August 28, 2023

Andrew Carver
Iowa Department of Natural Resources
Land Quality Bureau
502 East 9th Street
Des Moines, IA 50319

SUBJECT: **Site Assessment Work Plan for Magnum LTL, Inc., located at 1650 E. Washington Ave, in Des Moines, IA 50316**
Contaminated Sites Site ID #2761

Mr. Carver,

Please find enclosed the Site Assessment Work Plan for the above referenced location. The work plan is being provided as required by the Iowa Department of Natural Resources correspondence dated July 24, 2023. If deemed acceptable, Impact7G will proceed with the Site Assessment.

Please feel free to contact me with any questions at (515) 564-9813 or at mdown@impact7g.com.

Sincerely,

Megan Down

Megan Down, CGP #2008
Project Manager

CC: Bryce Allickson (via email)

Site Assessment Work Plan

Magnum LTL, Inc.
Des Moines, IA

Effective Date: 8/28/2023

Prepared By
Megan Down, Certified Groundwater Professional
Project Manager
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IMPACT7G

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515.473.6256

Table of Contents

Figures

Introduction

Impact7G is pleased to submit this Site Assessment Work plan for the Magnum LTL, Inc. property located at 1650 East Washington Avenue, in Des Moines, Iowa 50316 (the Property). The Iowa Department of Natural Resources (IDNR), in correspondence dated July 24, 2023, is requiring the submittal of a Site Assessment Work Plan (SAWP) by September 7, 2023. The SAWP is required due to a release of dichlorophenoxyacetic acid (2,4-D) on the Property.

Property Description and Use

The Property is located in a mixed commercial and residential area of northeast Des Moines. The Property consists of approximately 6.5 acres of land occupied by a 20,560 square foot commercial building containing warehouse, auto service, and office spaces. It is utilized as a trucking terminal for the distribution of products. The Property is located within the SE ¼ of the NW ¼ of Section 36, Township 79 North, Range 24 West and is further described as located at 41°36'30.73" North latitude and 93°35'33.40" West longitude (Refer to Figure 1).

History

On June 15, 2023, the IDNR was notified of impacts to vegetative growth on the northern boundary of the Property. Through conversations with the neighboring property owner (1680 East 17th St.), it was determined a confirmed release of 2,4-D had occurred on the Property on approximately April 1, 2022. It is believed a 250-gallon plastic tote was inadvertently punctured on the northern loading dock by a forklift while unloading. Once the leak was discovered, the tote was moved to the north side of the building and left.

On May 30, 2023, two soil samples were collected along the northern boundary of the Property near the areas of affected vegetative growth. Both samples reported concentrations of 2,4-D above laboratory detection levels but below the Iowa Statewide Standard (690 mg/kg).

Methodology

A total of six (6) soil borings will be installed utilizing a track-mounted, direct push Geoprobe® drill rig. TMW-1 will be installed at the loading dock where the initial release occurred, SB-2 down-gradient from the loading dock, SB-3, TMW-4, and SB-5 along the northern property boundary where the secondary release occurred, and TMW-6 down-gradient from the secondary release area (Refer to Figure 3). The borings will be logged for general geologic information with soil samples collected from the 6 to 12-inch depth. The samples will be collected in laboratory-provided sample containers and immediately placed on ice.

Following the collection of soil sampling, three of the six borings (TMW-1, TMW-4, and TMW-6) will be further drilled to 20 feet below ground surface (bgs). They will be logged for general geologic information and then converted to temporary monitoring wells utilizing ¾-inch diameter

polyvinyl chloride (PVC) screen and riser. After allowing the wells to stabilize, static water levels will be recorded, and the wells will be purged of approximately 3 well volumes. Purging and water sampling will be completed utilizing a peristaltic pump and disposable tubing. Water samples will be placed in laboratory-provided sample containers and immediately placed on ice. If groundwater is not encountered within approximately 20 feet below grade and/or if an obstruction is encountered while boring that prevents groundwater from being encountered, then no groundwater samples will be collected for analysis.

All soil and groundwater samples will be transported under a chain-of-custody protocol to Eurofins Laboratory in Cedar Falls, Iowa, and analyzed for 2,4-D via EPA Method 8151. Following the completion of groundwater sampling, the wells will be properly abandoned in accordance with Chapter 567-39.8 of the Iowa Administrative Code.

