

Site Name: Larimore Properties, Cedar Rapids

Brownfield Initial Site Screening (ISS)

Project Manager: Tami S. Rice

Date: February 7, 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: 41.9674
(Decimal Degree format)

Longitude: -91.6574

County: Linn

USGS Quadrant: _____

Site Size: ~1

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: City of Cedar Rapids, 3851 River Ridge Dr NE, Cedar Rapids, Iowa 52402

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)
123 14th Avenue SE, 119 and 123 15th Avenue SE, 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 18 toward Wilson Avenue SW/Czech and Slovak Museum. Merge onto 3rd Street SW and turn right onto 16th Avenue SW. After you cross the Cedar River, turn right at 2nd Street SE and then right onto 15th Avenue SE. The site will be located on the both sides of 15th 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 industrial building and vacant paved lots which were flooded by the Cedar River in 2008. The properties located at 119 and 123 15th Avenue SE have been used as residential properties and paved lots. The property located at 123 14th Avenue SE has been used as residential and industrial property including a junk shop and yard, auto shop and garage, machine company, and upholstery company. As noted in the Phase II ESA, two recognized environmental conditions (RECs) were noted onsite and in the site vicinity. These RECs included the following:

- Historical use of the site as a junk shop and yard, auto shop and garage, machine company, and upholstery company between 1895 and 1963,
- Former gas station located 0.11 miles north of the site with several unknown and unregulated underground storage tanks (USTs) onsite.

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 five soil borings (B1 through B5) conducted to depths of 15 to 20 feet. The soil borings 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 for analysis of semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs), RCRA metals, and total extractable hydrocarbons (TEH). A temporary monitoring well was installed in each boring for collection of groundwater samples which were analyzed for SVOCs, VOCs, RCRA metals, and TEH. Groundwater was encountered at depths ranging from 11 to 17 feet.

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.

Arsenic, barium, chromium, lead, and TEH as diesel were detected in the soil samples collected onsite at concentrations below the applicable soil standards. TEH as gasoline and motor oil were detected in the soil samples; however, there are no applicable standards for TEH as gasoline and motor oil in soil. No other contaminants were detected in soil onsite.

Barium and selenium were detected in the groundwater samples collected onsite at concentrations below the applicable standards. TEH as gasoline was detected in groundwater samples B2 and B4; however, there is no applicable standard for TEH as gasoline in groundwater. TEH as diesel was also detected in groundwater samples B2 and B4 at concentrations that exceed the actual groundwater ingestion standard of 1,200 ug/L but do not exceed the potential groundwater ingestion standard of 75,000 ug/L from the Iowa Tier 1 Look-Up Table. See Table 2 below for additional information.

Table 2 – Groundwater Detections (ug/L)

	B1	B2	B3	B4	B5	Standards
Barium	63	77	120	210	180	2,000
Selenium	-	-	14	-	12	50
TEH diesel	-	4,400	-	4,900	-	1,200
TEH gasoline	-	9,900	-	12,000	-	NS

Concentrations in bold exceed the standard

- = sample results are below detection

NS = no standard

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 four commercial wells ranging in depths from 420 feet to 1,500 feet deep and one plugged well located within a quarter-mile radius of the site. There are several plugged wells, eight commercial wells, eleven public access wells, and two monitoring wells that are located between a quarter-mile radius and a half-mile radius. The monitoring wells are 100 feet deep and the remaining wells range in depths from 120 to 1,494 feet.

The Cedar River borders the southwest side of the site. The site is not located within a source water protection area.

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.

As noted above, the site consists of a vacant industrial building and paved lots which were flooded by the Cedar River in 2008. As part of this investigation, the following RECs were investigated: historical use of the site as a junk shop and yard, auto shop and garage, machine company, and upholstery company, and the former gas station located 0.11 miles north of the site with several unknown and unregulated USTs onsite.

