CON 12-15
Doc #16769

Site Name: Hardee's, Cedar Rapids

Brownfield Initial Site Screening (ISS)

Project Manager: Tami Rice

Date: August 10, 2007

☒ **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

☐ **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

Location:

Latitude: 41. 9622 *Longitude: -91. 6767* ***County:Linn***
(Decimal Degree format)

USGS Quadrant: Cedar Rapids South

Site Size:0.41

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

Site Alias Name(s): None

Congressional District: 2

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: Hardee's Food Systems Inc, % CKE Restaurants Inc, PO Box 4349 Tax Dept-Lewis Street, Anaheim, California 92803

Responsible Party Name(s) & Address, if different from current owner:
Unknown at this time.

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)
1519 6th Street, Cedar Rapids, Iowa 52404

Directions to site: Take I-80 east toward Davenport. Merge onto I-380 north / IA-27 north via exit 239B toward Cedar Rapids / Waterloo. Take the Wilson Avenue SW exit, exit 18. Stay straight to go onto 3rd Street SW. Turn left onto Wilson Avenue SW. Turn right onto 6th Street SW. The site is located on the northeast corner at the intersection of 6th Street SW and 16th Avenue SW.

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)

The site is currently developed as a Hardee's restaurant. The site has been utilized as a restaurant since 1984. The site was developed as a filling station sometime between 1913 and 1949. The filling station was in operation until about 1967. Prior to 1913, the site appears to have been developed as a residence. It is suspected that either aboveground storage tanks (ASTs) or underground storage tanks (USTs) were located onsite during its usage as a filling station. The site was not listed as a UST or leaking underground storage tank (LUST) facility. There were several LUST facilities and an automotive repair facility located south and southwest of the site.

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.)

The site assessment consisted of three soil borings (B10, B11, and B12) located onsite. Soil samples were continuously collected and field-screened using a photo-ionization detector (PID). One soil sample was collected from the zone exhibiting the highest PID reading. If there was no elevated PID reading, the sample was collected from the capillary fringe zone, the interval exhibiting a change in lithology, from the bottom of the boring, or from the interval of most likely environmental impact based on professional judgment. Soil samples were analyzed for benzene, toluene, ethylbenzene, xylene (BTEX), and total extractable hydrocarbons (TEH).

The three soil borings were converted into temporary monitoring wells for collection of groundwater samples. Groundwater was measured at depths of 12 to 15 feet below ground surface. The groundwater samples were analyzed for BTEX and TEH.

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.

Benzene, ethylbenzene, xylene, TEH as gasoline, and TEH as diesel were detected in soil samples B10 at concentrations below the applicable statewide standards. No petroleum constituents were detected in soil samples B11 and B12.

Benzene was detected in all three groundwater samples (B10, B11, and B12) at concentrations ranging from 5.2 ug/L to 180 ug/L, exceeding the statewide standard of 5 ug/L. The laboratory detection limit for TEH as waste oil in groundwater sample B10 was 1,200 ug/L which exceeded the statewide standard of 400 ug/L. Ethylbenzene, xylene, TEH as gasoline, and TEH as diesel were detected in groundwater samples B10 and B11 and toluene was also detected in sample B11, all at concentrations below the applicable statewide standards. See Table 1 and Table 2 for additional information.

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 wells located within a quarter-mile radius of the site and there are four commercial wells located between a quarter-mile and a half-mile radius of the site. These four wells vary in depths from 360 feet to 521 feet with bedrock depths ranging from 50 feet to 305 feet.

The Cedar River is located about 4,150 feet northeast of the site and Prairie Creek is located about 6,970 feet southwest of the site.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.
3

Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.
Petroleum compounds were detected in soil and groundwater onsite at concentrations below the applicable statewide standards. Only benzene was detected onsite at concentrations exceeding an applicable statewide standard. Specifically, benzene was detected in three groundwater samples at concentrations ranging from 5.2 ug/L to 180 ug/L. The statewide standard for benzene in groundwater is 5 ug/L. The 1,200 ug/L laboratory detection limit for TEH as waste oil in groundwater exceeded the applicable statewide standard of 400 ug/L.

Based on the site history, the site was only investigated for BTEX and TEH. Based on the lack of nearby receptors and limited contamination found, no additional investigation is required at this time.

