



SIRR Report for Unassigned Uncontrolled Sites

SIRR ID P18-0001
Site Name RON'S REPAIR SHOP
City Location Cherokee
Site Type Property Audit
County Cherokee

| | |
|--------------------|------------------------|
| Screening Activity | Initial Site Screening |
|--------------------|------------------------|

SITE INFORMATION

Property Owner Phillip Tharp
Mailing Address 940 Amber Drive
Cherokee, IA 51012
Location/Legal Description 505 W. Elm Street
Cherokee, IA
Size Of Property 17,250 sq. ft.
Report Prepared By GeoTek Engineering
Report Submitted By GeoTek Engineering

Date Report Submitted 04/12/2004
Current Usage Auto Repair

REPORT INFORMATION SUMMARY

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

On April 5, 2004, three soil borings were advanced at the Ron's Auto facility. Soil samples were taken from the borings and scanned with a photoionization detector (PID) for organic vapors as an indication of petroleum contamination. Only soil samples taken from the borehole near a sump showed elevated PID readings.

Two soil samples were taken at 7 and 10 feet below ground surface from the boring near the sump. One groundwater sample was also taken from the boring. Samples were analyzed for BTEX, TEH-gasoline and TEH-diesel and TEH-waste oil. TEH-waste oil was detected in soil at 1.712 mg/kg. Total xylene in soil was detected at 10.9 mg/kg. The groundwater sample showed TEH-waste oil at 45,400 ug/L. TEH-gasoline was detected at 30,400 ug/L. Ethylbenzene and xylene were detected 14 and 18 ug/L, respectively.

On April 28, 2004, a monitoring well was installed near the sump area. Water and soil samples from the boring were analyzed for VOCs. 2-chlorotoluene was detected in soil and groundwater at 1.7 mg/kg and 246 ug/L, respectively.

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

The current site owner is Phillip Tharp. He purchased the property from Jerald Crnkovich who owned the property for last 10-11 years until 2004. Before then the property was owned by Leroy Richardson for approximately 20 years. During this period



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the property was utilized for storage. Ron's Repair has operated as an automotive repair shop for a number of years on this property.

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

Four municipal wells are located about 0.6 miles northeast of the site, near the Cherokee Waterworks. Other municipal wells are located east, within 0.75-1.0 mile radius of the site.

REVIEW SUMMARY

Contaminant Type Petroleum

I. Summarize your findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values known criteria such as water quality standards, MCLs, established cleanup levels, background or any other relevant or useful benchmarks used to determine the site's priority.

In the first sample collected on April 5, 2004, waste oil was detected at 45,400 ug/L in groundwater. This exceeds the TIER 1 Look-Up level of 400 ug/L for actual groundwater ingestion and 40,000 ug/L for potential ingestion. The levels of ethylbenzene and xylene detected in soil were below the TIER 1 Look-Up levels for soils.

In the second sampling conducted at the facility, only 2-chlorotoluene was detected in soil and groundwater at 1.7 mg/kg and 247 ug/L. No MCL exists for this chemical. However, the Health Advisory Level and statewide standard for 2-chlorotoluene is listed as 100 ug/L. For unprotected groundwater, the standard is 700 ug/L. The statewide soil standard is 1,600 mg/kg.

II. 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 impacted? 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.

The surface geology of Cherokee is generally comprised of glacial deposits. Based on the soil borings advanced at the site, soils were reportedly generally silty clay, with some sand and gravel present. This represents a typical till formation and is likely to have low conductivity. Because a sump is inside a building (with a roof), migration is likely to be minimal.

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

Although the level of 2-chlorotoluene in groundwater exceeds statewide standard for protected groundwater for this chemical, it is unlikely the water below the facility will be used for drinking. The city of Cherokee has municipal water system that services the facility. The municipal wells are located at least 0.75 miles from the site, which makes it unlikely that 2-chlorotoluene will impact the wells. The source of the contaminant is inside a building and covered by a roof further making offsite migration unlikely. No further action is recommended under both CERCLA and state authority.

PRIORITY LEVEL

Priority Level 3

PROGRAM AUTHORITY REFERRAL

Program Authority Referral No Further Action

Other Referral



Site Investigation Report Review

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ISS/Form Completed By Lambert Nnadi

Date ISS Completed 05/12/2004

ESS Completed B

Date ESS Completed

Date Completed

Form Reviewed

Cal Lundberg

Date Reviewed 5/19/04

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: Lambert Nnadi May 12, 2004
 (Name/Title) (Date)
Wallace State Office Bldg., 900 E. Grand, DSM, IA 515-281-4117
 (Address) (Phone)
Lambert.nnadi@dnr.state.ia.us
 (E-mail Address)

Site Name: Ron's Repair,

Previous Names (if any): _____

Site Location: 505 W. Elm Street
 (Street)
Cherokee IA 51012
 (City) (ST) (Zip)

Latitude: 42.74139 Longitude: 92.54805

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 checked="" type="checkbox"/> | <input 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:

The contaminant is petroleum. However, the source of the product was not from storage tanks but from waste generated in the process of servicing vehicles. Petroleum is excluded from CERCLA.