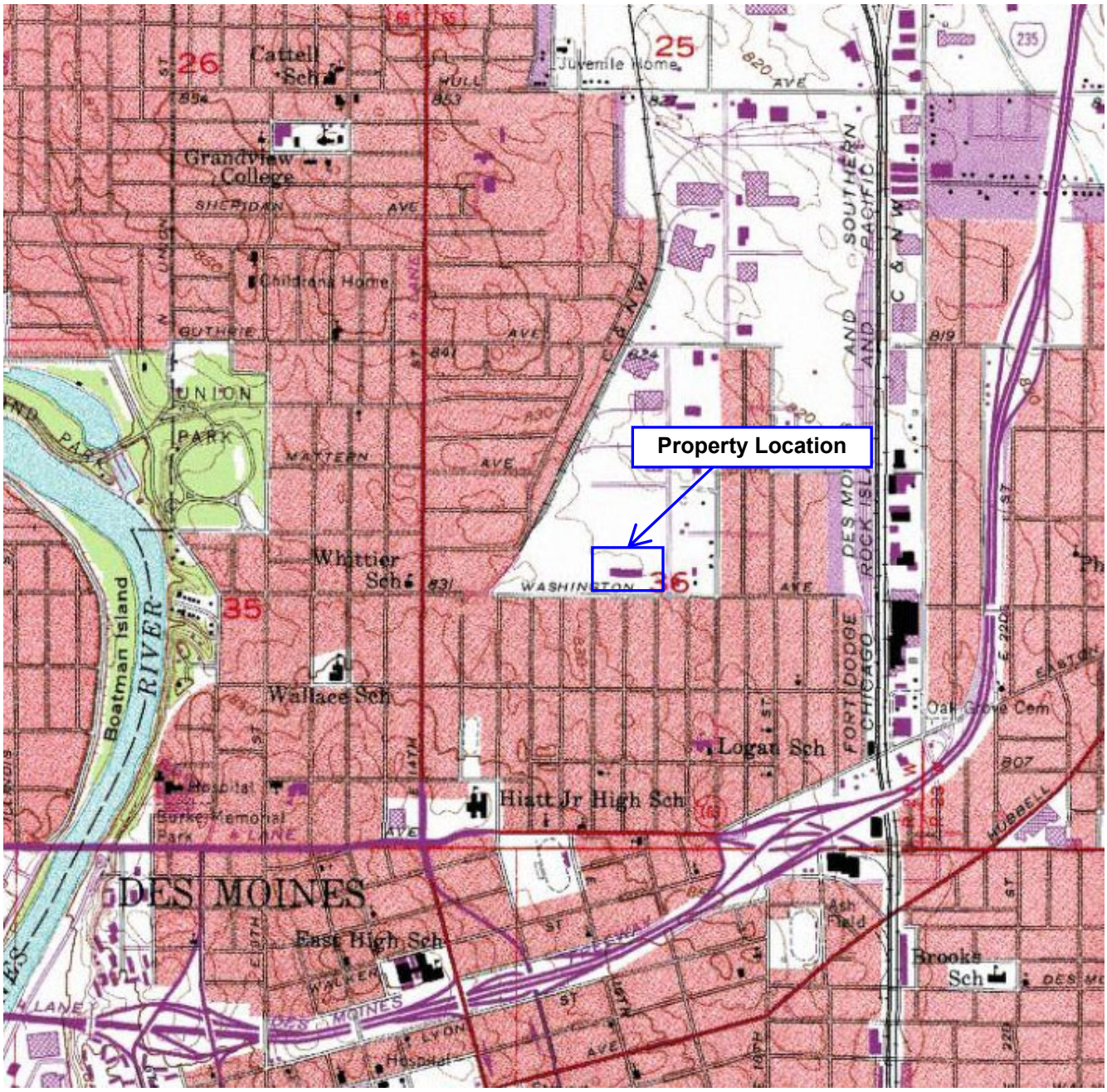
Deliverables and Schedule

A Site Assessment report containing site background, sampling methods, analytical results, interpretation of results, risk evaluation, and recommendations will be compiled and submitted to the IDNR for review and concurrence. Impact7G believes the Site Assessment report can be completed and submitted within 6 weeks of the acceptance of this Site Assessment Work Plan.

