

**Site Name: 420<sup>th</sup> Street Industrial Park, Iowa City**

Pre-Remedial Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: June 25, 2009

**CON 12-15  
Doc #21155**

***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 City of Iowa City is evaluating alternatives for the development of an industrial park located on approximately 173 acres of land consisting of three adjoining tracts of agricultural land located in the southeastern portion of the city. A Phase I (not submitted) revealed that the properties that border the site to the east (Neppel Property-former DX AST property and the New Horizon FS property) had a past history of petroleum and fertilizer releases. The three parcels that actually make up the site appear to have been in agricultural production. Other than identifying recognized environmental conditions (REC) on the two properties that adjoin the site to the east, no further history was specified.

***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.)***

Due to the RECs on the neighboring properties, a Phase II site investigation was conducted by Foth consultants in April and May of 2009. Eight soil borings (12 to 16 feet bgs) were advanced on the site and the neighboring properties. Six of the boring locations were sited along the 420<sup>th</sup> Street right-of-way on the southern property border. One boring was located 50 feet north of the right-of-way and one boring was located adjacent to the Iowa Interstate Railroad that lies north of the former Sunray DX Distribution center property and the New Horizon FS property. Soil from three of the borings was analyzed for volatile and semi-volatile compounds (VOCs and SVOCs). The eight borings were converted to temporary monitoring wells and a groundwater sample from each was analyzed for VOCs, SVOCs, and nitrate.

***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:***

No contaminants were detected in any of the three soil samples at concentrations above laboratory detection limits.

***Groundwater:***

Constituents of concern were detected in six of the eight groundwater samples collected on the subject property and the adjoining properties. The compounds detected in one or more groundwater samples were; 1,4-dichlorobenzene, nitrate, and acetone. Only nitrate exceeded the Statewide Standard. Nitrate was detected in one groundwater sample (MW-2) at a concentration of 19.3 mg/L which exceeded the Statewide Standard of 10 mg/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.***

The property is located in an area southeast of the City of Iowa City and past history includes agricultural production and mixed commercial use. The City is in the process of annexing the area for future expansion of the southwestern industrial park. This site assessment was conducted with the focus on the future installation of utilities along 420<sup>th</sup> Street. Records do not indicate that the site is in any source water protection area. There are two 180 foot deep bedrock wells on adjoining properties. One well is owned by Econogas which is the current occupant of the Neppel Property (former DX AST site). The other well is located on the New Horizon FS property. Both these wells are being monitored as part of the LRP monitoring program for the New Horizons FS site. Snyder Creek lies east of Tract 3, across Taft Avenue.

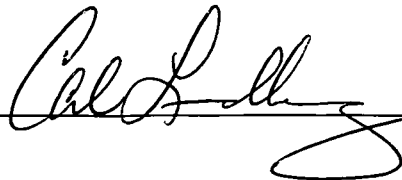
***Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.***

3

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

This site assessment did not detect any situation that would prevent the installation of utilities adjacent to 420<sup>th</sup> Street on this property or the 420<sup>th</sup> Street right-of-way on the adjoining properties. However, based on other site assessments received by the Department, there are areas away from (north of) the 420<sup>th</sup> Street right-of-way on the adjoining properties that have been impacted with petroleum and nitrate contamination. The detected concentrations of the petroleum contaminants would prohibit the installation of plastic water lines and sewer lines in these affected areas. One of the affected areas is located on the former New Horizon FS property (Contaminated Site's ID number 501). This site is currently enrolled in the LRP program and is addressing petroleum and nitrate groundwater contamination. Another affected area on an adjoining site, the Neppel Property (former DX AST site) was closed February 5, 2004 by IDNR's Contaminated Sites Section. Contaminated Site's ID number is 400. A past petroleum release here was mitigated by an on-site soil removal. The last recorded groundwater monitoring event reviewed (5/7/2003) indicates that there was still petroleum contaminated groundwater on-site. The contaminant concentrations detected at that time would prohibit plastic water line and sewer line installation on portions of this property as well. The data presented in the current report would not indicate a significant threat to human health or the environment and does not warrant any further investigation at this time. However, both the City of Iowa City and the environmental consultant will be informed of the environmental conditions present on the adjoining properties.