- 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:

The main contaminant detected in groundwater at the site was TEH-waste oil. The level of 45,400 ug/L slightly exceeds the TIER-1 Look-Up standard of 40,000 ug/L for potential groundwater ingestion pathway. The other contaminant detected was 2-chlorotoluene. This compound reportedly may be used as a solvent in pesticide manufacturing, but it is not clear how it got into groundwater at this site. Potential for off-site migration of these compounds is low because the source (sump) is inside a covered building. The nearest receptors are at least 0.75 mile from the site. Furthermore, waste oil is not very mobile. It is recommended the site be removed from further CERCLA consideration and also from state oversight.

Regional EPA Reviewer:

State Agency/Tribe:

Print Name/Signature

Date

Print Name/Signature

Date

CAL LUNDBERG Cal Lundberg 5/19/04

REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM
NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Ron's Repair

Address: 505 W. Elm Street

City, State, Zip: Cherokee, IA 51012

County Name: Cherokee

State ID (if one exists): P18-0001

Congressional District: 5

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: Take IA Hwy 3 to Cherokee.. Continue on IA-3/CR M36. Continue on 530th Street. Continue on IA-977/CR-C38 West. This becomes E. Main St. Continue on W. Main St. Turn left on S. 5th Street. Arrive at 505 W. Elm.

Site Description:

Site Size: 17.250

Site Dimension: ☐ Acres ☒ Square Feet
☐ Feet ☐ Square Miles ☐ Miles

USGS Quadrant: Cherokee USGS Hydro Unit: _____

Latitude: 42. 74139 Longitude: 92.54805

(Decimal Degree format)

Lat/Long Accuracy: ☒ Seconds ☐ Miles ☐ Feet
☐ Degrees ☐ Minutes ☐ Kilometers ☐ Meters

Lat/Long Source: ☐ EPA Region 7 ☐ EPIC
☐ Regulated Entity ☐ Private ☐ Geograph
☐ SNAP ☐ Other ☐ Other Fed Agency
☐ Contractor ☐ EPA HQ

Owner ☐ Bank/Loan Company ☐ Indian Lands
Operator ☐ County Owned ☐ Other
Type ☐ District Owned ☒ Private
(choose 1): ☐ Federally Owned ☐ Mixed Ownership
☐ Former Federally Owned or Operated ☐ State Owned
☐ Government Owned/Contractor Operated ☐ Trustee, Federal
☐ Privately Owned/Government Operated ☐ Trustee, State
☐ Property Defaulted Back to Government
☐ Municipality

Operational Status: ☒ Active ☐ Inactive ☐ Unknown
Incident Type: ☐ Non-Oil Spill ☐ Oil Spill ☐ Unknown

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

☐ PRE-CERCLIS ARCHIVE Actual Complete: _____

SCAP Note: _____

Comment: ☐ Site or ☐ Action:

Signatures: States: _____

(NOTE: Data analysts will send form to records center after data entry and QA.)

