CON 12-15
Doc #23708

Site Name: 214 1st Street SW, Cedar Rapids

Brownfield Initial Site Screening (ISS)

Project Manager: Tami S. Rice

Date: January 28, 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: 41.9748 *Longitude: -91.6725* ***County: Linn***
(Decimal Degree format)

USGS Quadrant: _____

Site Size: 0.18

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: Cheryl Balster, 214 1st Street SW, Cedar Rapids, Iowa 52404

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)
214 1st Street SW, Cedar Rapids, Iowa 52404

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 19A toward U.S. 151 Business/5th Avenue SW. Merge onto 3rd Street SW and turn right at 5th Avenue SW. Turn left at 1st Street SW and the site will be located on the west side of 1st Street SW after the intersection of 1st Street SW and 3rd Avenue SW.

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. A Phase I Environmental Site Assessment (ESA) was conducted in July 2010 and the Phase II ESA was conducted in December 2010. As noted in the Phase II ESA, nine recognized environmental conditions (RECs) were noted onsite and in the site vicinity. These RECs included the following:

- Former dry cleaning service located onsite between 1906 and 1978,
- Former automotive repair facility located adjacent north of the site between 1937 and 1947,
- Former automotive related businesses located adjacent east of the site between 1926 and 1947,
- Several former automotive related businesses located adjacent northwest of the site between 1926 and 1947,
- Former dry cleaning service located adjacent west of the site from 1947 to 1958,
- Former filling station located 0.04 miles north of the site from 1931 to 1963,
- Former service station located 0.09 miles west of the site from 1922 to 1942 with an auto body shop located on the property in 1947,
- Former automotive repair facility located 0.1 miles west of the site from 1926 to 1947 with a machine shop located on the property from 1947 to 1963,
- Former oil burner company located 0.09 miles southwest of the site from 1933 to 1953 with a farm machinery company located on the property from about 1931 to 1978.

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 one soil boring (SB1) conducted to a depth of 15 feet. The soil boring could not be field screened using a photo-ionization detector (PID) for the presence of volatile organic compounds (VOCs) due to difficulty calibrating the PID. A soil sample was collected from the boring using visual and olfactory observations. The soil sample was collected at 8 feet deep and was analyzed for semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs), and total extractable hydrocarbons (TEH). A temporary monitoring well was installed in the boring for collection of a groundwater sample which was analyzed for SVOCs, VOCs, and TEH. The depth that groundwater was encountered onsite was not available in the Phase II ESA or the associated boring log.

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.

Thirteen PAHs and TEH as motor oil were detected in the soil sample collected onsite at concentrations below the applicable soil standards. The PAHs were detected at concentrations less than the laboratory reporting limit but greater than or equal to the laboratory method detection limit so the concentrations are estimated. No other contaminants were detected in soil onsite.

Eleven VOCs (acetone, benzene, bromomethane, methyl ethyl ketone, chloromethane, cis-1,2-dichloroethene, ethylbenzene, methylene chloride, toluene, trichloroethene, and vinyl chloride) and one SVOC (anthracene) were detected in the groundwater sample collected onsite but the concentrations were below the applicable groundwater standards. The VOCs detected were at concentrations less than the laboratory reporting limit but greater than or equal to the laboratory method detection limit so the concentrations are estimated. In addition, TEH as motor oil was detected in the groundwater sample at a concentration of 777 ug/L which slightly exceeds the actual groundwater ingestion standard from the Iowa Tier 1 Look-Up Table of 400 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 is one public water supply well and three commercial wells ranging in depths from 267 feet to 1,490 feet deep and located within a quarter-mile radius of the site. There are several plugged wells, six commercial wells, seven public access wells, three monitoring wells, and a well used for heating and cooling located between a quarter-mile radius and a half-mile radius. The monitoring wells are about 30 to 45 feet deep and the remaining wells range in depths from 386 to 2,525 feet.

The Cedar River is located about 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 and the 2,500 foot capture zone for the Cambrian-Ordovician aquifer with regard to the Quaker Oats Company public access wells. The status of the public access wells 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 teh Cedar River in 2008. Thirteen PAHs and TEH as motor oil were detected in the soil sample collected onsite at concentrations below the applicable soil standards. The PAHs were detected at concentrations less than the laboratory reporting limit but greater than or equal to the laboratory method detection limit so the concentrations are estimated. No other contaminants were detected in soil onsite. As part of this investigation, the following RECs were investigated: a dry cleaning service formerly located onsite and automotive related businesses, dry cleaning service, filling station/service station, machine shop, oil burner company, and farm machinery company all formerly located nearby.

