

Site Name: 315 E Avenue NW, Cedar Rapids

Brownfield Initial Site Screening (ISS)

Project Manager: Tami S. Rice

Date: January 12, 2011

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: 41.9777
(Decimal Degree format)

Longitude: -91.6779

County: Linn

USGS Quadrant: _____

Site Size: 0.08

Site Dimension:

Acres Square Feet
 Feet Square Miles Miles

Site Alias Name(s): NA

Congressional District: 2

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: SFD, LLC, 600 1st Avenue NW, Cedar Rapids, Iowa 52405

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)
315 E Avenue, NW, Cedar Rapids, Iowa

Directions to site: Take I-80 east towards Davenport. Take exit 239B for US-218/IA-27/I-380 toward Cedar Rapids/Waterloo. Once you reach Cedar Rapids, take exit 19C for 1st Street W. Turn right at 1st Street NW and take the 2nd right onto 1st Avenue W. Turn right at 5th Street NW and then turn right at E Avenue NW. The site will be located on the south side of E Avenue NW between 4th Street NW and 3rd Street NW.

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 consists of a vacant commercial property which was flooded by the Cedar River in 2008. This investigation was performed concurrently with three nearby parcels (301 and 314 E Avenue NW and 310 B Avenue NW) since they are owned by the same entity. No additional information about the site usage or history was provided. As noted in the Limited Site Investigation Report, three recognized environmental conditions (RECs) were noted onsite and in the site vicinity. These RECs included a former drycleaner known as Fashion Cleaners located onsite between 1958 to 1973, a former auto body repair shop located at 301 E Avenue NW between 1926 and 1937, and a former pesticide distributor located at 331 E Avenue NW observed in the 1988 city directory.

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 two soil borings (B-4 and B-5) conducted to a depth of 16 feet and were field screened using a photo-ionization detector (PID) for the presence of volatile organic compounds (VOCs). A soil sample was collected from each boring at the location of the highest PID reading. A second soil sample was collected from boring B-5 at 0 to 2 feet deep. Soil sample B-4 was collected from 10 to 12 feet deep and was analyzed for VOCs. Soil sample B-5 at 0 to 2 feet deep was analyzed for pesticides while the sample from B-5 collected from 10 to 12 feet was analyzed for VOCs, semi-volatile organic compounds (SVOCs), and total extractable hydrocarbons (TEH).

A temporary monitoring well was installed in each boring for collection of groundwater samples. Groundwater sample B-4 was analyzed for VOCs while groundwater sample B-5 was analyzed for VOCs, SVOCs, TEH, and pesticides. Groundwater was encountered onsite at a depth of about 11 feet below ground surface (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.

No VOCs or TEH were detected in soil onsite. Two pesticides (4,4-DDE and 4,4-DDT) were detected in soil sample B-5 collected from 0 to 2 feet and two SVOCs (1,2-dichlorobenzene and 4,6-dinitro-2-methylphenol) were detected in soil sample B-5 collected from 10 to 12 feet. The pesticides and SVOCs detected in soil were below the applicable soil standards. No pesticides or TEH were detected in groundwater onsite. One VOC (tetrachloroethene [PCE]) was detected in groundwater sample B-4 and three SVOCs (Di-n-butyl phthalate, 1,2-dichlorobenzene, and diethyl phthalate) were detected in groundwater sample B-5. The VOC and SVOCs detected in groundwater were below the applicable standards. Specifically, PCE was detected in groundwater sample B-4 at a concentration of 2.5 ug/L with a standard 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.

There are two public water supply wells, a 30 foot deep monitoring well, and 10 plugged wells located within a quarter-mile radius of the site. The public water supply wells are 410 and 420 feet deep. There are several plugged wells, ten commercial wells, four public access wells, and a municipal well located between a quarter-mile radius and a half-mile radius. The wells range in depths from 267 to 2,225 feet.

The Cedar River is located about 1,200 feet east of the site. The site is located within the hydrologic boundary for the Silurian aquifer with regard to the Swiss Valley Farms Dairy public access well. The status of the well is unknown.

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.

As noted above, the site consists of a vacant commercial property which was flooded by the Cedar River in 2008. This investigation was performed concurrently with three nearby parcels (301 and 314 E Avenue NW and 310 B Avenue NW) since they are owned by the same entity. As part of this investigation, the following RECs were investigated: a drycleaner known as Fashion Cleaners formerly located onsite, a former pesticide distributor located nearby, and a former auto body repair shop located nearby.

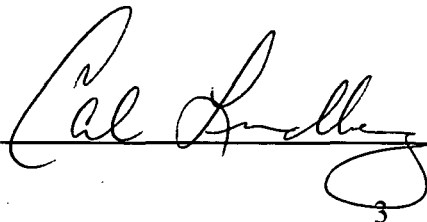
Based on the results of the assessment, no VOCs or TEH were detected in soil onsite. Two pesticides (4,4-DDE and 4,4-DDT) were detected in soil sample B-5 collected from 0 to 2 feet and two SVOCs (1,2-dichlorobenzene and 4,6-dinitro-2-methylphenol) were detected in soil sample B-5 collected from 10 to 12 feet. The pesticides and SVOCs detected in soil were below the applicable soil standards. No pesticides or TEH were detected in groundwater onsite. Three SVOCs (Di-n-butyl phthalate, 1,2-dichlorobenzene, and diethyl phthalate) were detected in groundwater sample B-5 at concentrations below the applicable standards. In addition, PCE was detected in groundwater sample B-4 at a concentration of 2.5 ug/L with a standard of 5 ug/L.

Due to the fact that contamination onsite does not exceed an applicable standard, additional investigation is not 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:


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Date Reviewed:

1/14/11

Revised 7/2007

315 E Avenue NW, Cedar Rapids

