



August 23, 2023

SARAH BOESE
POLK COUNTY BOARD OF SUPERVISORS
111 COURT AVE STE 300
DES MOINES IA 50309

**Re: Wells Fargo Parking Lot (NE Corner of SW 6th St. and Vine St., Des Moines, IA)
Contaminated Sites Database Site ID No. 2753
Initial Site Screening**

Ms. Boese:

The Iowa Department of Natural Resources (DNR) has received your Limited Site Investigation Report (LSI). Thank you for the submission. The DNR has reviewed the report for evidence suggesting the existence of a hazardous condition. While contaminants over Statewide Standards (SWS) have been detected, the IDNR has not identified evidence suggesting the likely existence of a hazardous condition and is therefore deferring further assessment. The decision to defer assessment at this Site is based on the limited extent and concentrations of contaminants documented in the LSI report.

Based off the LSI findings, SWS are exceeded for arsenic soil concentrations and Protected Groundwater Source (PGWS) groundwater concentrations for Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenz(a,h)anthracene, and/or Indeno(1,2,3-cd)pyrene. Based off observed hydrogeologic conditions, the Site is believed to be classified as a PGWS.

However, both the City of Des Moines and Polk County have Iowa DNR approved ordinances in effect that prohibit the use of groundwater within City limits. These approved ordinances effectively remove the Protected Groundwater Source (PGWS) status of the site. Groundwater samples collected during this LSI yielded no concentrations over non-PGWS SWS. Additionally, while all three (3) collected soil samples yielded arsenic concentrations over the SWS, it is possible the concentrations found are within the naturally occurring range often found in Iowa.

With consideration of the conditions noted above, the Department does not require any follow-up action based on these findings. This determination should not be construed as an endorsement by the DNR that a hazardous condition does not exist on the property. Instead, it is a conclusion by the DNR that available information does not suggest the likely existence of hazardous condition on the property based on current usage. Furthermore, this determination does not constitute an endorsement by the DNR as to the appropriateness of any proposed future use of the property. Prior to any soil excavation (including utility installations) or modification of the property, a Soil Work Plan may need to be submitted to the DNR.

Since there are no regulatory requirements for the conduct of LSI reports, the DNR also does not approve, reject or otherwise make judgment on the quality or adequacy of the LSI. Instead, the DNR evaluates the information provided as well as other available information about the property (e.g., geology, well locations, local land use) for evidence of a potentially hazardous condition as defined in 567 Iowa Administrative Code Chapter 131 ([567 IAC 131](#)).

Feel free to contact me with any questions at [\(515\) 721-7024](tel:5157217024) or by email at andrew.carver@dnr.iowa.gov.

Sincerely,

Andrew Carver, CGP# 2106
Environmental Specialist
Land Quality Bureau

cc: Michael Sullivan
Iowa DNR
502 E 9th St.
Des Moines, IA 50319

Iowa DNR Field Office #5, Des Moines