle one) 1 2 (3) 4

w/ caveats