Figure 1 – Property Vicinity Map

Figure 1 - Property Vicinity Map

North



Property Vicinity Map

Magnum LTL, Inc.
1650 E. Washington Ave
Des Moines, Iowa 50316

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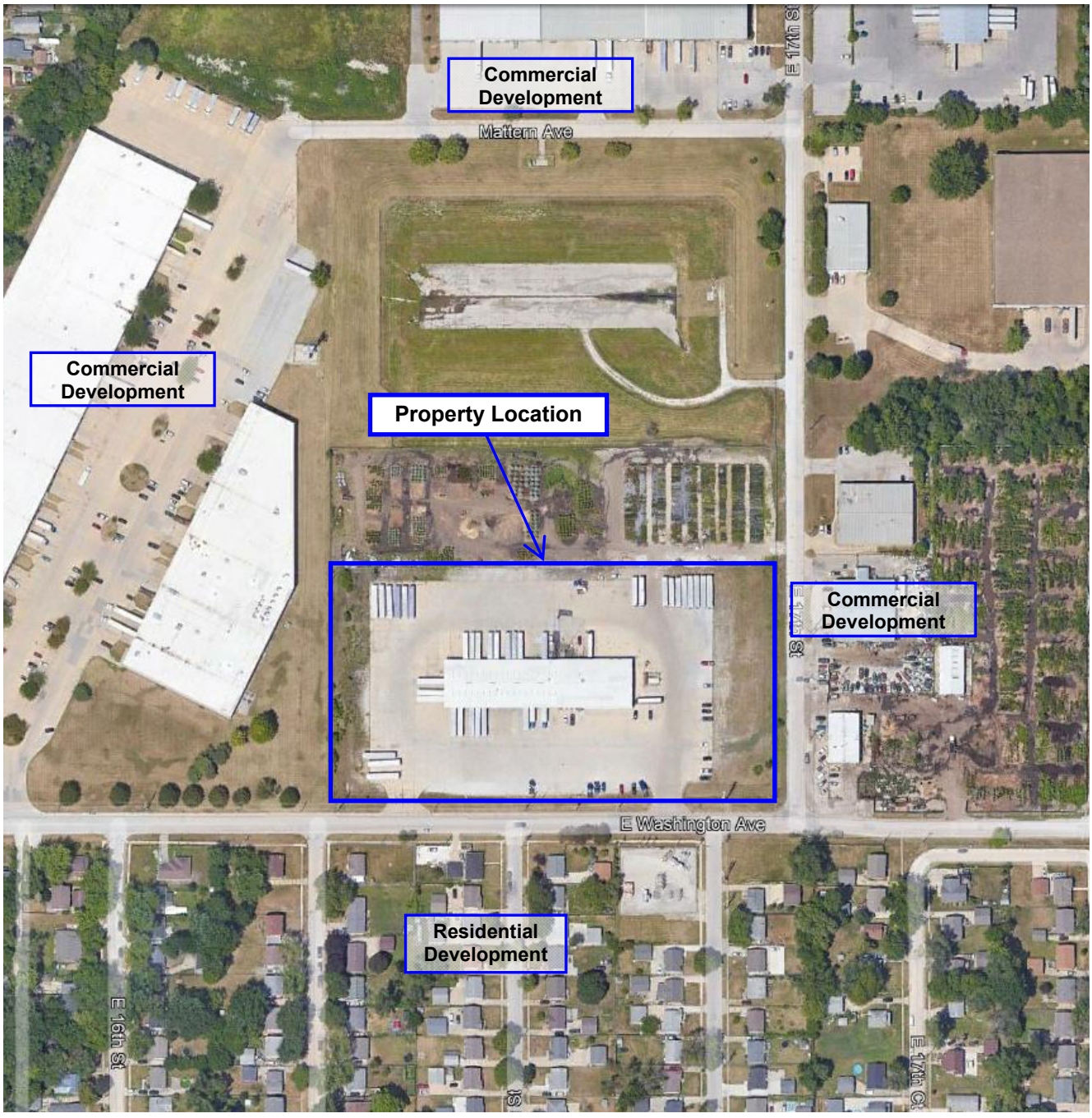
Figure 2 – Property Location Map

