Site Name: 220 East 10th Street, Coralville Iowa

Brownfield Initial Site Screening (ISS)

Project Manager: Matt Culp
April 23, 2007

CON 12-15 Doc #15401

	3931 - Phase II Assessment Review - standard 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
X	3837 - Phase II Assessment - 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

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

A Phase I was submitted for this site. The current owner of the subject property is Lynda Brown. Past ownership is not known. According to the Phase I the site was developed as an automobile repair shop but the date of development is not known. Past businesses were a frame & axle repair shop and a moving and storage company. No dates of occupancy are provided. One building is located on site and covers approximately 9,800 square feet. There is no basement. Phase II reconnaissance of surrounding properties did not reveal any recognized environmental conditions (RECs).

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.)

Eleven soil borings were completed to a maximum depth of 13 feet and 22 soil samples were collected from depths ranging from 0 to 12 feet. Three ground water samples were also collected. All soil and ground water samples were analyzed for volatile organic compounds (VOCs) and petroleum compounds by analytical methods (OA1 and OA2).

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.

Results

No VOCs were detected in soil or ground water.

Three soil samples analyzed for hydrocarbons by Iowa method OA1 detected petroleum as waste oil with a maximum concentration of 18 PPM. There is no established standard for waste oil in soil for comparison. Hydrocarbons as gasoline range petroleum were detected in 4 ground water samples with a maximum of 300 PPB. There is no standard for hydrocarbons as gas range compounds for comparison.

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.

There are no on-site or off-site actual or potential receptors.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.

Priority 4

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

This priority is based on the lack of any identified compound exceeding a state standard and or detection limits set above established standards and the lack of applicable data with regard to petroleum in soil and ground water to make an evaluation of soil and ground water conditions.

Form Reviewed: Cal Sandle

Date Reviewed: <u>5/23/</u>07



United States

EPA ENVIRONMENTAL PROTECTION AGENCY

Washington, DC 20460

Form Approved. OMB No. 2050-0192 Expires 08-31-2006

PROPERTY PROFILE FORM					eporting burden for this collection of information is at the average 1.25 hours per response, including the	
Iowa Brownfields				time for gatherin	reviewing instructions, searching data sources, g and maintaining the data needed, and completing	
PART I - GRANT RECIPIENT INFORM	/ATION				ewing the collection of information. Send comments	
1a. Grant Recipient Name: City of Cora					g this burden estimate, or any other aspect of this n of information, including suggestions for reducing	
1b . Site Name: 220 East 10 th Street				this burd of Enviro	den, to the Environmental Protection Agency, Office onmental Information, Code 2822T, Washington, DC	
2a. Grant Number: BF-98748001-0					and to the Paperwork Reduction Project, Office of ment and Budget, Washington, DC 20503. DO NOT	
				RETURI	N your form to either of these addresses. Send your	
2b. Activity Code: 3837				complete office.	ed form to the address provided by the issuing	
				onice.		
PART II - PROPERTY INFORMATION	İ					
3. Property Background Information						
3a. Current Owner					different from site name)	
Lynda Brown		Unname	d, add	ress oln	t .	
3c. Street Address						
220 East 10 th Street						
3d. City	3e. State	3f . Zip C	ode		3g. Size (in acres)	
Coralville	IA	52241			01 acre	
4. Property Geographic Information						
(EPA Headquarters, or its contractors, v	will provide lat	/long infor				
4a. Latitude				_ongitude		
41.6540			91.55	0.90		
4c. Horizontal Collection Method			4d. S	Source M	fap Scale Number (only if a map/photo	
		,	1	used)		
4e . Reference Point			4f. Pa	4f. Parcel Number(s)		
•						
5. Property History Information			<u> </u>		•	
5a. Property Description / History / Past	Ownership					
		rown. Past	t owne	rship is	not known. According to the Phase I the	
					t is not known. Past businesses were a	
frame & axle repair shop and a moving						
located on site and covers approximate						
surrounding properties did not reveal ar	ny recognized	environm	ental c	ondition	s (RECs).	
	•				,	
5b. Current Use(s)				· ·	·	
inactive						
PART III - ENVIRONMENTAL ASSES						
6. Environmental Assessment Activit						
6a. Phase I (preliminary assessment / all 6b. Phase II (supplement)					6c. Phase III (cleanup planning)	
appropriate inquiry) Report Completion assessment) Report (pletion	Report Completion Date(s)	
Date(s) 10/12/99 Date(s) 9/22/06					NA	
7. Environmental Assessment Findings						
7a. Classes of Contaminants Found (c		ly)				

