Site Name: AAMCO Transmissions, Cedar Falls

Brownfield Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: 2/8/2010

CON 12-15
Doc # 22231

☒ **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: 42.5049 *Longitude: 92.4065* ***County**: Black Hawk*
(Decimal Degree format)

USGS Quadrant: *Cedar Falls 7.5'*

Site Size: *1*

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

Site Alias Name(s): _____

Congressional District: *1*

Grant Recipient Name, Address & Contact:

Current Owner & Address:
Coconino Road, 1400 LC
4720 Mortensen Road, Suite 105
Ames, IA 50010

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

_____

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)
4105 University Avenue
Cedar Falls, IA 50613

Directions to site:
From U. S. 20 west of Cedar Falls, take Exit 220 toward CR-18, proceed 0.4 mi. Turn left on CR-18/University Avenue, proceed 8.4 mi. Arrive at 4105 University Avenue on the right

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 was undeveloped before 1976. From 1976 to 1995 the site was operated as a restaurant. From 1995 to 2008 the site was a tire shop and the site has operated as AAMCO Transmission shop from 2008 to present.

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 information was presented in a RBCA Assessment Report format. On 11/19/2009 two temporary monitoring wells (MW-1 and MW-2) were installed on-site at depths of 25 feet bgs and 16.5 feet bgs respectively. Soil was PID field screened and a soil sample was collected from each of the two temporary well borings and submitted for laboratory analysis. The soil samples were analyzed for VOCs and TEH. A groundwater sample was collected from each of the two temporary wells and submitted for laboratory analysis. The groundwater samples were also analyzed for VOCs and TEH. On 12/28/2009 three permanent monitoring wells (MW-1 to MW-3) were installed on-site at depths of 20.5 feet bgs. Soil was PID field screened and a soil sample was collected from each of the three permanent well borings and submitted for laboratory analysis. The soil samples were analyzed for BTEX compounds and TEH. A groundwater sample was collected from each of the three permanent wells and submitted for laboratory analysis. The groundwater samples were also analyzed for BTEX compounds and TEH. The site geology is described as glacial till (gray to brown lean clay w/sand). Hydraulic conductivity was determined to be 0.0342 m/day (average of the three permanent wells). Groundwater flow direction was determined to be to the southwest. Static groundwater levels (in the permanent monitoring wells) were approximately 7.2 feet bgs.

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:
TEH Waste Oil was detected in each of the five soil samples at concentrations ranging from 13.3 mg/kg to 17.6 mg/kg. There is no applicable standard for TEH Waste Oil in soil.
No other compounds were detected in soil at concentrations that exceeded laboratory detection limits.

Groundwater:
Benzene was detected in two groundwater samples at concentrations below the Tier 1 standard for actual ingestion.
Toluene was detected in one groundwater sample at a concentration below the Tier 1 standard for actual ingestion.
Xylene was detected in one groundwater sample at a concentration below the Tier 1 standard for actual ingestion.
TEH Diesel was detected in two groundwater samples at concentrations below the Tier 1 standard for actual ingestion.
TEH Waste Oil was detected in two groundwater samples at concentrations (1110 ug/L, 1090 ug/L, and 859 ug/L) above the Tier 1 standard for actual ingestion of 400 ug/L. All of the detected concentrations are below the Tier 1 standard for potential ingestion of 40,000 ug/L. No other compounds were detected in groundwater at concentrations that exceeded laboratory detection limits.

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 along University Avenue in southeastern Cedar Falls. This property and the surrounding properties are zoned C-1 Commercial. There are no wells located within 1,000 feet of the site. The site is within the source water protection area for several municipal wells for the City of Cedar Falls. The closest well is 3,500 feet away and 200 feet deep. The well is finished in Devonian limestone and is overlain with 100 feet of glacial till. The area is served by municipal water and sewer. The site would appear to be 300 feet north of a trailer park, the nearest residence.

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.
The only contaminant that exceeds a standard is TEH Waste Oil in groundwater. The only standard exceeded is the Tier 1 standard for actual ingestion. No other applicable standard is exceeded at the site. Established on-site K-value of 0.0342 m/day in the shallow aquifer is below the value of a protected groundwater source of 0.44 m/day. The affected shallow groundwater encountered in glacial till is a non-protected source. The data presented in the RBCA Assessment Report does not indicate that conditions at the site represent a significant threat to human health or the environment. No further assessment will be required at this time.