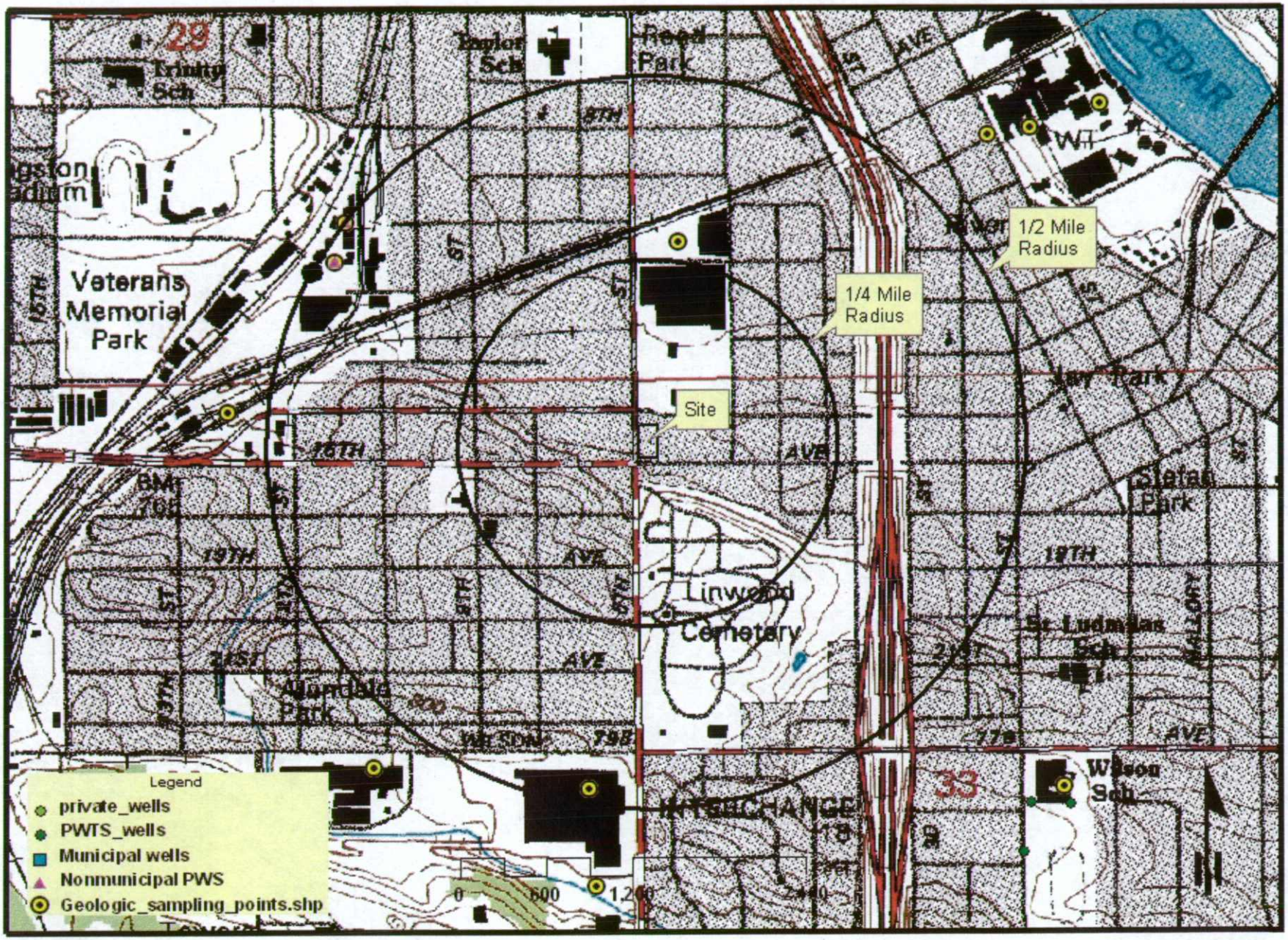
No further action is required under CERCLA or Iowa Chapter 133 at this time and the site is not a candidate for an ESS.

Site recommended for:
- ☒ No further action
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Additional investigation by responsible party
- ☐ Transfer to LUST/UST