 ✓ Petroleum / Petroleum Products ✓ Controlled Substances ✓ Asbestos ✓ PCBs 		VOCs Lead Other Metals PAHs Other (describe	÷)				
7b. Media Affected (check all that apply) Soil Air Surface Water	Ground Water Drinking Water Sediments Unknown		7c. Cleanup Required Yes No Unknown				
8. Environmental Assessment Fundir							
Table A – Funds Used to Perform Ass							
8a. US EPA – Brownfields Assessment Grant	Amount	Source 8d. Local Fund	ding	Amount			
8b. Other Federal Funding		8e. Private Fu	nding				
8c. State / Tribal Funding		8f. Other Fund	ding				
9a. 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.) Eleven soil borings were completed to a maximum depth of 13 feet and 22 soil samples were collected from depths ranging from 0 to 12 feet. Three ground water samples were also collected. All soil and ground water samples were analyzed for volatile organic compounds (VOCs) and petroleum compounds by analytical methods (OA1 and OA2).							
9b. Summarize the findings and conc concentrations. Relate these values t standards, background levels or other	o known criteria s	uch as MCLs, state	ewide standards, wateı				
No VOCs were detected in soil or groun	d water.						
Three soil samples analyzed for hydrocarbons by Iowa method OA1 detected petroleum as waste oil with a maximum concentration of 18 PPM. There is no established standard for waste oil in soil for comparison. Hydrocarbons as gasoline range petroleum were detected in 4 ground water samples with a maximum of 300 PPB. There is no standard for hydrocarbons as gas range compounds for comparison.							
9c. Rate the site on a scale of 1 to 4, in decreasing order severity (1 being the most severe) 4 9d. Summarize the reasoning, knowledge or any other information used in determining your recommendation							
regarding the priority assigned to this			. actorimining your reot	·			
This priority is based on the lack of a limits set above established standard ground water to make an evaluation of	s and the lack of a	pplicable data with					

9e. Photographs Available ☐ Yes ☒ No		9f. Video Available ☐ Yes ☒ No	
PART V - APPROVALS			
10. Grant Recipient Project Manager			
Name	Signature		Date
11. US EPA Regional Representative	•		
Name	Signature		Date

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:	Matt Culp				4/23/07		
	(Name/Title)				(Date)		
	502 East 9 th Street			1-515-2	42-508	7	
	(Address)			(Phone)			
	matt.culp@dnr.state (E-mail Address)	.ia.us					
Site Name:	220 East 10 th Street						
Previous Names (if any):	none						
Site Location:	210 East 10 th Street						
	Coralville		IA	52241			
	(City)		(ST)	(Zip)			
Latitude:	41.6540	Longitude:	91.5596				
	g checklist. If "yes" is	marked, please expl	ain below.		YES	NO	
 Does the site alread 	• • •					\square	
	products that are part of t businesses or community		sult in exposu	re within,		\boxtimes	
	t of a release of a natura				_		
or altered solely througl it is naturally found?	h naturally occurring prod	cesses or phenomena	, from a location	n where			
	a public or private drir	nking water supply o	lue to deterio	ration of		6 2	
the system through o							
Is some other progra program)?	am actively involved with	the site (i.e., another	Federal, State	, or Tribal		\boxtimes	
	ubstances potentially rel	eased at the site regul	ated under a	statutory			
	m, natural gas, natural ga					\boxtimes	
normal application of fe regulated by the NRC, I	rtilizer, release located ir UMTRCA, or OSHA)?	n a workplace, naturall	y occurring, or				
7. Are the hazardous s	ubstances potentially rele		ided by policy			\boxtimes	
considerations (e.g., deferral to RCRA Corrective Action)? 3. 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)?							
Please explain all "yes	s" answer(s), attach ad	ditional sheets if nec	essary:				
NA							
. •							
•							

