Site Name: Wittenauer Property, Davenport, Iowa

CON 12-15
Doc #20201

Brownfield Initial Site Screening (ISS)

Project Manager: Matt Culp

Date: 11/14/08

☐ **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: 41.5213 *Longitude: 90.6042* ***County**: Scott*
(Decimal Degree format)

USGS Quadrant: Davenport East

Site Size: 1.86

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

Site Alias Name(s): none

Congressional District: 1st

Grant Recipient Name, Address & Contact: City of Davenport

Current Owner & Address: R Own Properties LLC

Responsible Party Name(s) & Address, if different from current owner:
Same as above

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)
1802 West First Street, Davenport, Iowa

Directions to site:

From Des Moines: Travel east on interstate 80 to interstate 280. Go south to state highway 61 and turn east which becomes Rockingham Drive. Turn left on West 1st Street and the site is on the left.

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)

From the Phase I: The subject property is one quarter-mile from the Mississippi River and although zoned residential the surrounding area has been used for a mix of industrial, commercial and residential use (see map). Although there are no buildings currently on the property historic use of the subject property included a grain elevator. Also, a railroad spur passes north and south through the property. It is suspected that these past uses stored, and/or generated hazardous substances including petroleum.

Several gas tanks were identified on adjoining properties (see map).

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 shallow soil borings were advanced to depths of 15 feet and soil samples were collected for inspection at 2 foot intervals. Each soil interval was field screened with a photo-ionization detector (PID). Two soil samples were collected for analysis from each soil boring. The first was from the two foot interval (Range 1) and the second from just above the water table (Range 2). Range 1 samples were analyzed for RCRA metals and polycyclic aromatic hydrocarbons (PAHs) while Range 2 soils were analyzed for volatile organic compounds (VOCs) and PAHs.

The three soil borings were converted to monitoring wells. Prior to sampling the wells were developed and field parameters monitored until stable conditions were reached. Water samples were collected from each well for analyses for the eight common RCRA metals, VOCs, PAHs, and total dissolved solids (TDS). Ground water flow is to the east (see map).

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.

<u>Soil results</u>:
Metals were not detected in any of the three soil boring locations. Five PAH compounds were detected in bore hole #2 and one compound in bore holes #3 in the Range 1 depth. The PAHs detected in Range 1 included benzo (a) anthracene (14.8 PPM), benzo (b) fluoranthene (18.5 mg/kg), benzo (a) pyrene (14.6 mg/kg), dibenzo (a,h) anthracene (2.21 mg/kg), and indeno (1,2,3-cd) pyrene (7.10 mg/kg). All of these concentrations exceed their respective SWS. Note bore hole #2 was taken close to a railroad that runs the length of the site. VOCs were not detected in Range 2 soil samples.

Ground water results:
No compounds were detected in ground water that exceeded SWS for protected ground water. Three metals (arsenic, barium and lead) were detected in ground water below Statewide Standards (SWS). The PAH phenanthrene was detected in ground water in one location; however, there is no SWS for this compound. Similarly, the VOCs 1,1-dichloropropane and methylene chloride were detected. No SWS is established for 1,1-dichloropropane (0.2 ug/L) and the methylene chloride (0.53 ug/L) was below the SWS of 5 ug/L.

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.

No on-site targets are present because the site is a vacant lot and there are no wells or residential or commercial buildings on the property. Off-site targets for ground water include the Oscar Meyer process well located to the east (see map). No information is available for (buried) utility lines. See site history for discussion of the neighboring area.

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.

Although one soil sample near the railroad did contain elevated PAH compounds that exceed the SWS in soil the priority rating of 3 is recommended based on lack of hazardous condition due to no exposure scenario under the current non-residential usage of the site.

The site is currently zoned residential. The level of soil contamination is such that this site failed the application of the State Contaminated Sites cumulative cancer risk for cancer and non cancer for a site resident.