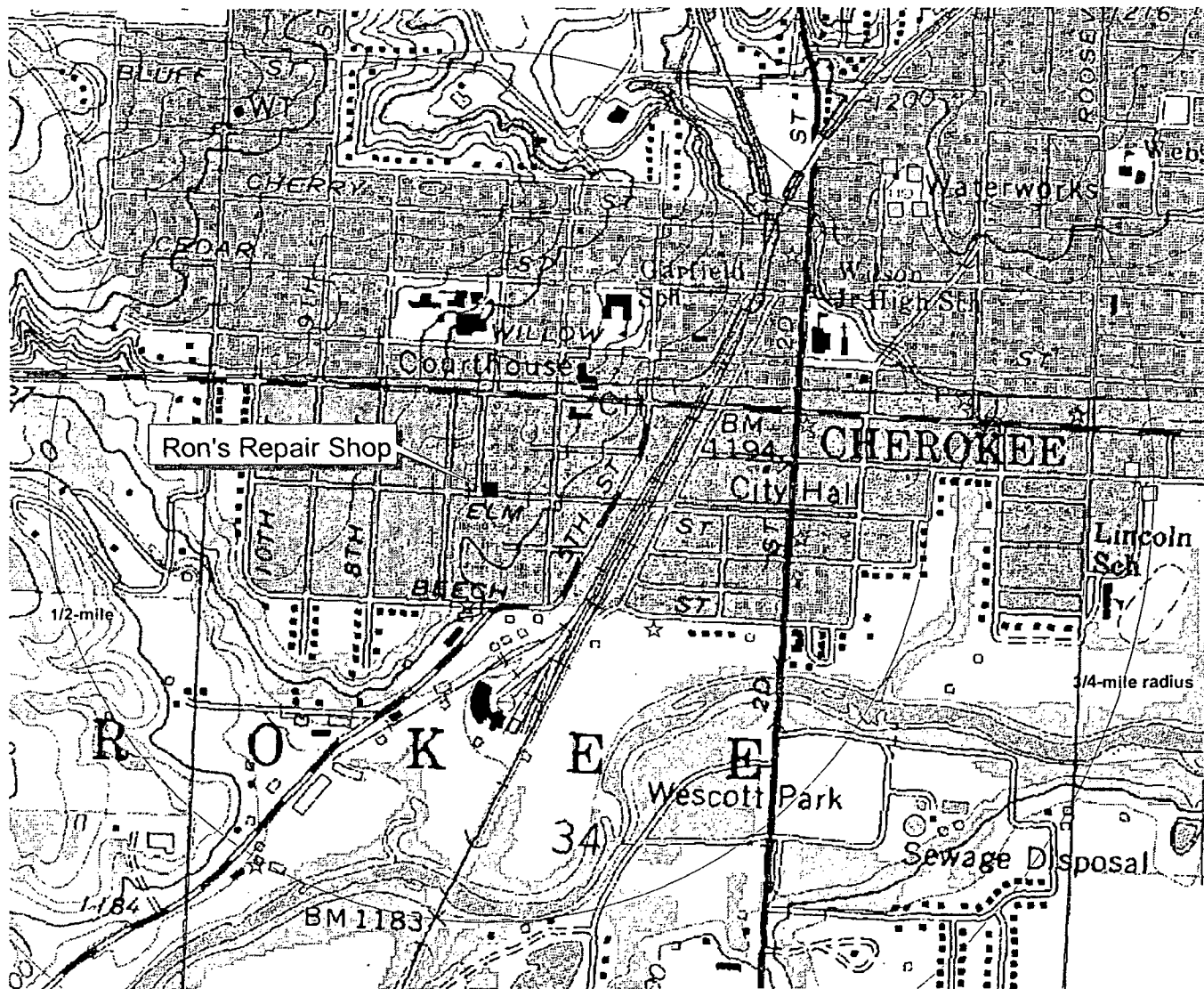
Date: 5/19/04

RPM/OSC/SAM: _____

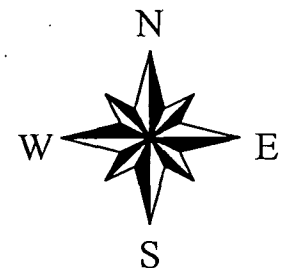
Date: _____

Updated by Systems Research Group 26 August 2003

RON'S REPAIR SHOP, CHEROKEE



- Plss_18.shp
- LUST sites
- Mun_pop.shp
- Municipal wells
- Pvtperm
- County



0.4 0 0.4 0.8 Miles

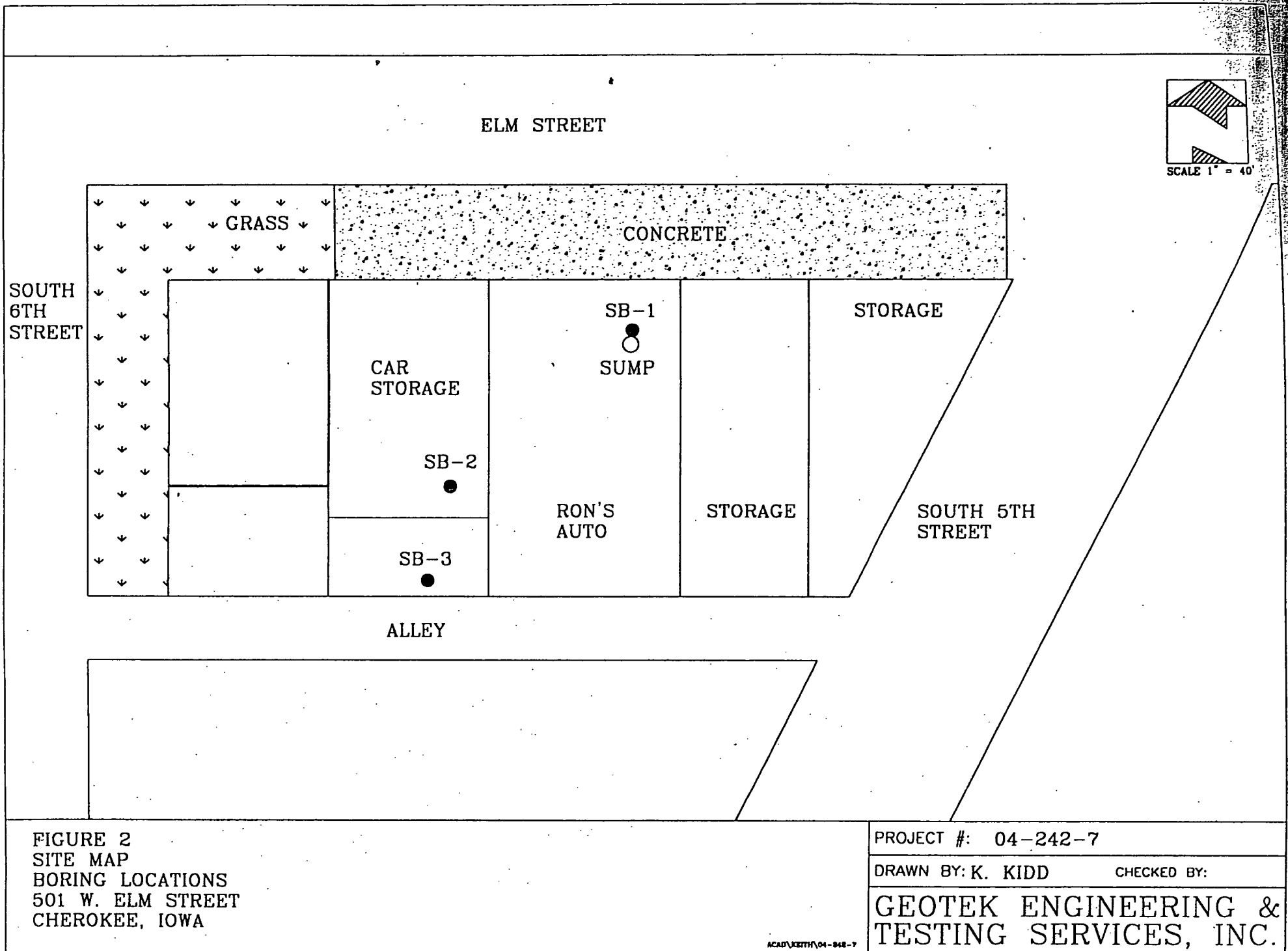


FIGURE 2
SITE MAP
BORING LOCATIONS
501 W. ELM STREET
CHEROKEE, IOWA

PROJECT #: 04-242-7

DRAWN BY: K. KIDD


CHECKED BY:

GEOTEK ENGINEERING &
TESTING SERVICES, INC.

| | | | |
|---|-----------------|---------|----------------------------|
| Holiday Inn Official Site <small>Lowest Internet Rate Guaranteed</small> | | | |
| Enter your city: | Arrival Date: | Nights: | |
| | MAY - 12 - 2004 | 1 | Find Hotel |

Yahoo! Maps [Maps Home](#)

Maps | Driving Directions Create My Locations

Starting from:  E 9th St At E Grand Ave, Des Moines, IA 50309-0001 [Save Address](#)

Arriving at: **B** 500 W Elm St, Cherokee, IA 51012-1715 Save Address

Distance: 181.1 miles Approximate Travel Time: 3 hours 46 mins

[Get Reverse Directions](#)

statefarm.com®

One-third of all crashes occur at intersections.

Where are the 10 most dangerous intersections in the U.S.?