04/30/07 1 REV OCT 02

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/DISCUSSI	ON/RATIONALE:
	ended for listing on CERCLIS because no contaminants were detected in standard. The site is a priority 4.
Regional EPA Reviewer	
Togional El A Roylewel	Print Name/Signature Date
State Agency/Tribe:	Car Lundage, al & M. 5/23/07



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

Site Name: 220 East 10 th Strett Identified By:	☐ Removal ☑ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if ☐ FUD Site
Address: 220 East 10th street	County Name: Johnson
City, State, Zip: Coralville, IA 52241	ID (if one exists): Congressional District: 2nd
NPL Status: =: Not a Valid Site or Incident Federal Facility Indicator: Federal	ral Facility Not a Federal Facility Status Undetermined
Section: C-(STAR) SPFD Technical Assistance/Re-Use Branch L-(EFLR) E M-(MOKS) MO/KS remedial Branch I-(IANE) IA	nfr/Fund Lead RV Branch /NE Remedial Branch O-(ER&R) Emergency Response & RV Branch
List Site Alias Name (s):none	
Directions to Site: From Des Moines travel east on interstate 80 to Coralville and exist block to 2nd Avenue, Turn north on 2nd and go one block to 10th Avenue and turn right	t at 1 st Avenue. Go south on 1 st Avenue to 10 th Street and turn left on 9 th and go one at the site is located on the right.
Site Description: One building with a parking lot	
Site Size:0.1 Site Dimension:	Site Type: (Choose all that apply - for every main category chosen in bold at least one sub-category must be selected; if more than one main and sub category is selected indicate which is primary):
Feet Square Miles Miles USGS Quadrant: Coraville USGS Hydro Unit:	Primary designation: OT MP-Manufacturing/Processing/Maintenance - Applicable sub-categories:
Latitude: 41.6540	CA-Chemicals and allied products Coal gasification □ CP-Coke production □ EP-Electric power generation and distribution. □ FT-Fabrics/textiles □ LW-Lumber and wood products/pulp and paper □ WP-Eumber and wood products/wood preserving/preserving/treatment □ MF-Metal fabrication/finishing/coating and allied industries □ OR-Oil and gas refining □ OP-Ordnance production □ PR-Plastics and rubber products □ PM-Primary metals/mineral processing □ RA-Radioactive products □ TS-Trucks/ships/trains/aircraft and related components □ MI-Mining - Applicable sub-categories □ CO-Coal □ ME-Metals □ NM-Non-metal minerals □ OG-Oil and Gas □ OT-Other-Description(needed):□ □ WM-Waste Management - Applicable sub-categories □ CL-Co-disposal landfill (municipal and industrial) □ ID-Illegal disposal/open dump □ IF-Industrial waste facility (non-generator) □ MD-Mine tailings disposal □ OT-Other-Desc (needed) □ ML-Municipal solid waste landfill □ RW-Radioactive waste treatment, storage, disposal (non-generator) □ OT-Other - Applicable sub-categories □ AG-Agricultural (e.g., grain elevator)
Add Action: OU_00_ : PRE-CERCLIS SCREENING Planned Complete:/ Actual Complete:/ Lead code (choose one): F-EPA Fund Financed	□ CS-Contaminated sediment site with no identifiable source □ DC-Dust control □ OT-Other-Desc (needed) □ GP-Ground water plume site with no identifiable source □ MO-Military/Other Ordinance □ PS-Product storage/distribution □ RD-Research,development,and testing facility ☑ RC-Retail/commercial □ SE-Spill or other one-time event □ TP-Transportation (e.g., railroad yards, airport, barge docking, site) □ TW-Treatment works/septic tanks/other sewage treatment □ RE-Recycling - Applicable sub-categories □ AT-Automobiles/tires □ DT-Drums/tanks □ WO-Waste/used □ BS-Batteries/scrap metals/secondary smelting/precious metal recovery □ CC-Chemicals/chemical waste (e.g., solvent recovery) □ OT-Other-Description(needed):

Signatures:

States: Cal Gald Date: 5/23/07 RPM/OSC/SAM: _______Date: __/__/



REGION VII U.S. EPA SUPERFUND

SITE DISCOVERY ENTRY FORM

Discovery Date: 4/23/07	very Lead (choose one): Fin S S-State Fund Fin	FF-Fed Fac	☐ FP-FPA-In-h	ouse 🔲 TR Tribal	Lead - Fund Fin
	Removal	Check	if, 🔲 FUD Site		
Site Name: 220 East 10 th Street States		Initiat	ed Date 4/23/07	_	Removal Site Assessment
Address: 220 East 10 th Street			County Name:	_	Other Fed. Agency
City, State, Zip: Coraville, IA 52241	2	_	D (if one exists):	<u>:</u>	Congressional District:
NPL Status: Currently on the Final NPL Proposed for NPL	2n. Not on the NPL □ Removed from Propos	Deleted on the fin		e-Proposal Site	Site is Part of NPL Site
Section: ☐ C-(STAR) SPFD Technical Assistan ☐ F-(FFSE) Federal Facilities/Apecial ☐ I-(IANE) IA/NE Remedial Branch	Emphasis Brnach	M-(MOKS) MO/	und Lead RV Brand KS Remedial Brand gency Response &	ch .	Federal Facility Not a Federal Facility Status Undetermined
List Site Alias Name (s): none					
Directions to Site: <u>Interstate 80 east to Coraville ar site is located on the right.</u>	nd exit on 1st Avnue south to 9th	Street, turn_east a	nd go one block to	2 nd Avenue and tu	rn north one block to 10 th Street the
Site Description: one building with parking lot					
Site Size: 0.1		l a			
Site Dimension: Acres Square Feet Square Miles	Miles		at least one sub- one main and su	category must be s	main category chosen in bold selected; if more than ted indicate which is primary):
USGS Quadrant: Coraville USGS Hydro Un	it:	□ MP-			nance - Applicable sub-categories:
			CA-Chemicals and CG-Coal gasification	ion	
Latitude: 41. 6540 Longitude: 91.5596			CP-Coke production Electric power general		tion.
(Decimal Degree format/with release of 3.17 see a	ttached required location data	form) \Box	EE-Electronic/electronic/electronics/textiles	ctrical equipment	
·			WP-Lumber and v	wood products/woo	od preserving/treatment
Owner Bank/Loan Company	☐ Indian Lands		MF-Metal fabricat OR-Oil and gas re		ing and allied industries
Operator County Owned	Other		OP-Ordnance proc		•
Type District Owned	☐ Private		PR-Plastics and ru		
☐ Federally Owned ☐ Former Federally Owned or Operate	☐ Mixed Ownership ed ☐ State Owned		PM-Primary metal RA-Radioactive pr		ng
☐ Government Owned/Contractor Ope	erated Trustee, Federal		TA -Tanneries	OT-Other-Descr	
Privately Owned/Government Opera			TS-Trucks/ships/tr Mining - Applicable		elated components
☐ Property Defaulted Back to Governi☐ Municipality	nent		CO-Coal ME-		on-metal minerals
			OG-Oil and Gas [OT-Other-Desc	ription(needed):
Operational Status: Active Inact	ive Unknown		-Waste Manageme CL-Co-disposal la		
			ID-Illegal disposal	l/open dump	,
Non-NPL Status (Choose one): Addressed as part of NPL site (AX)	Other Cleanup Activity:	. =	IF-Industrial waste		erator)
	Fed Fac-lead Cleanup (OF) Other Cleanup Activity:				other-Desc.(needed):
	Private Party-Lead Cleanup(OP)	· _ □	RW-Radioactive v	waste treatment, sto	orage, disposal (non-generator)
Deferral of NPL Listing Dec. While States Oversee Resp. (SD)	U Other Cleanup Activity: State-Lead Cleanup (OS)	ı — —	Other - Applicable AG-Agricultural (_	1
	Other Cleanup Activity:				no identifiable source
ESI Start Needed (ES)	Tribal-lead Cleanup (OT)		DC-Dust control		
☐ Fed Fac ESI Review Start Needed(FE) ☐ Fed Fac Prelim Assessment Rev Ongoing (PG)	PA Ongoing (PO) PA Start Needed (PS)		MO-Military/Othe		identifiable source
Fed Fac Prelim Assessment Rev Start Needed(PN)	Ref to Rvl-Further Assess Need	led (RW)	PS-Product storage	e/distribution	
☐ Fed Fac Site Inspection Rev Ongoing (FG) ☐ Fed Fac Site Inspection Rev Start Needed (FS)	Referred to RvI - NFRAP (RR) Removal Only Site (No Site As		RD-Research, dev		ing facility
	SI Ongoing (SO)		SE-Spill or other of		
HRS Package Completed-Further Eval. Needed (HN)	=		-		ds, airport, barge docking, site)
☐ HRS Start Needed (HS) ☐ Integrated ESI RI Ongoing (IO)	☐ SIP Ongoing (SG) ☐ SIP Start Needed (SN)		i w-i reatment wo Recycling - Applica		ther sewage treatment
Integrated ESI/RI Start Needed (IS)	Site Reassessment Ongoing (SR	υ _ 🗖	AT-Automobiles/t	tires 🔲 DT-Drui	ms/tanks
	Status Not Specified (SX)	====		_	smelting/precious metal recovery
☐ Integrated Removal/Remedial Eval Start Needed (IR) ☐ NFRAP (NF)	Site Reassessment Start Needed		CC-Chemicals/che OT- Other-Descrip		Solvent recovery)