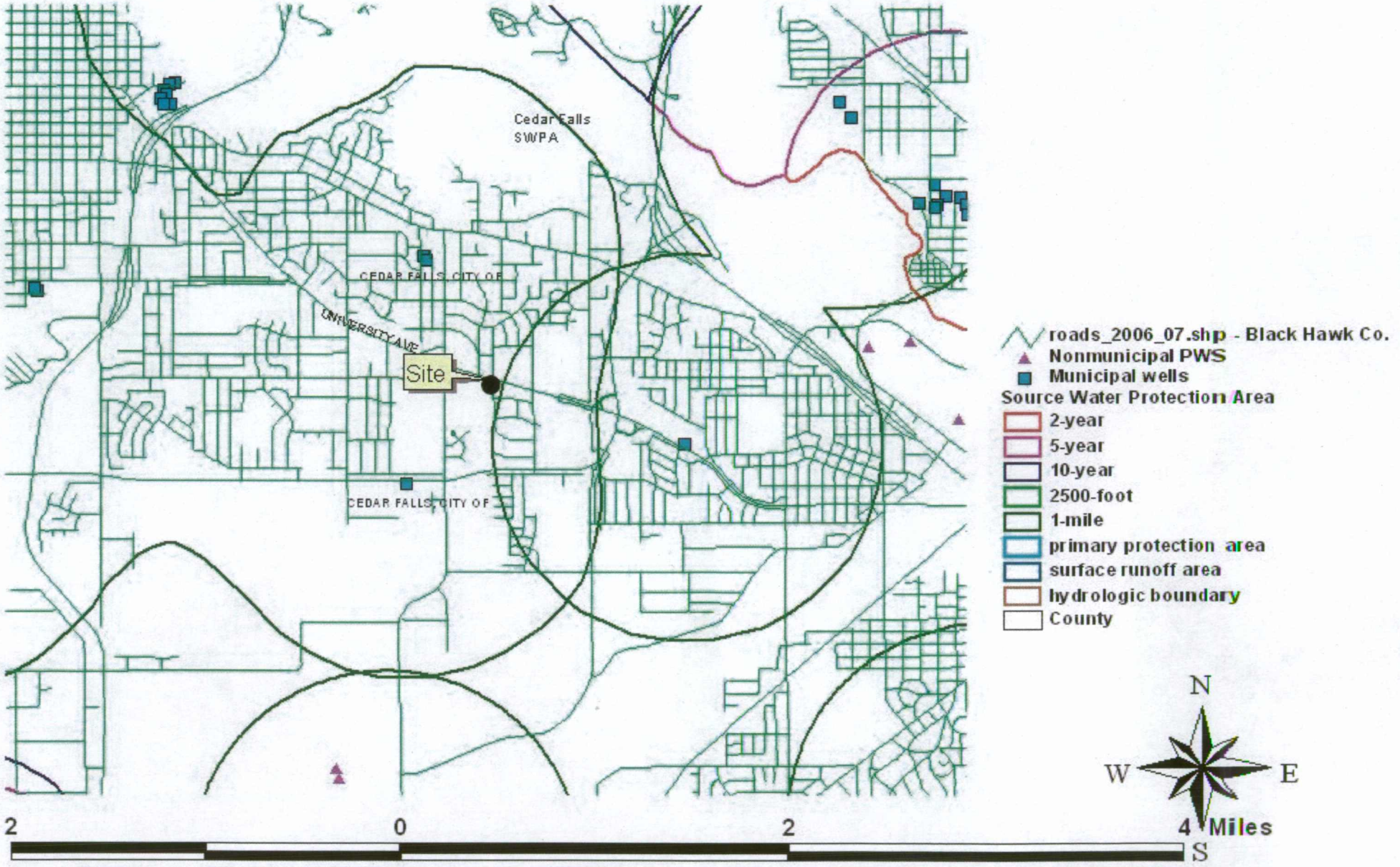
Site recommended for:

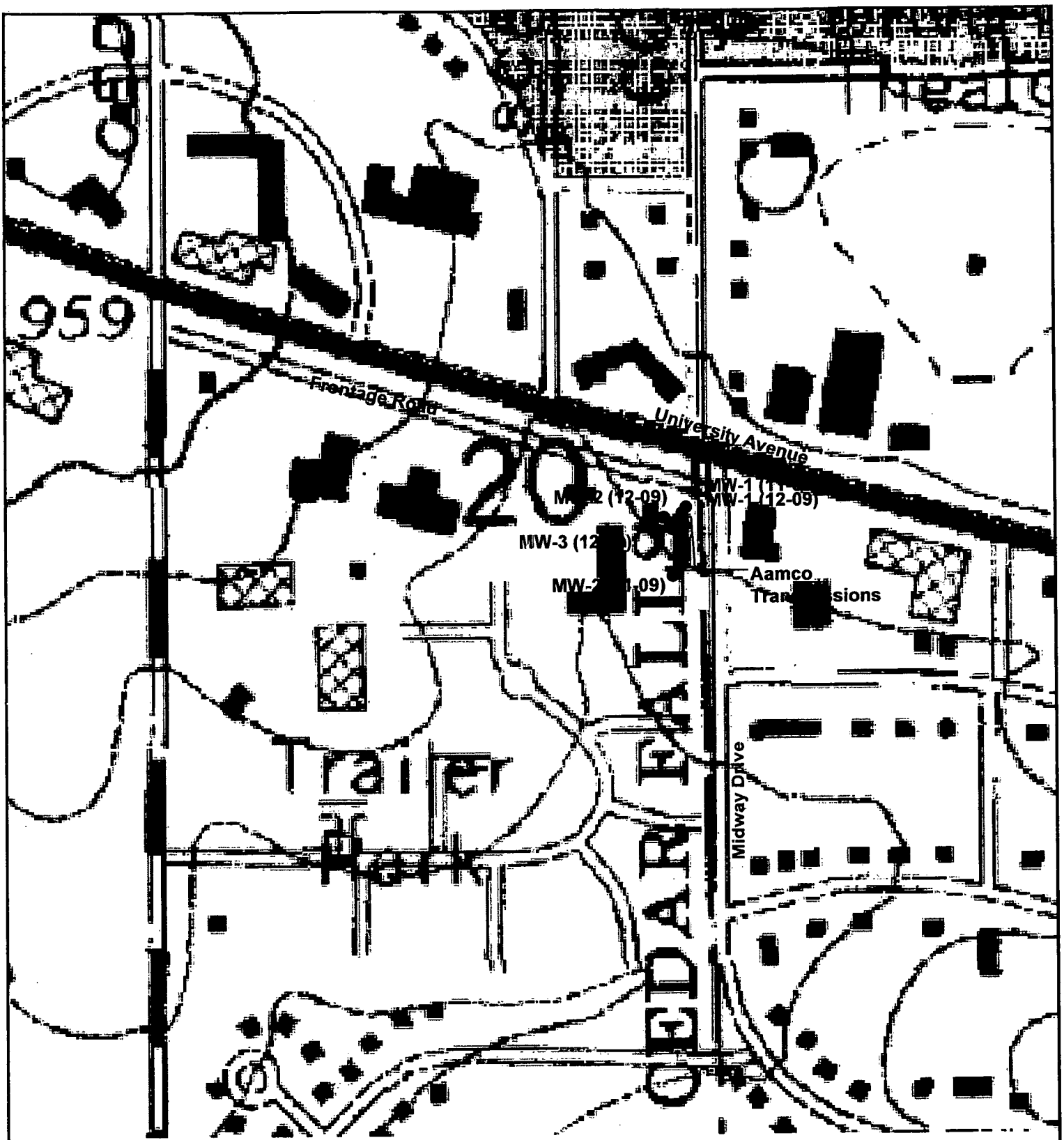
☒ No further action
☐ Additional investigation under state program (activity code 2824)
☐ Additional investigation under CERCLA (Extended Site Screening)
☐ Additional investigation by responsible party
☐ Transfer to LUST/UST

Form Reviewed: Cal Lundberg **Date Reviewed:** 2/9/10

Revised 7/2007

AAMCO Transmissions





- No tanks stored on-site

Legend

● Groundwater Monitoring Well

NORTH

0 200'