Form Reviewed:



Date Reviewed:

6/26/09

# 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 6/17/2009  
 (Name/Title) (Date)  
502 East 9<sup>th</sup> Street, Des Moines, IA 50319 (515) 242-5084  
 (Address) (Phone)  
Hylton.Jackson@dnr.iowa.gov  
 (E-mail Address)

**Site Name:** 420<sup>th</sup> Street Industrial Park, Iowa City

**Previous Names (if any):** \_\_\_\_\_

**Site Location:** 420<sup>th</sup> Street

Iowa City IA 52240  
 (City) (ST) (Zip)

**Latitude:** 41.630997 **Longitude:** 91.468147

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

- 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:**

This site assessment did not detect any situation that would prevent the installation of utilities adjacent to 420th Street on this property or the 420th Street right-of-way on the adjoining properties. However, based on other site assessments received by the Department, there are areas away from (north of) the 420th Street right-of-way on the adjoining properties that have been impacted with petroleum and nitrate contamination. The detected concentrations of the petroleum contaminants would prohibit the installation of plastic water lines and sewer lines in these affected areas. One of the affected areas is located on the former New Horizon FS property (Contaminated Site's ID number 501). This site is currently enrolled in the LRP program and is addressing petroleum and nitrate groundwater contamination. Another affected area on an adjoining site, the Neppel Property (former DX AST site) was closed February 5, 2004 by IDNR's Contaminated Sites Section. Contaminated Site's ID number is 400. A past petroleum release here was mitigated by an on-site soil removal. The last recorded groundwater monitoring event reviewed (5/7/2003) indicates that there was still petroleum contaminated groundwater on-site. The contaminant concentrations detected at that time would prohibit plastic water line and sewer line installation on portions of this property as well. The data presented in the current report would not indicate a significant threat to human health or the environment and does not warrant any further investigation at this time. However, both the City of Iowa City and the environmental consultant will be informed of the conditions present on the adjoining properties.

**Regional EPA Reviewer:**

**State Agency/Tribe:**

Print Name/Signature

Date

Print Name/Signature

Date



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

ENFORCEMENT SENSITIVE INFORMATION  
FOR INTERNAL USE ONLY

**LOCATION FORM** - (Required information highlighted in red)

**SITE NAME:** 420<sup>th</sup> Street Industrial Park, Iowa City

**EPA ID:** \_\_\_\_\_

**Latitude:** 41.630997 **Longitude:** 91.468147  
(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 Trtmt 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 Trtmt/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:** 6/23/2009

**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 = Q-NOT A VALID SITE OR INCIDENT**

Site Name: 420<sup>th</sup> Street Industrial Park

Identified By: \_\_\_\_\_

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

Address: 420<sup>th</sup> Street

County Name: Johnson

City, State, Zip: Iowa City, IA 52240

State ID (if one exists): \_\_\_\_\_

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 Iowa City, merge onto US-218 S/IA-27 S via EXIT 239A toward MT PLEASANT/KEOKUK, proceed 5.6 miles. Take the IA-1 exit, EXIT 91, toward IOWA CITY/KALONA/VILLAGE MUSEUM, proceed 0.3 miles. Turn LEFT onto IA-1 N, proceed 1.9 miles. IA-1 N becomes US-6 E., proceed 3.4 miles. Turn LEFT onto 420TH ST SE., proceed 0.8 to site.

Site Description: 173 acres farmland in 3 tracts

USGS Quadrant: Iowa City E 7.5'  
main

USGS Hydro Unit: \_\_\_\_\_

Latitude: 41.630997 Longitude: 91.468147  
(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: 6/23/2009

Actual Complete: 6/23/2009

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: 6/23/2009

SCAP Note: \_\_\_\_\_

Comments: ☐ Site or ☐ Action: \_\_\_\_\_

Signatures: \_\_\_\_\_

States: Cal Date: 6/26/09 RPM/OSC/SAM: \_\_\_\_\_ Date: / /

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

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)