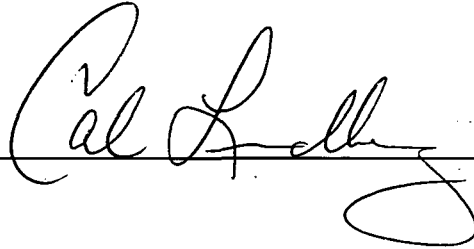
Arsenic, barium, chromium, lead, and TEH diesel were detected in the soil samples collected onsite at concentrations below the applicable soil standards. TEH as gasoline and motor oil were detected in the soil samples; however, there are no applicable standards for TEH as gasoline and motor oil in soil. No other contaminants were detected in soil onsite. Barium and selenium were detected in the groundwater samples collected onsite at concentrations below the applicable standards. TEH as diesel was detected in groundwater samples B2 and B4 at concentrations that exceed the actual groundwater ingestion standard of 1,200 ug/L but do not exceed the potential groundwater ingestion standard of 75,000 ug/L from the Iowa Tier 1 Look-Up Table. In addition, TEH as gasoline was detected in groundwater samples B2 and B4; however, there is no applicable standard for TEH as gasoline in groundwater.

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:

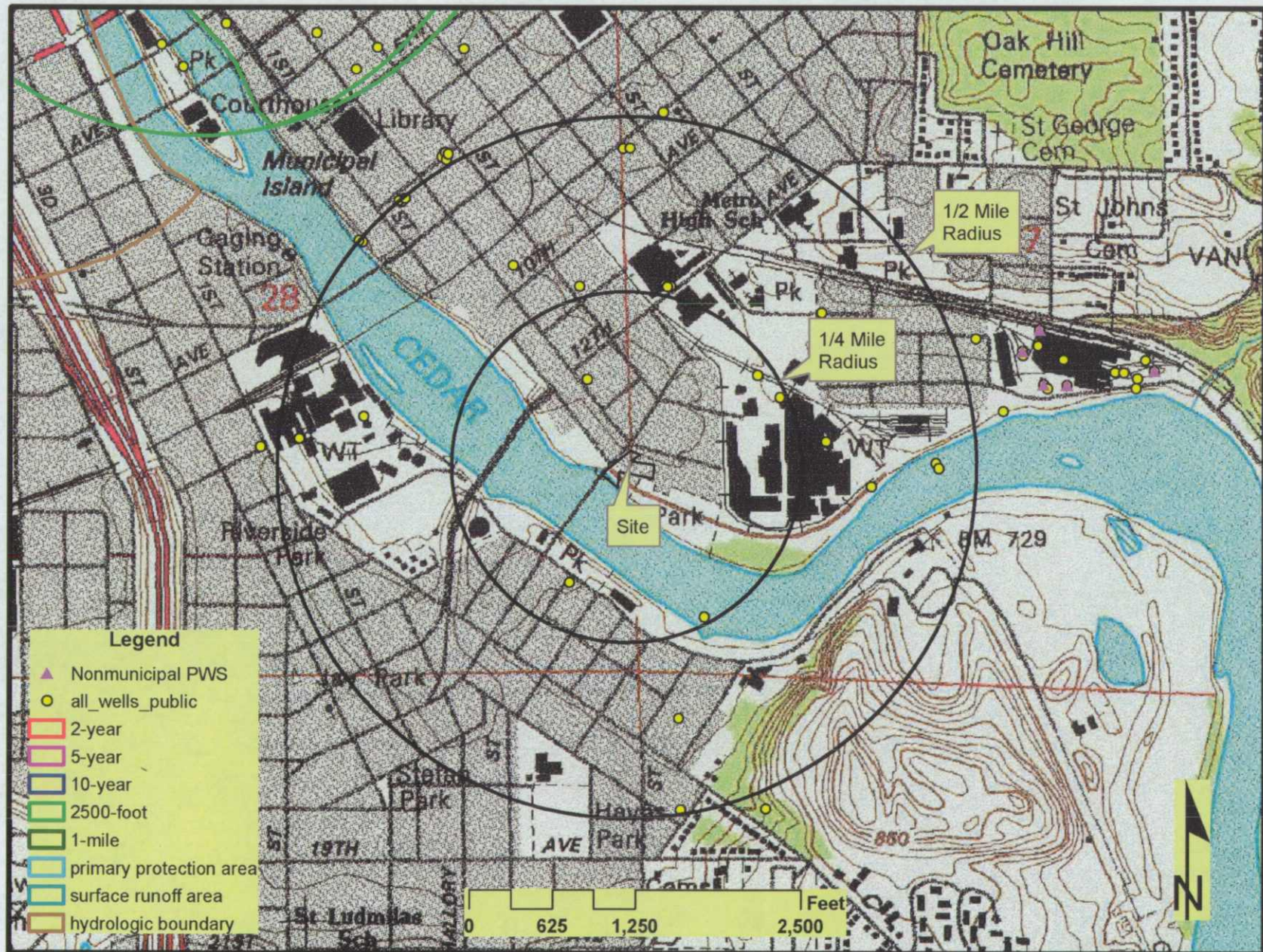


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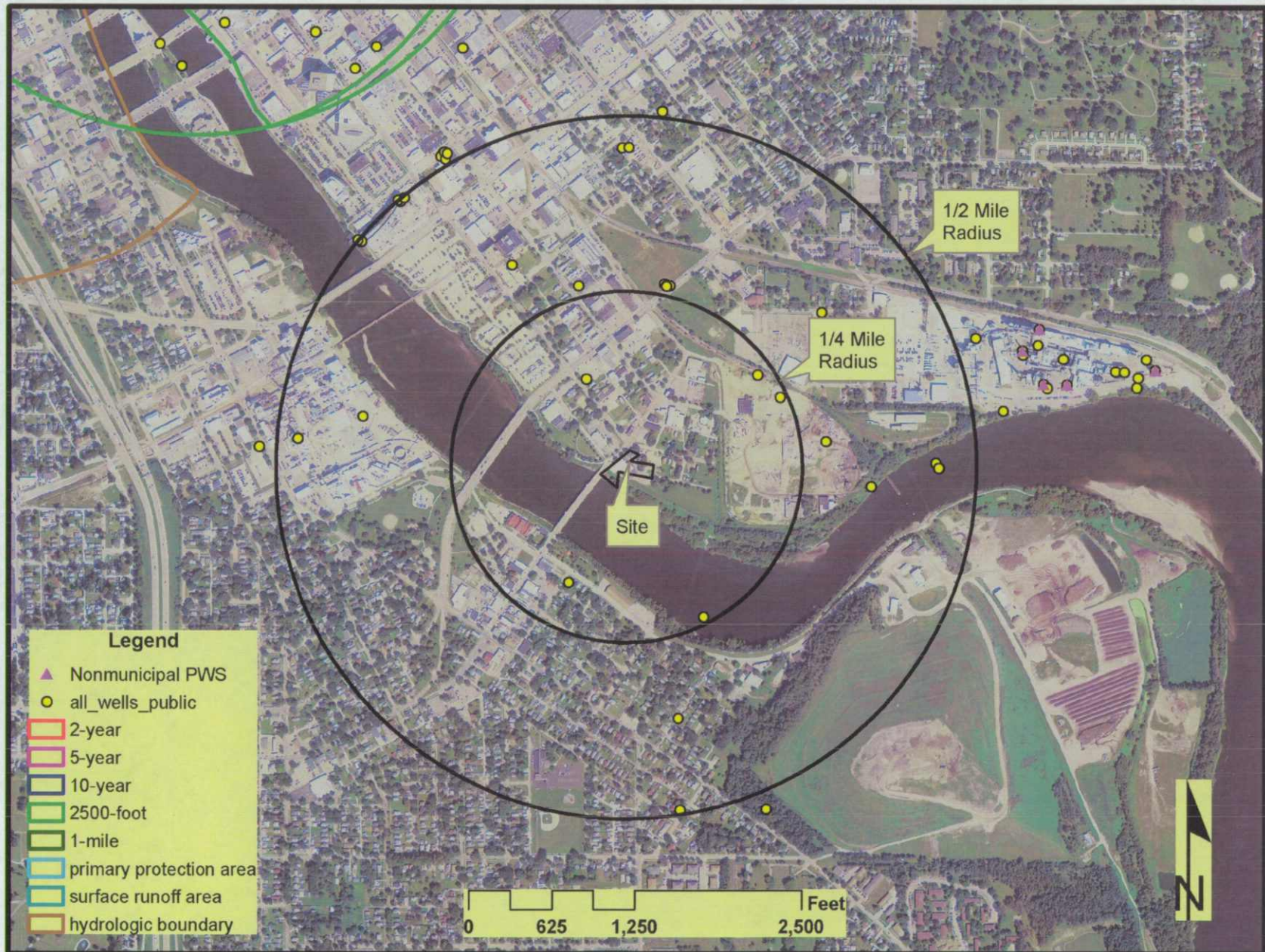