LOCATION FORM - (Required information highlighted in red)

SITE NAME: 220 East 10th street 0	Coraville Iowa	EPA ID:			
Latitude: 41.6540 (Decimal Decree format)	Longitude: <u>91</u> . <u>5</u>	<u>596</u> Meas u	rement Sequence: (See Comment A)		
Lat/Long Source: ☐ Contractor☐ Dun & Brace ☐ EPA Regio ☐ Geograph☐ Other Fede ☐ Regulated ☐ State	dstreet	e	☐ (Blank) Designate Lat/Long:	☐ Primary	
☐ Interpolation-TM ☐ I ☐ Public Land Survey-Quarter Se	ersection entroid tive Position fferential andard Position Service S nterpolation -MSS nterpolation - Other	Address Matchir Census Block - Classical Survey GPS Carrier Pha GPS Code (Pset A-On GPS-Unspet Interpolatio LORAN C Public Land	g - Primary Name 1990 - Centroid ving Techniques ase Kinematic Relative udo Range) Precise Po ecified	sition GPS Code (I Position (SA tion-Digital Map Source ation - Satellite	Digitized p 1990-Centroid anadian Active Control System Pseudo Range) Standard -Off) (TIGER) ☐ Interpolation - SPOT on ☐ Public Land Survey-Footin
☐ Atmos. Emissions Trtmnt Unit	Boundary Point Or Settling Pond Or Settl	Liquid Waste Treatm NW Corner of Land Process Uni Unit Storage Tan	Fanent Unit	ocess Unit V Corner of Land Parcel	☐ Air Release Vent ☐ Facility/Station Bldg Entranc ☐ Loading Facility ☐ Plant Entrance (Freight) ☐ SE Corner of Land Parcel ☑Unknown ☐ Treatment/Storage Plant
Reference Datum:	NAD27 N	AD83 .	er 🛛 Unknown	☐ WGS84	☐ (Blank)
Method: Point in Poi	Collection Date: _ uth Conducted blygon (Zip) o Polygon Centroid(Other elative to Map Features (Celative to Map Features (Coulon Polygon Centroid Coulon Polygon Centroid (Coulon Polygon Centroid Coulon Polygon Centroid Coulon Polygon Centroid (Coulon Polygon Centroid Centro)	Poin	nt In Polygon (County) ximity to Alternative Fa ximity to Polygon Centr iffied Relative to Map Fo ified, Unknown Method nt in Polygon (Other)	roid (Zip Code) eatures (1:24K)	☐ Blank ☑ Not Verified
Point/ Line/ Area: AREA	LINE 🛛 PO	INT REGION	ROUTE (I	BLANK)	
Source Map Scale: ☐ (BLAN) ☐ 1:62,500 ☐ 1:63,36 ☐ OTHER		2,000		:24.000	1:50,000
COMMENTS:					
Signatures:	·				
RPM/OSC:	Date:	_//BRA	NCH CHIEF:		Date://
A) A sequential number to indicate Required if the feature is polygona		s on a line or area ar	e connected. For an a	rea, the maximum point i	s connected to the first.