Figure 2 – Property Location Map

North



Property Location Map

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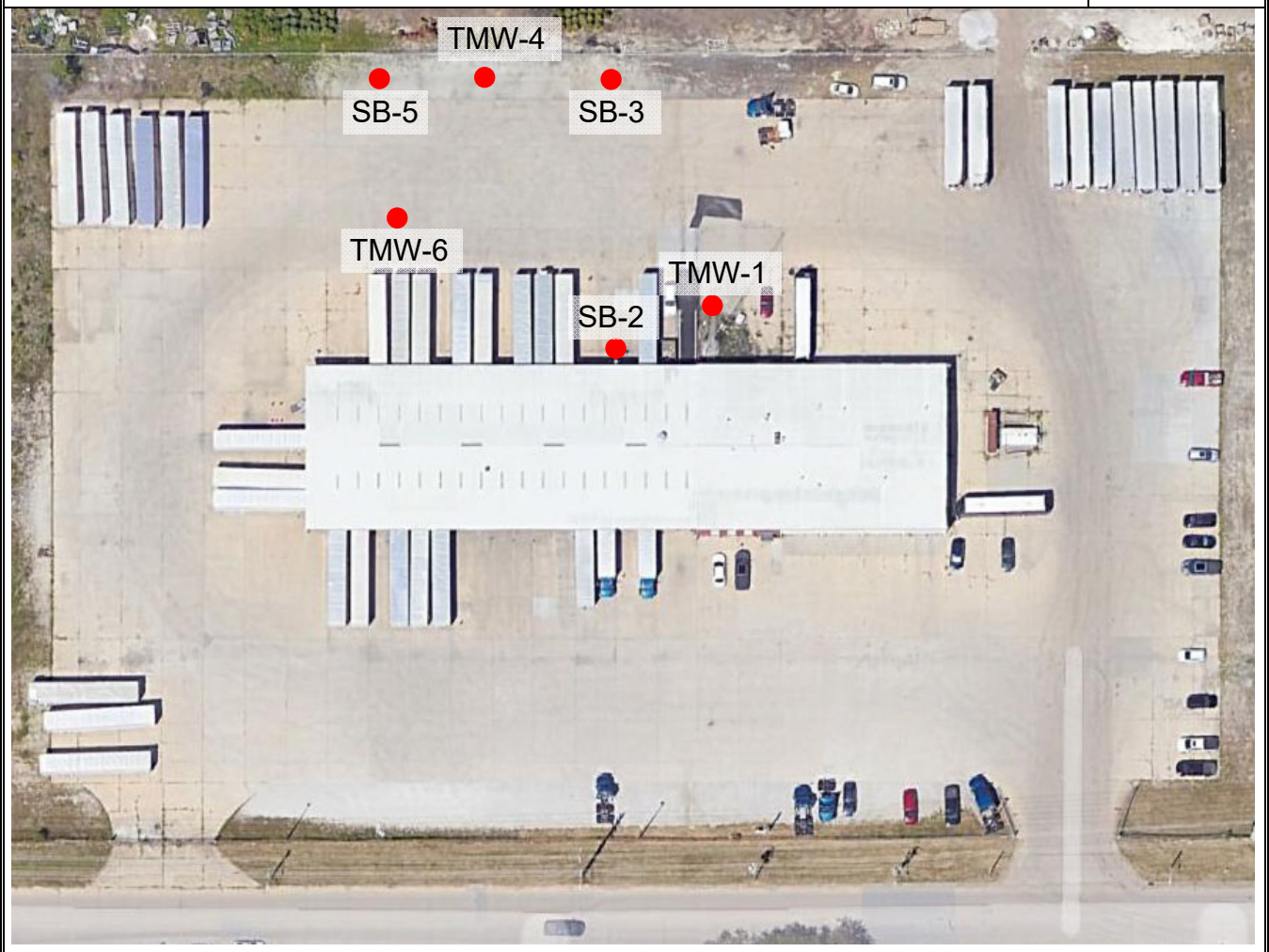
Figure 3 – Boring Location Map

Figure 3 – Boring Location Map

North



Sample Location Map

Magnum LTL, Inc.
1650 E. Washington Ave
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