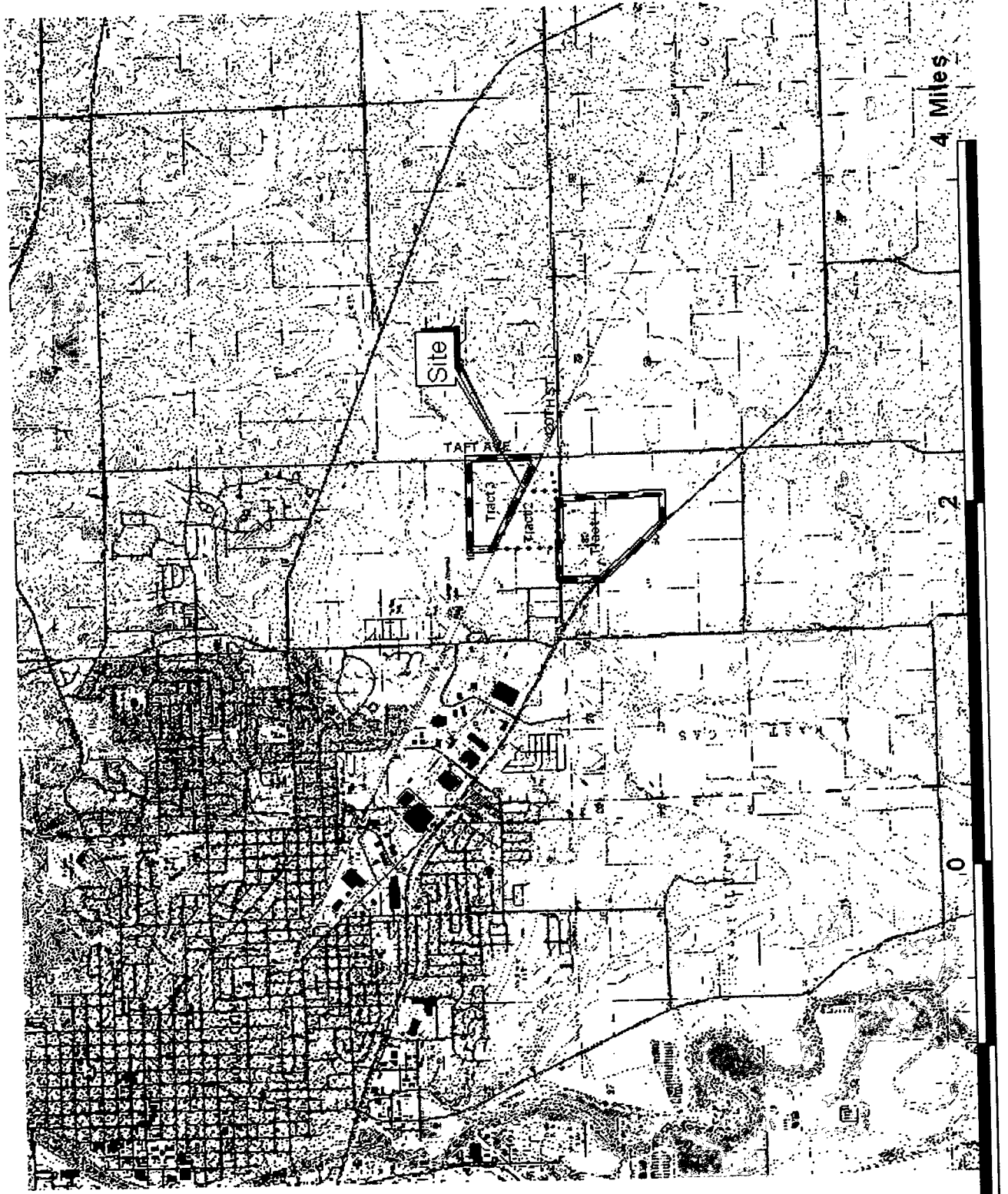
☒ **OT-Other** - Applicable sub-categories

