

Site Name: Coralville Donut Property, Coralville

Pre-Remedial Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: 12/15/2008

**CON 12-15
Doc #20250**

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 0.5 acre site is located along Highway 6 in a commercially developed area of Coralville. During installation of a grease trap potential hydrocarbon impacted soils were observed. During the excavation, debris (wood, glass, metal and an automobile fender) was also observed. A soil sample from the observed area was collected by GeoSource personnel and analyzed for benzene, toluene, ethylbenzene, and xylene (BTEX), total extractable hydrocarbons (TEH), and Resource Conservation and Recovery Act (RCRA) metals.

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.)

There is no indication a Phase I report was prepared for the site. The results of the soil sample collected by GeoSource personnel were not presented. A limited site investigation (LSI) was conducted by Terracon Consulting. Four borings were advanced on-site to depths of 20 to 24 feet bgs. Soil was continuously field screened using a photo ionization detector (PID). One soil sample was selected from each boring (highest PID reading) for laboratory analysis. Each boring was then converted to a temporary monitoring well and a groundwater sample was collected from each and submitted for laboratory analysis. Groundwater was encountered at 13 to 14 feet bgs. Each soil and groundwater sample was analyzed for BTEX, TEH and 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:

Arsenic, barium, cadmium, chromium, lead, mercury, benzene, ethylbenzene, and xylene were detected in one or more soil samples, all below their applicable Statewide Standard.

TEH diesel was detected in soil from one boring (B3). The concentration was 5,100 mg/kg which exceeds the Tier I standard for soil leaching to groundwater of 3,800 mg/kg. This sample was collected from 9 to 11 feet bgs and the TEH diesel concentration does not exceed the Tier I standards for soil vapor to enclosed space or soil to plastic water line.

TEH motor oil was detected in soil from one boring (B3). The concentration was 7,300 mg/kg. There is no established Tier I standard for TEH motor oil in soil.

Groundwater:

Barium, selenium, ethylbenzene, xylene, and TEH diesel was detected in one or more groundwater samples, all below their applicable Statewide Standard.

Benzene was detected in each of the four groundwater samples. Concentrations exceed the Tier I standard for actual ingestion of 5 ug/L in three of the four samples. Sample results are as follows (exceedances in **Bold**):

B1 – 10 ug/L

B2 – 2.3 ug/L

B3 – 67 ug/L

B4 – 50 ug/L

While the three benzene concentrations exceed the Tier I standard for actual ingestion, they are below all other 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.

The site is located in a commercially developed area between Highway 6 and the Iowa River in Coralville. The nearest residence would appear to be 1,200 feet away. The Iowa River is 200 feet north of the site. The site is in the source water protection area for an Iowa City municipal well. The 44 foot deep well is 700 feet northeast of the site, across the Iowa River. An active LUST site (Jiffy Lube # 9LTA10) is located 250 feet west/northwest of the site. This site is listed as "High Risk" based on benzene concentrations in groundwater that exceed the Tier I standard for groundwater to plastic water line.

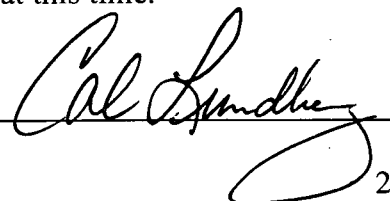
Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.

