Initial Site Screening (ISS)

Site Name: 2nd Street NE Warehouse

Project Manager: Andrew Carver Date: 12/31/24

☐ **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: (Decimal Degree format)

Latitude: 41.70274 Longitude: -93.45697 **County**: Polk

USGS Quadrant: Altoona

Site Size: 3.3 **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet ☐ Square Miles ☐ Miles

Site Alias Name(s): None

Congressional District: Iowa 3rd

Grant Recipient Name: NA

Grant Recipient Address: NA

Grant Recipient Phone: NA **Grant Recipient Email:** NA

Current Owner(s): City of Bondurant

Current Owner Address: PO Box 37, Bondurant, IA 50035-0037

If different from current owner:

Responsible Party Name(s): NA

Responsible Party Address: NA

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

401 2nd Street NE, Bondurant, IA 50035

Directions to site: Traveling NE on US Hwy 330, turn left on NE 78th Ave and travel approximately 0.7 miles west. Site will be on the south 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, SW burial, etc.)

Site History:

Site had a railroad running through it in the early to mid-1900's. In 1974 existing commercial building constructed. Utilized as contractor equipment storage in warehouse and exterior equipment storage around the property. Onsite/adjacent railroad tracks removed in early 2010's. Warehouse used to clean and maintain vehicles.

Recognized Environmental Conditions (REC):

On-Site RECs include:

- Current and historical storage and use of cleaning agents, paints, lubricants, oils, and metals. Two above ground storage tanks (ASTs) containing diesel fuel are found on the western portion of the site, situated on gravel with no secondary containment. An additional waste oil AST is located east of the warehouse on a paved surface.
- Use of the site for vehicle washing, maintenance, and repair.
- Former railroad tracks running through property and potential associated use of creosote, herbicides, and petroleum products.

Off-Site RECs include:

- Adjacent property is mix of industrial warehouses, agricultural storage, and field/row crops.

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 (3) soil borings were installed on the property to 20 feet bgs utilizing a tracked push probe rig. A photo-ionization detector (PID) was used to screen the borings. Two of the three borings indicated elevated volatile organic compounds (VOCs) present in the soils over background levels. A soil sample was collected from the depth with the highest PID reading, which was 37.3 ppm (7-8' bgs, TMW-1) and 6.0 ppm (1-3' bgs, TMW-2). When no elevated PID readings were encountered a sample was collected from above the assumed water table (6-7' bgs, TMW-3).

The three borings had temporary monitoring wells installed (10' PVC screen and 10' PVC riser) for groundwater sampling. Only one temporary monitoring well (TMW-2) yielded water for a sample; with groundwater noted at 3.9' bgs. The other two temporary monitoring wells were dry at the time of sample collection.

Soil and groundwater samples were analyzed for VOCs, semi-volatile organic compounds (SVOCs), total extractable hydrocarbons (TEH), and Resource Conservation and Recovery Act (RCRA) metals.

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

VOC – Contaminants over laboratory detection limits, but no constituents over applicable standards.
SVOC – No constituents over laboratory detection levels.
TEH – Detections of diesel and TEH-waste oil, but no constituents over applicable standards.
Metals – Arsenic concentrations were over the Iowa Statewide Standard (SWS) of 1.9 mg/kg for two of the three samples. While samples were over applicable standards, arsenic concentrations were in line with naturally occurring levels found throughout the area. While other metals were detected in the samples no other standards were exceeded.

Groundwater Findings:

VOC – No constituents over laboratory detection levels.
SVOC – No constituents over laboratory detection levels.
TEH – Detections of TEH-waste oil over the SWS for protected groundwater source (PGWS) standard, but under the non-PGWS standard.
Metals – Several metals were detected, but no metals over applicable standards.

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.

Well searches resulted in identifying no wells within 1000' of the site. Polk County has an Iowa DNR approved well ordinance which restricts the installation of drinking and non-drinking water wells. No other receptors were identified during the assessment which would be affected by current site conditions.

However, as noted in the submitted Phase II Report, a petroleum sheen was noted on surface water south of the warehouse building. Additional actions to mitigate surface runoff of contaminants utilized onsite is strongly recommended.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.
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Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

The site is assigned a priority 3 rating and will not require additional sampling at this time, but will be required to establish an Environmental Covenant (EC) on the property to end State interest in the site. Although no receptors are currently present in the immediate vicinity that could be affected by shallow groundwater (ingestion), the EC will help protect against potential risk by restricting wells on the property. Arsenic soil exceedances appear to be naturally occurring at the site.

Site recommended for:

- ☐ No further action under CERCLA Pre-Remedial
- ☒ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Transfer to LUST/UST

Form Reviewed: _____ **Date Reviewed:** _____