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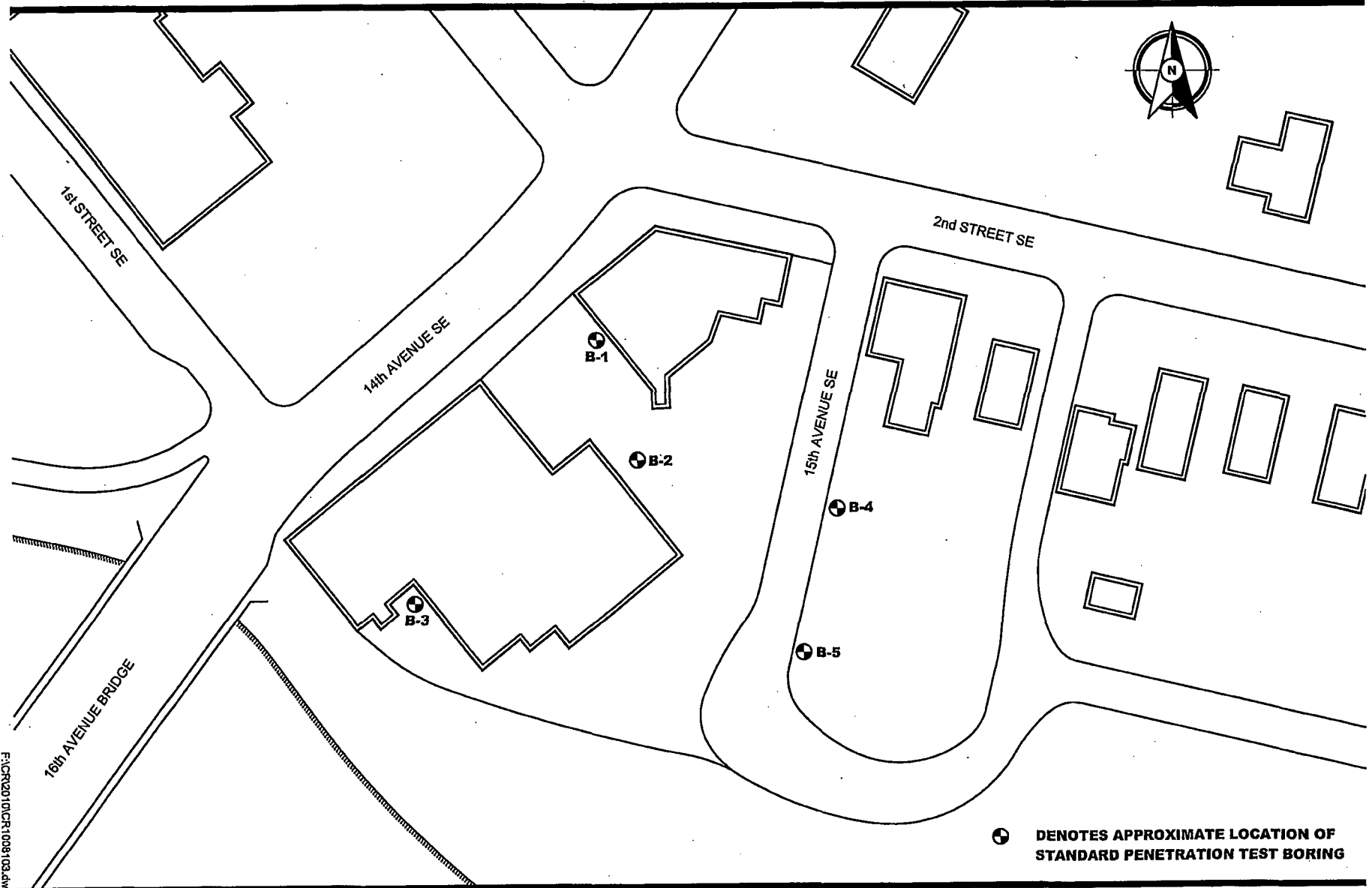
Revised 7/2007

Larimore Properties, Cedar Rapids



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Sheet of	Project No: CR1008103
	Drawing No: CR1008103
Fig:	Scale: NONE
	Drawn By: BJB
	Date Drawn: 9/8/10
	Checked By: AEP
	Last Modified: 9/8/10

SOIL BORING LOCATION SKETCH
 PHASE II ENVIRONMENTAL SITE ASSESSMENT
 LARIMORE PROPERTIES
 123 14th AVE SE, 119 & 123 15th AVENUE SE
 CEDAR RAPIDS, IOWA

**BRAUN
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