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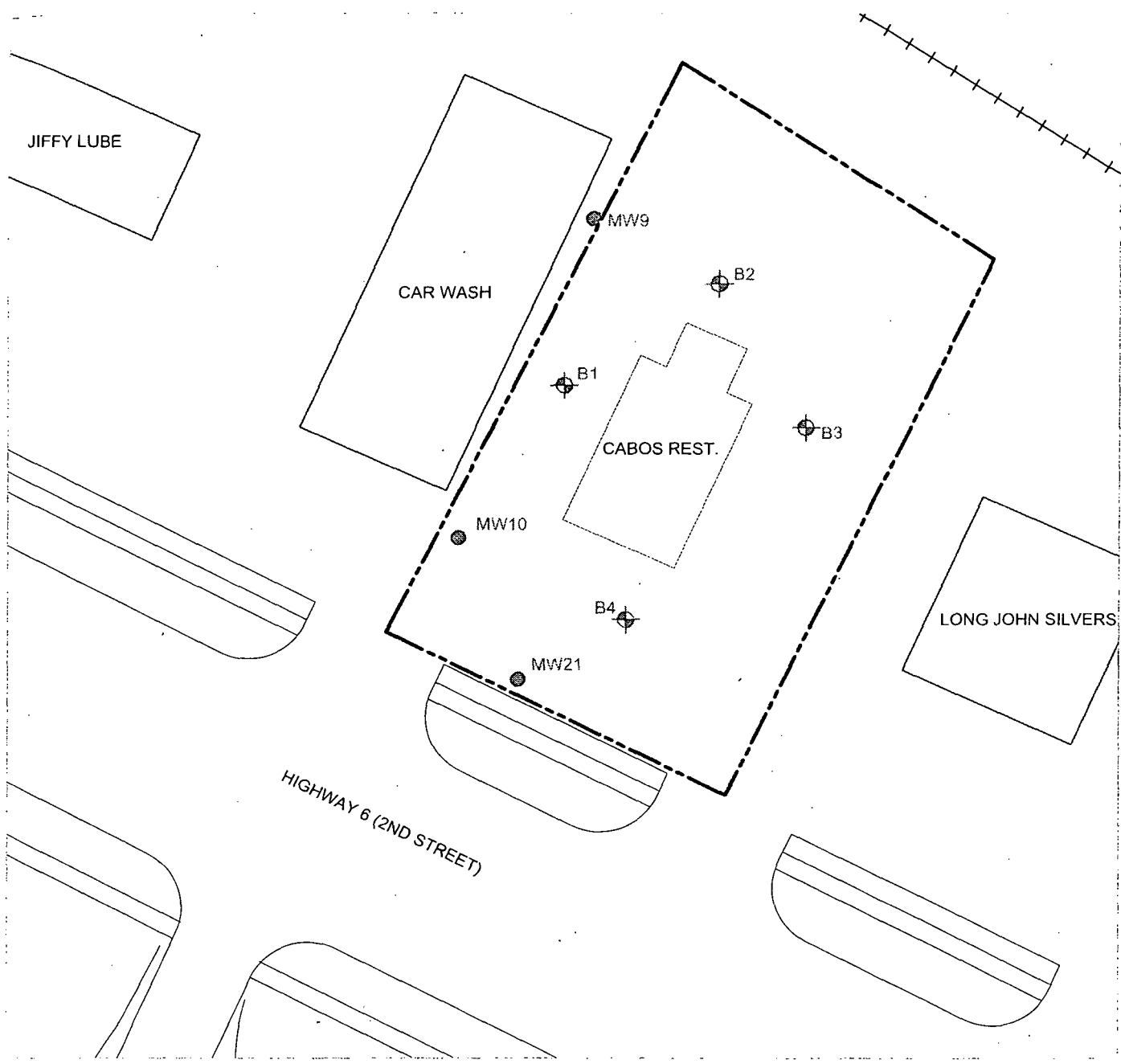
Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

Contamination was detected in groundwater and soil samples collected on-site that exceeds Statewide Standards. Benzene was detected in groundwater samples at concentrations exceeding the Tier I standard for actual ingestion but no concentration exceeded any other standard. TEH diesel was detected in soil from one boring at a concentration which exceeds the Tier I standard for soil leaching to groundwater. This sample was collected from 9 to 11 feet bgs and the TEH diesel concentration does not exceed any other Tier I standard for soil. The conditions currently described in the LSI do not represent a significant hazard to human health or the environment. The consultant from Terracon recommends that the apparently localized area of TEH contaminated soil (around B3) be removed and disposed of in accordance with local, state, and federally accepted protocols. The Department does not object to this recommendation but does not require it at this time. The Department does not require any further assessment at this time.