Based on the results of the assessment, several PAHs and TEH as motor oil were detected in the soil sample collected onsite at concentrations below the applicable soil standards. The PAHs were detected at concentrations less than the laboratory reporting limit but greater than or equal to the laboratory method detection limit so the concentrations are estimated. No other

contaminants were detected in soil onsite. Several VOCs and one SVOC were detected in the groundwater sample collected onsite but the concentrations were below the applicable groundwater standards. The VOCs detected were at concentrations less than the laboratory reporting limit but greater than or equal to the laboratory method detection limit so the concentrations are estimated. In addition, TEH as motor oil was detected in the groundwater sample at a concentration of 777 ug/L which slightly exceeds the actual groundwater ingestion standard from the Iowa Tier 1 Look-Up Table of 400 ug/L.

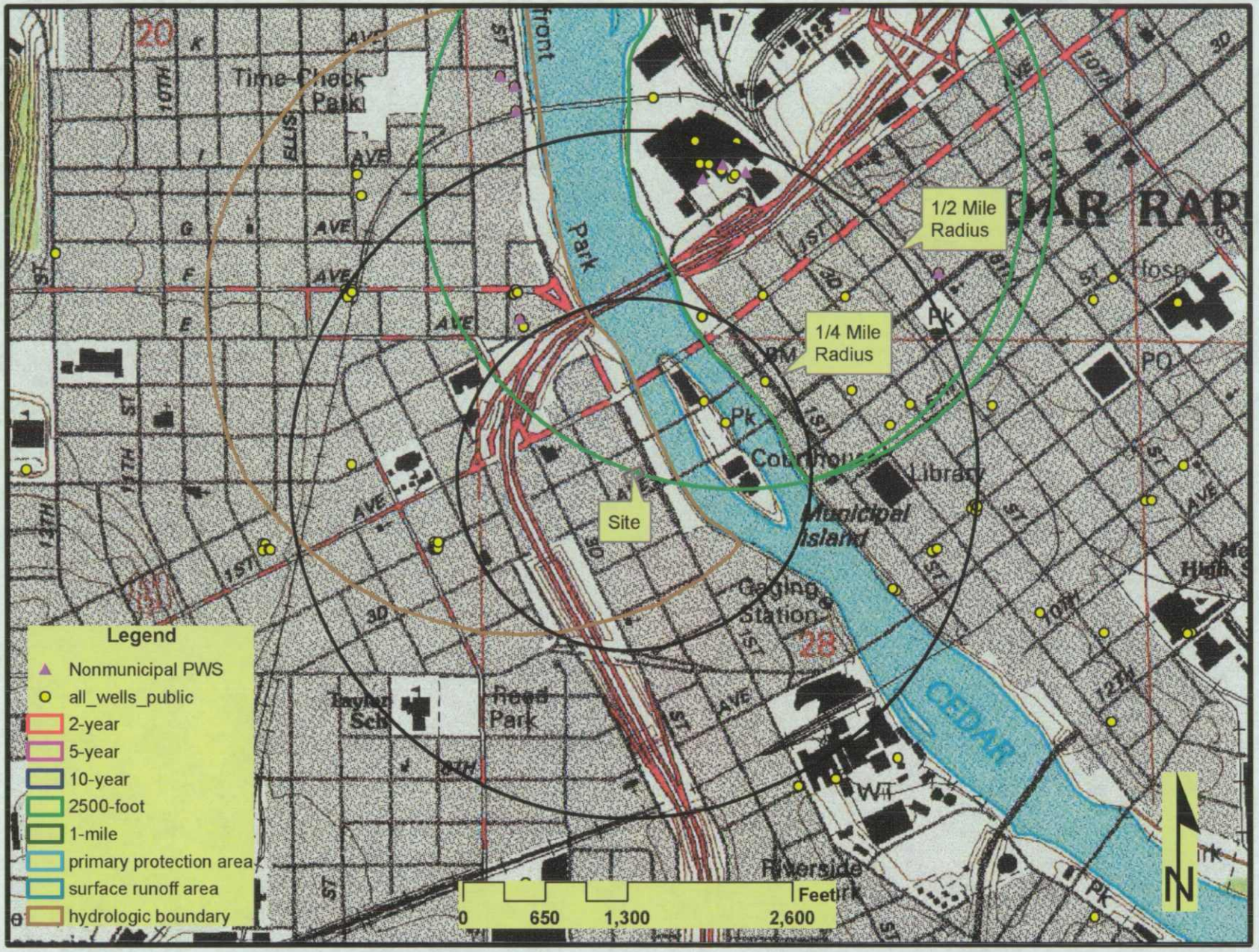
Based on the low concentrations of contamination detected onsite, further investigation is not required at this time. No further action is required under CERCLA or Iowa Chapter 133 at this time and the site is not a candidate for an ESS.