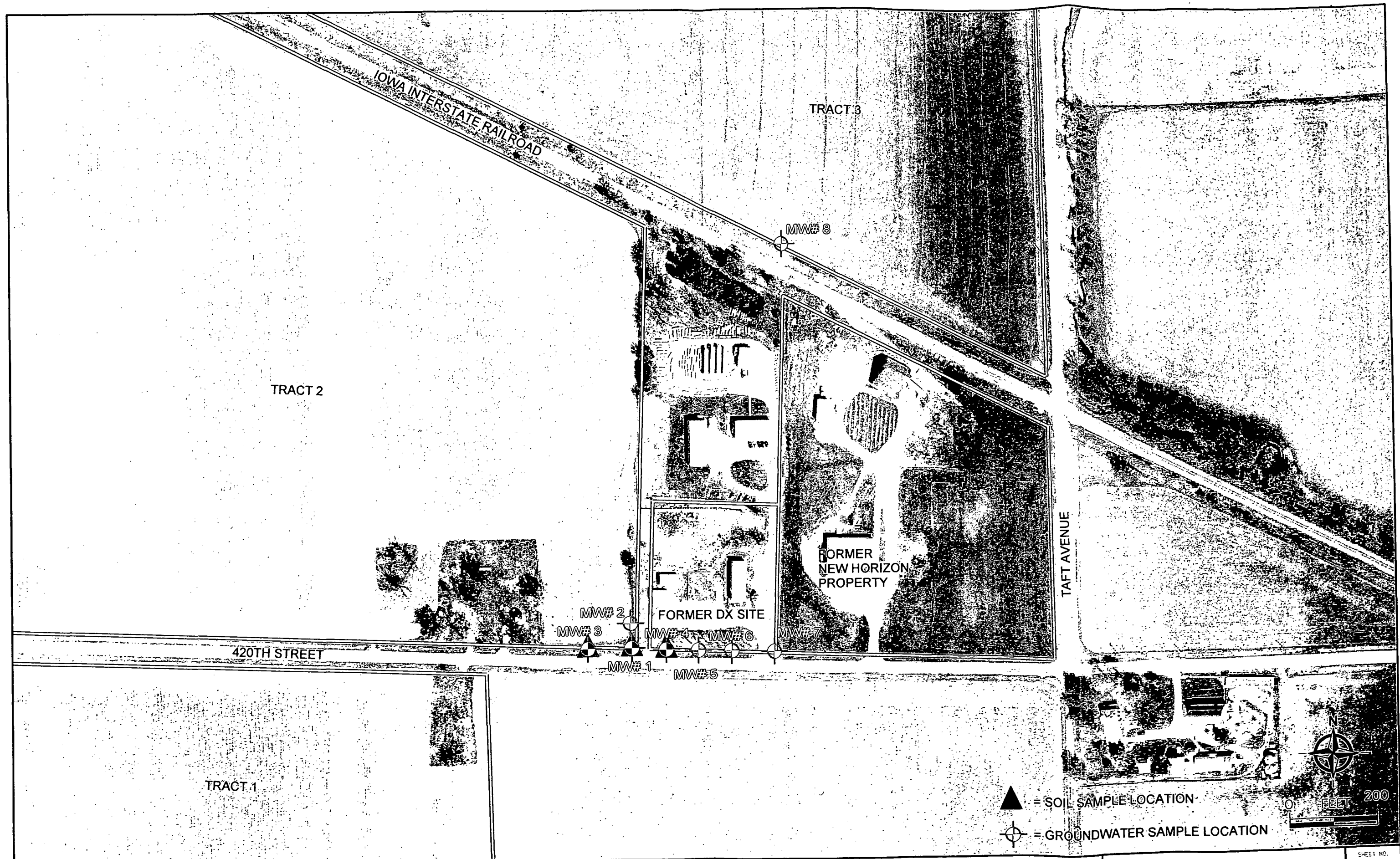
☒ AG-Agricultural (e.g., grain elevator)  
☐ CS-Contaminated sediment site with no identifiable source  
☐ DC-Dust control ☐ OT-Other-Desc (needed): \_\_\_\_\_  
☐ GP-Ground water plume site with no identifiable source  
☐ MO-Military/Other Ordinance  
☐ PS-Product Storage/distribution  
☐ RD-Research, 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): \_\_\_\_\_

# 420th Street Industrial Park, Iowa City





420TH STREET CORRIDOR IMPROVEMENTS  
INDUSTRIAL CAMPUS  
IOWA CITY, IOWA

SAMPLE LOCATION MAP

SHEET NO.

2