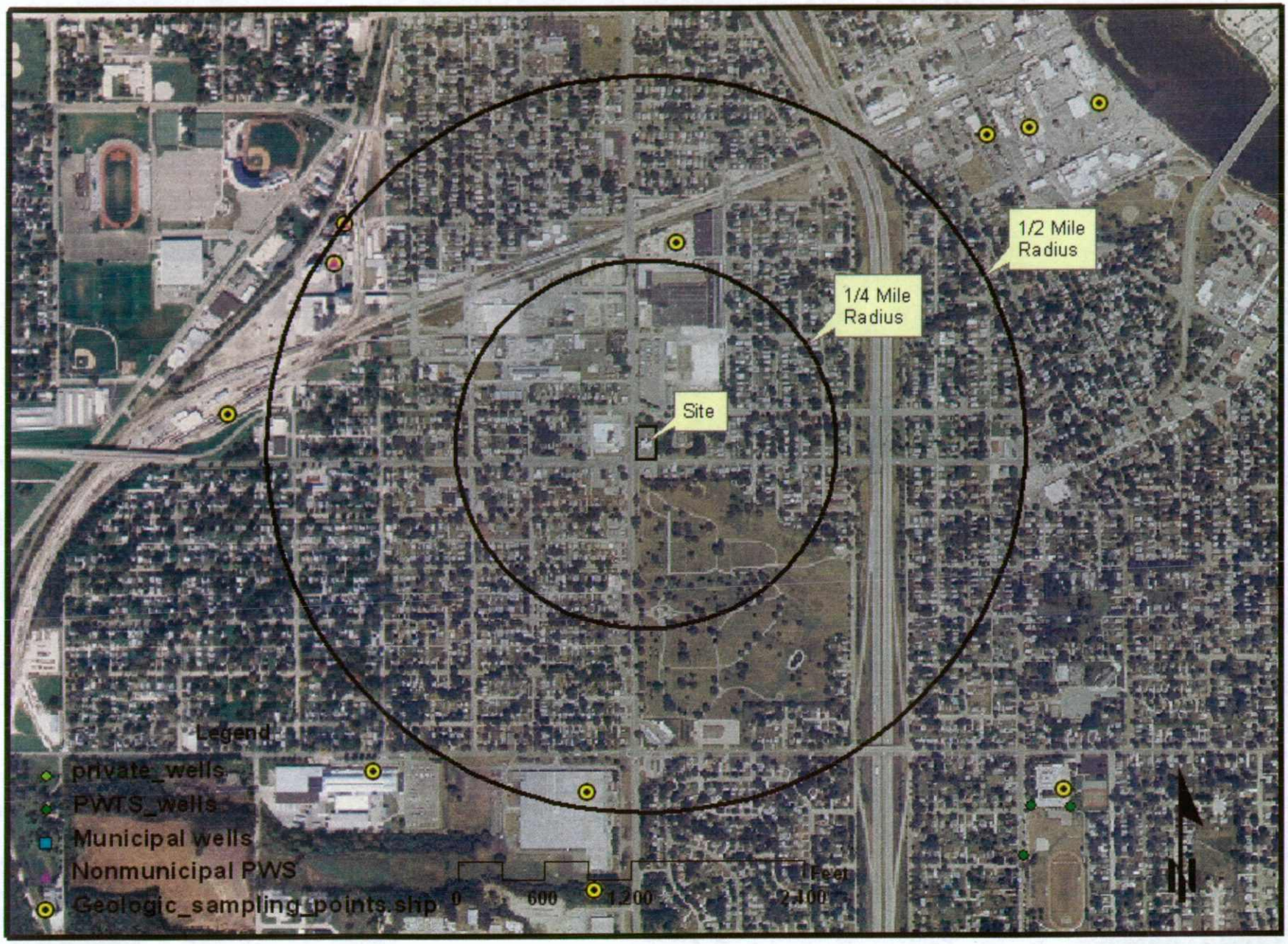
Form Reviewed: _____ **Date Reviewed:** 8/17/07

Revised 6/2007

Hardee's, Cedar Rapids



Hardee's, Cedar Rapids



LEGEND

APPROXIMATE PROPERTY BOUNDARY

B2 BORING LOACTION

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THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

SITE DIAGRAM
LIMITED SITE INVESTIGATION
HARDEE'S
1519 6TH STREET SW
CEDAR RAPIDS, IOWA

Project Mngr:	EDB	Terracon	Project No. 06077094
Designed By:	EDB		Scale: NTS
Drawn By:	EDB	5865 Willow Creek Drive Southwest Cedar Rapids, Iowa 52404	File No. 7094
Checked By:	EDB		Date: JUNE 2007
Approved By:	EDB	Figure No.	2

Table 1 and Table 2

Table 1 - Soil Results (mg/kg)

	B10	B11	B12	Standards
Benzene	0.13	<0.0025	<0.0025	88
Toluene	<0.5	<0.025	<0.025	6,100
Ethylbenzene	1.8	<0.0025	<0.0025	7,600
Xylene	8.2	<0.0075	<0.0075	15,000
TEH-gas	250	<4	<4	-
TEH-diesel	55	<4	<4	3,800
TEH-oil	<10	<10	<10	-

Table 2 - Groundwater Results (ug/L)

	B10	B11	B12	Standards
Benzene	**98**	**180**	**5.2**	5
Toluene	<500	82	<25	1,000
Ethylbenzene	600	72	<2.5	700
Xylene	2,500	160	<7.5	10,000
TEH-gas	2,300	2,200	<150	-
TEH-diesel	620	750	<150	1,200
TEH-waste oil	**<1,200**	<350	<380	400