Site recommended for:

x 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: Cal Lindberg **Date Reviewed:** 11/26/08

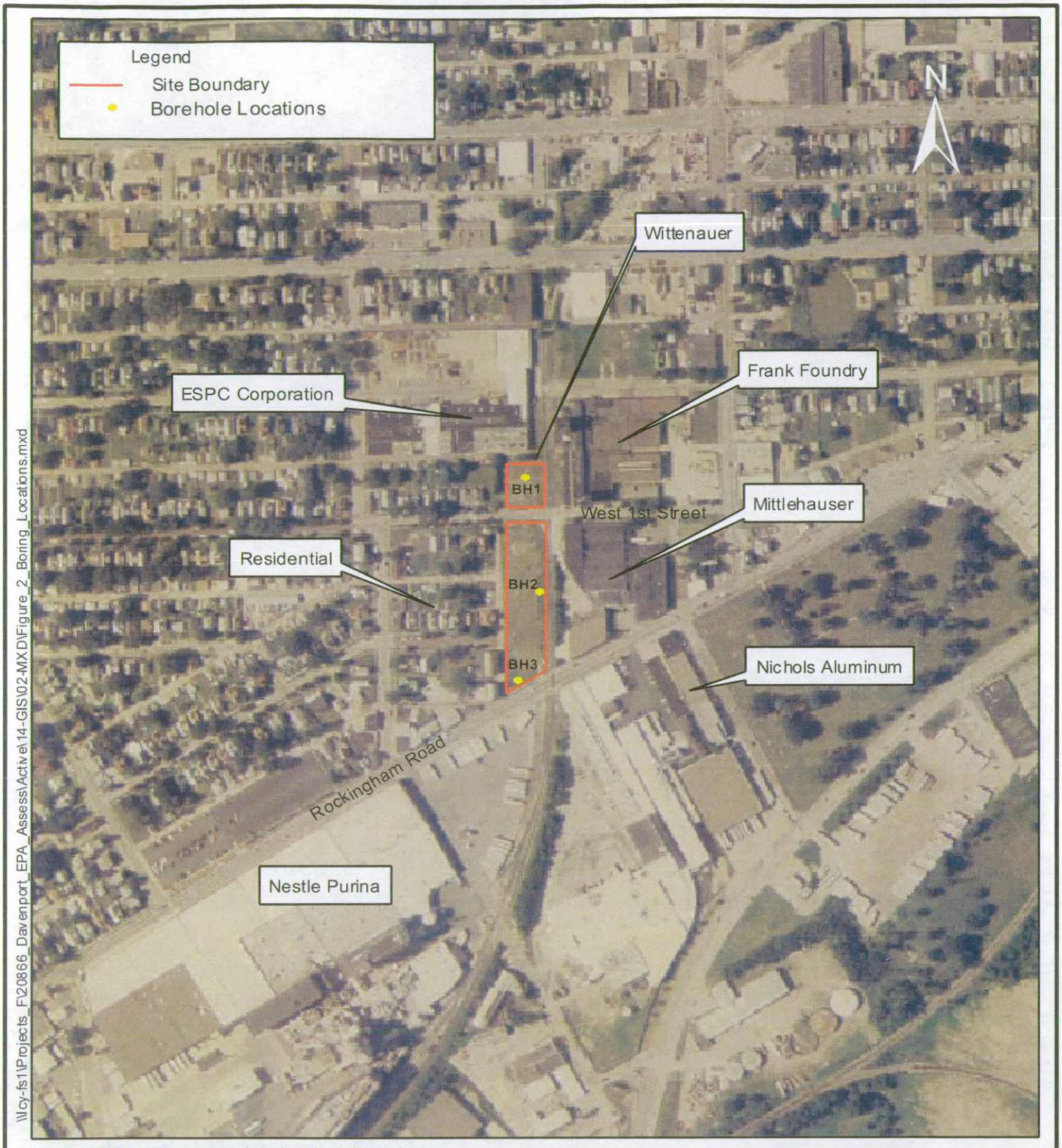
Wittenauer site
Davenport, Iowa

0.3 0 0.3 0.6 Miles

Roads_2006_82.shp
LUST sites
UST Sites
Geologic_sampling_points.shp
Municipal wells

Source Water Protection Area
2-year
5-year
10-year
2500-foot
1-mile
primary protection area
surface runoff area
hydrologic boundary
County

N
W E
S



Notes: 1 - Property boundary and site location is approximate.
2 - Source Data: USDA Digital Raster Graphic Enhanced Topographic Map of Scott County, Iowa.