Form Reviewed: _____

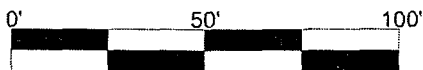

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Date Reviewed: 12/17/08



LEGEND

- APPROXIMATE SITE BOUNDARIES
- ⊕ APPROXIMATE SAMPLING/MONITORING WELL LOCATION
- JIFFY LUBE MONITORING WELL LOCATION



APPROXIMATE SCALE

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

SAMPLING LOCATION MAP LIMITED SITE INVESTIGATION CABOS RESTAURANT 61 2ND STREET CORALVILLE, IOWA		
Project Mngr:	JSR	Project No. 06087181
Designed By:	EDB	Scale: AS SHOWN
Drawn By:	DJF	File No. 7181
Checked By:	JSR	Date: NOV 2008
Approved By:	EDB	Figure No. 1

Terracon
 2640 12th Street SW
 Cedar Rapids, Iowa 52404

Coralville Donut Property



- roads_2006_52.shp - Johnson Co.
- ★ LUST sites
- 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





**REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY**

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Coralville Donut Property

EPA ID: _____

Latitude: 41.669691 Longitude: 91.561548
(Decimal Degree format)

Measurement Sequence: _____
(See Comment A)

- Lat/Long Source: Contractor EPA Headquarters (Blank)
 Dun & Bradstreet Epic
 EPA Region 7 Other
 Geograph Private
 Other Federal Agency SNAP
 Regulated Entity Tribe
 State Unknown
- Designate Lat/Long: Primary NPL Coordinate

- Collection Method: Address Matching -House Number Address Matching - Block Face Address Matching - Street Centerline
 Address Matching -Nearest Intersection Address Matching - Primary Name Address Matching - Digitized
 Address Matching - Other Census Block - 1990 - Centroid Census Block/Group 1990-Centroid
 Census Block/Tract - 1990 - Centroid Classical Surveying Techniques Census - Other
 GPS Carrier Phase Static Relative Position GPS Carrier Phase Kinematic Relative Position GPS, with Canadian Active Control System
 GPS Code (Pseudo Range) Differential GPS Code (Pseudo Range) Precise Position GPS Code (Pseudo Range) Standard Position (SA-Off)
 GPS Code (Pseudo Range) Standard Position Service SA-On GPS-Unspecified Interpolation-Digital Map Source (TIGER)
 Interpolation-Map Interpolation -MSS Interpolation -Photo Interpolation - Satellite Interpolation - SPOT
 Interpolation-TM Interpolation - Other LORAN C Public Land Survey-Eighth Section Public Land Survey-Footing
 Public Land Survey-Quarter Section Public Land Survey-Section Public Land Survey-Sixteenth Section
 ZIP+2 Centroid ZIP+4 Centroid ZIP Code - Centroid Unknown

- Reference Point: Administrative Building Air Monitoring Station Air Release Stack Air Release Vent
 Atmos. Emissions Trtmnt Unit Boundary Point Building Entrance Facility/Centroid Cent Facility/Station Bldg Entrance
 Intake Point Lagoon or Settling Pond Liquid Waste Treatment Unit Loading Area Centroid Loading Facility
 Monitoring Point NE Corner of Land Parcel NW Corner of Land Parcel Other Plant Entrance (Freight)
 Plant Entrance (General) Plant Entrance (Personnel) Process Unit Area Centroid Process Unit SE Corner of Land Parcel
 Solid Waste Storage Area Solid Waste Trtmnt/Disp. Unit Storage Tank SW Corner of Land Parcel Unknown
 Water Monitoring Station Water Release Pipe Well Well Protection Area Release Point Treatment/Storage Plant

Reference Datum: NAD27 NAD83 Other Unknown WGS84

Accuracy Meters +/-: _____ Accuracy Unknown Collection Date: 12/09/2008

- Verification Method: Ground Truth Conducted Point In Polygon (County) Blank
 Point in Polygon (Zip) Proximity to Alternative Facility Coordinate Not Verified
 Proximity to Polygon Centroid(Other) Proximity to Polygon Centroid (Zip Code)
 Verified Relative to Map Features (1:100K/Tiger) Verified Relative to Map Features (1:24K)
 Verified Relative to Map Features (Other) Verified, Unknown Method
 Proximity to Polygon Centroid (County) Point in Polygon (Other)

Point/ Line/ Area: AREA LINE POINT REGION ROUTE (BLANK)

Source Map Scale: 1:10,000 1:12,000 1:15,840 1:20,000 1:24,000 1:25,000 1:50,000
 1:62,500 1:63,360 1:100,000 1:125,000 1:250,000 1:500,000 NONE UNKNOWN
 OTHER_____

COMMENTS: _____

Signatures:

RPM/OSC: _____ Date: ___/___/___ BRANCH CHIEF: _____ Date: ___/___/___

A) A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.



**REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE**

PRE-CERCLIS INITIATION FORM

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Coralville Donut Property

Identified By: _____

- Removal Site Assessment Federal Facilities States
 Other Federal Agency Check if: FUD Site

Address: 61 2nd street

County Name: Johnson

City, State, Zip: Coralville, IA

State ID (if one exists): 52241

Congressional District: 2

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: From I-80 west of Coralville, take Exit 242, proceed 0.2 mi. Turn right onto 1st Avenue, proceed 1 mi. Turn left onto 2nd Street/US 6, proceed 0.1 mi. Arrive at 61 2nd Street, Coralville on the right.

Site Description: 0.5 acre commercial property

USGS Quadrant: Iowa City W 7.5'
main

USGS Hydro Unit: _____

Latitude: 41.669691 Longitude: 91.561584
(Decimal Degree format) (with release of 3.17 see attached required location data form)

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

- Owner** Bank/Loan Company Municipality
Operator County Owned Other
Type District Owned Private
 Federally-Owned Mixed Ownership
 Former Federally Owned or Operated State Owned
 Former Federally Owned or Operated State Owned
 Government Owned/Contractor Operated Trustee, Federal
 Privately Owned/Government Operated Trustee, State
 Property Defaulted Back to Government Unknown
 Brownfields/Public

Operational Status: Active Inactive Unknown Blank
 Native American Interest: Yes No

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:** 12/9/2008

Actual Complete: 12/10/2008

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:** 12/10/2008

SCAP Note: _____
 Comments: Site or Action: _____

Signatures: Cal Lundberg Date: 12/17/08 RPM/OSC/SAM: _____ Date: / /

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 and sub-category is selected indicate which is primary):

- Primary Designation: _____
- MP-Manufacturing/Processing/Maintenance** - *Applicable sub-categories:*
 CA-Chemicals and allied products
 CG-Coal gasification
 CP-Coke production
 EP-Electric power generation and distribution.
 FT-Fabrics/textiles
 EE-Electronic/electrical equipment
 LW-Lumber and wood products/pulp and paper
 WP-Lumber 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
 TA-Tanneries OT-Other-Description(needed): _____
 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)
 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): _____

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: Hylton Jackson 12/8/2008
(Name/Title) (Date)
502 East 9th Street, Des Moines, IA 50319 (515) 242-5084
(Address) (Phone)
Hylton.Jackson@dnr.iowa.gov
(E-mail Address)

Site Name: Coralville Donut Property

Previous Names (if any): _____

Site Location: 61 2nd Street

Coralville IA 52241
(City) (ST) (Zip)

Latitude: 41.669691 **Longitude:** 91.561584

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:

Soil and groundwater contamination on-site is petroleum based.

- 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:

Petroleum contamination was detected in groundwater and soil samples collected on-site that exceeds Statewide Standards. Benzene was detected in groundwater samples at concentrations exceeding the Tier I standard for actual ingestion but no concentration exceeded any other standard. TEH diesel was detected in soil from one boring at a concentration which exceeds the Tier I standard for soil leaching to groundwater. This sample was collected from 9 to 11 feet bgs and the TEH diesel concentration does not exceed any other Tier I standard for soil. The conditions currently described in the LSI do not represent a significant hazard to human health or the environment. The consultant from Terracon recommends that the apparently localized area of TEH contaminated soil (around B3) be removed and disposed of in accordance with local, state, and federally accepted protocols. The Department does not object to this recommendation but does not require it at this time. The Department does not require any further assessment at this time.

Regional EPA Reviewer: _____

Print Name/Signature Date

State Agency/Tribe: _____

Print Name/Signature Date