APPROXIMATE DRAWING SCALE

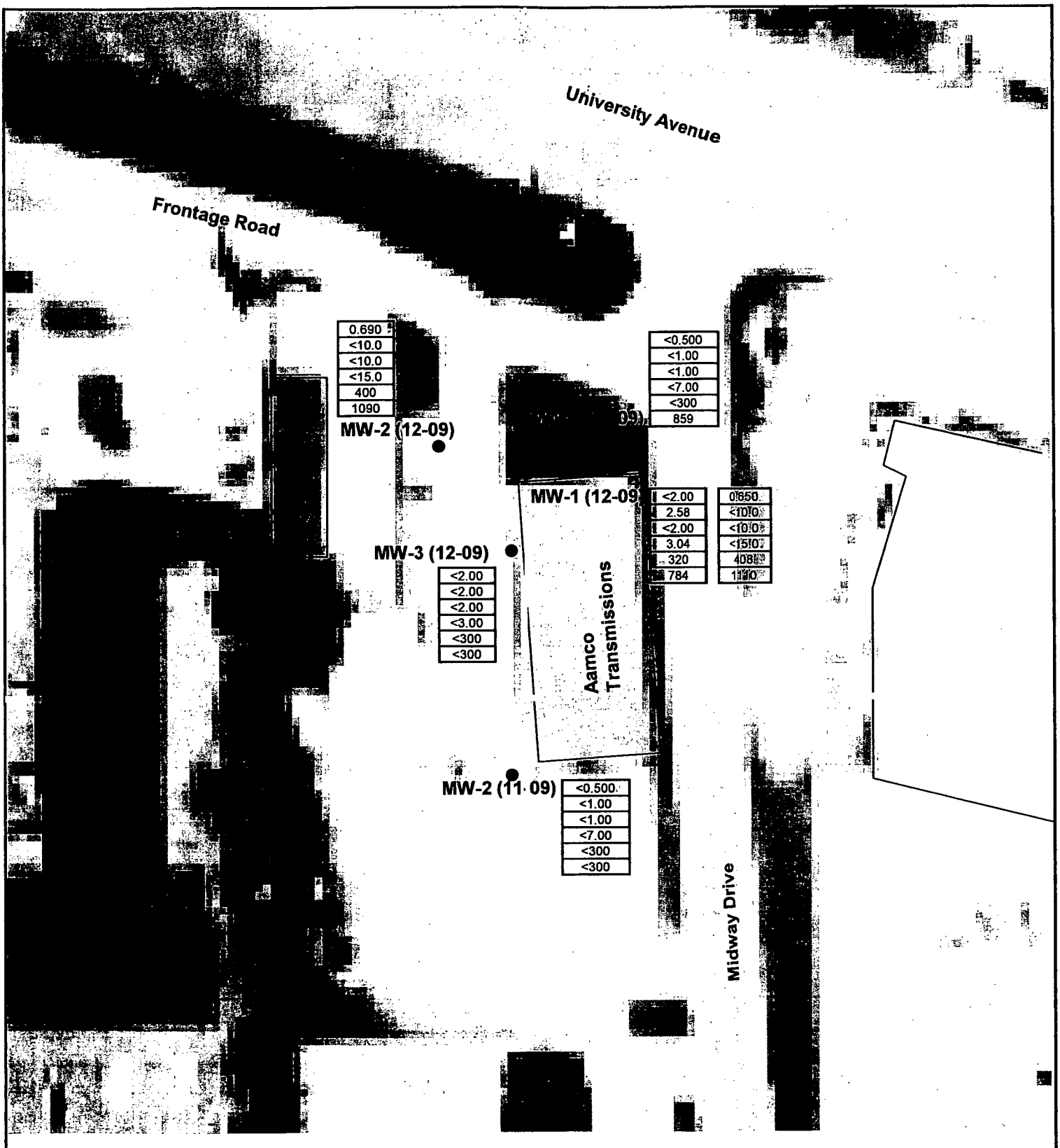
Project No.	13097050
Project Mngr:	EM
Drawn By:	EM
File Name:	.1to50 feet.ppt
Date:	1/15//09
Layout Name:	

Terracon
Consulting Engineers and Scientists
600 SW 7TH STREET DES MOINES, IOWA 50309
PH. (515) 244-3194 FAX. (515) 244-5249

Topographic Map

Aamco Tranmissions
4501 University Avenue
Cedar Falls, Iowa

FIG. No. 1



- No tanks stored on-site

<0.500	Benzene (µg/L)
<1.00	Toluene (µg/L)
<1.00	Ethylbenzene (µg/L)
<7.00	Xylene (µg/L)
<300	Total Ex. Hydrocarbons Diesel (µg/L)
859	Total Ex. Hydrocarbons Waste Oil (µg/L)

Legend

● Groundwater Monitoring Well

NORTH

0 50'

APPROXIMATE DRAWING SCALE

Project No. 13097050

Project Mngr: EM

Drawn By: EM

File Name: 1to50 feet.ppt

Date: 1/15//09

Layout Name:

Terracon
Consulting Engineers and Scientists
600 SW 7TH STREET DES MOINES, IOWA 50309
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Groundwater Contamination Map

Aamco Tranmissions
4501 University Avenue
Cedar Falls, Iowa

FIG. No. 6