0 205 410 820 Feet

1 inch = 400 feet

Figure 2: Soil and Groundwater Sample Locations

Wittenauer Property
1801 West 1st Street
Scott County
Davenport, IA

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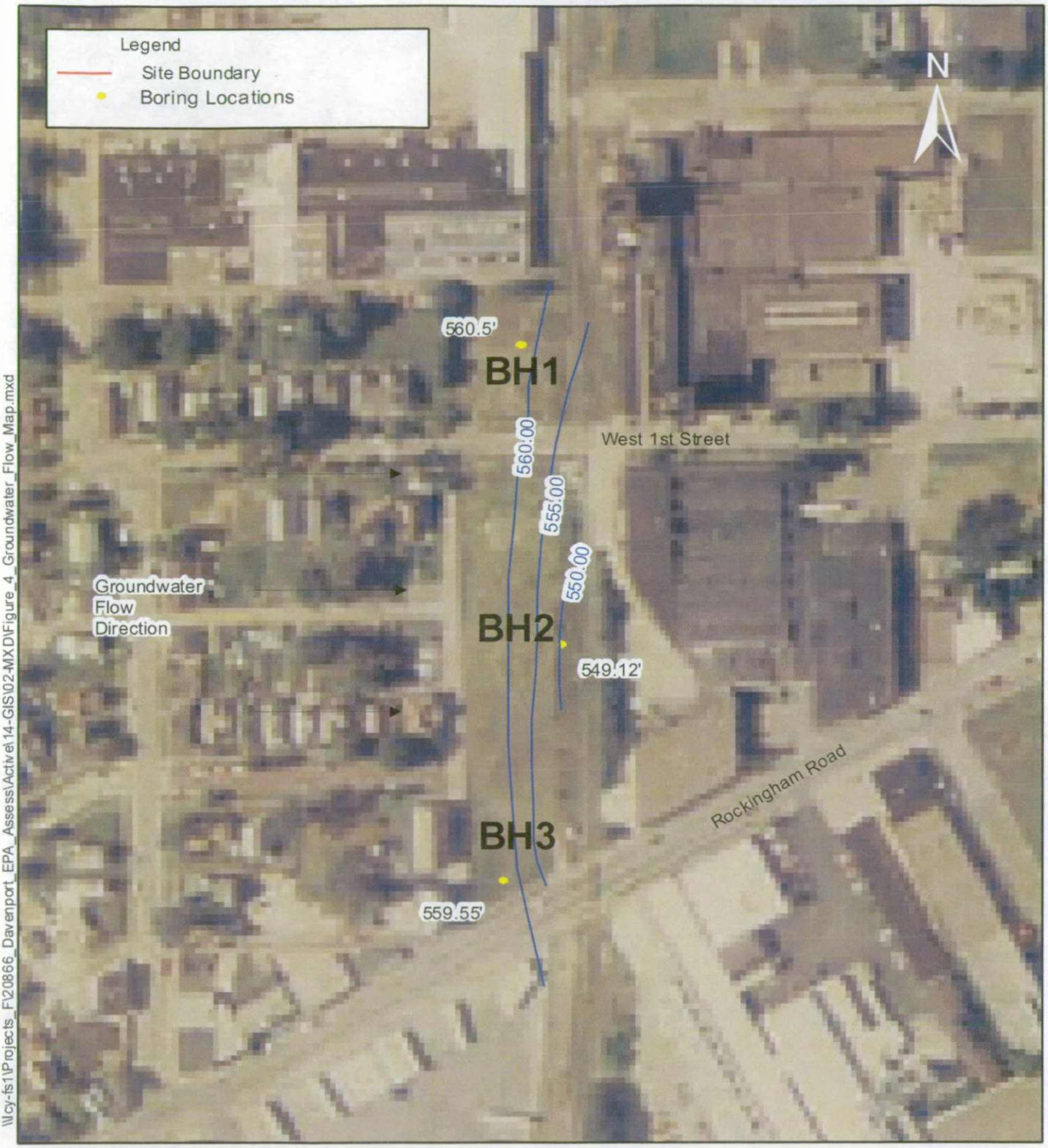

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Notes: 1 - Property boundary and site location is approximate.
2 - Source Data: USDA Digital Raster Graphic Enhanced Topographic Map of Scott County, Iowa.
3 - Groundwater elevations measured on 8/26/08.
4 - Contour Interval = 5'.

0 80 160 320 Feet

1 inch = 153.250687 feet

Figure 4: Groundwater Flow Map

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1801 West 1st Street
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