i We assumed that you meant E 9th St At E Grand Ave, instead of East 9th and Grand.

 Text Only |  Printable Version |  Email Directions

Your Full Route

YAHOO!

71

B

20

520

175

220th St

30

880

80

8

Des Moines

A

35

50 km

25 mi

© 2004 Yahoo! Inc

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Your Destination

YAHOO!

W Willow St

W Main St

W Elm St

W Beach St

S 5th St

S 3rd St

S 2nd St

© 2004 Yahoo! Inc © 2003 NAVTEQ

Address:
500 W Elm St
Cherokee, IA 51012-1715

i We assumed that you meant E 9th St At E Grand Ave, instead of East 9th and Grand.

Directions

Show Turn by Turn Maps

| | |
|----|--|
| 1. | Start on E GRAND AVE (at E 9TH ST & E GRAND AVE in DES MOINES) - go 0.1 mi |
| 2. | Turn R on PENNSYLVANIA AVE - go 0.2 mi |
| 3. | Bear R to take I-235 EAST - go 1.6 mi |

Well Search Results for client supplied map location

IGS well database

| Map Id | Well No. | Location | Well depth | Construction/ Permit date | Owner/Permittee | Other information |
|--------|----------|---|------------|------------------------------|---------------------|--|
| 1 | 43714 | T. 92 N., R. 40 W., Sec. 34, NW, NE, SE | 250 | 1/1/44 | Illinois Central Rr | Bedrock depth 148 ft.; scanned log available |