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: _____ **Date Reviewed:** 1/28/11
Revised 7/2007

214 1st Street SW, Cedar Rapids



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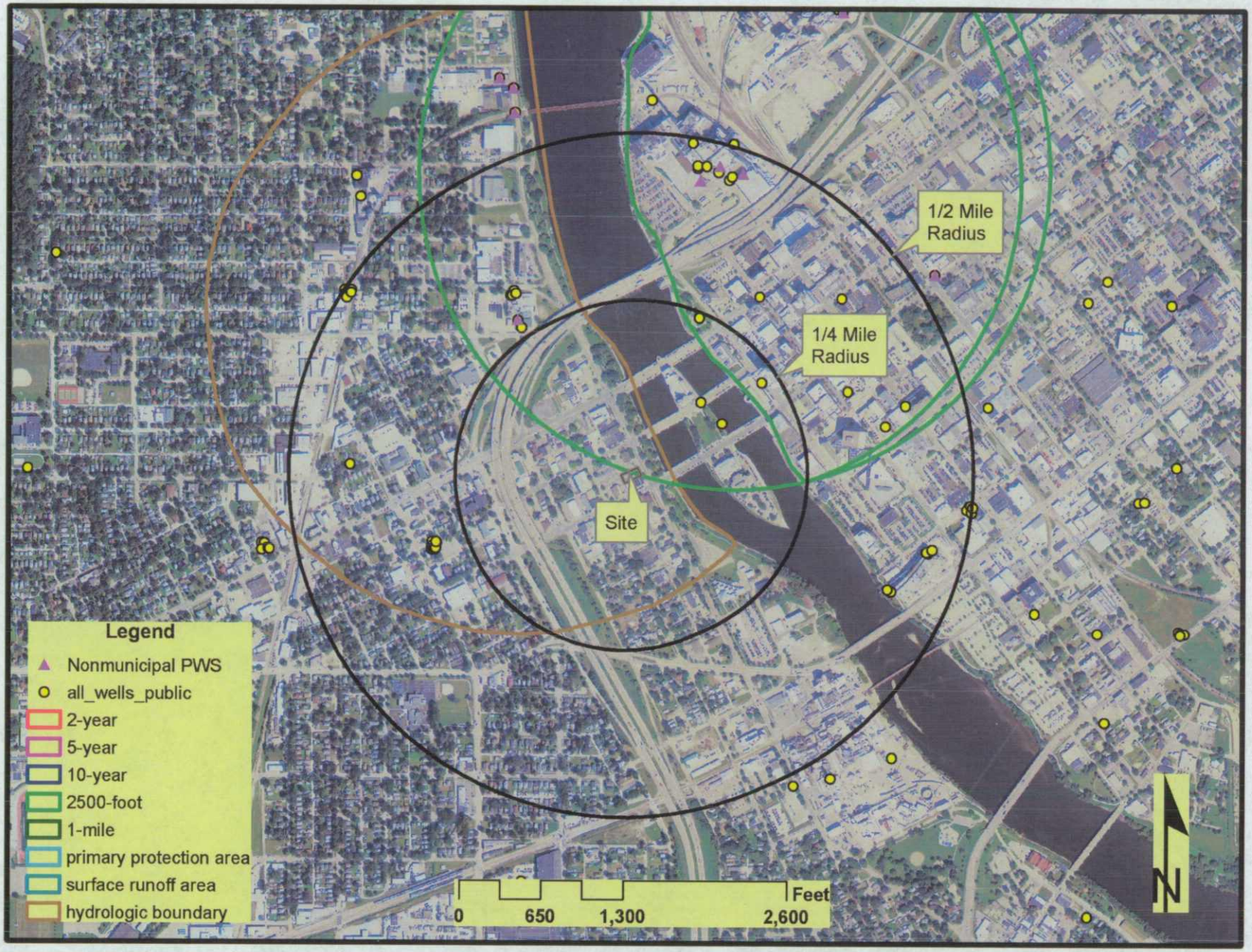

Legend

Soil Boring

REC Location

Property Boundary

Figure 2
Sample Location Map

214 1st Street SW
Cedar Rapids, IA
City of Cedar Rapids

HR Green