CON 12-15
Doc #23791

Site Name: 106 2nd Avenue SW, 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: 41.9757 *Longitude:* -91.6730 ***County:*** ***Linn***
(Decimal Degree format)

USGS Quadrant: _____

Site Size: ***0.58***

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: ***Ilten's Brothers, 919 14th Avenue 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)
106 2nd Avenue SW, 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 3rd right onto 2nd Avenue SW. The site is located on the northwest side of the intersection at 1st Street SW and 2nd 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 commercial property which was flooded by the Cedar River in 2008. The site vicinity consists of both residential and commercial property. The site has been used as a filling station and truck maintenance facility. As noted in the Limited Site Investigation Report, five recognized environmental conditions (RECs) were noted onsite and in the site vicinity. These RECs include the following:

- A filling station onsite from 1931 to 1968 and a truck maintenance shop and garage onsite from 1931 to 1963,
- The property owner, Mr. Ilten, was interviewed and indicated that groundwater contamination was found on the property during assessments completed on the property after the 2008 flooding,
- Historical use of the adjacent property north of the site as an auto repair shop from 1913 to 1931 and paint shop/machine shop in 1913,
- Historical use of the adjacent property south of the site across 2nd Avenue SW as a filling station with 4 USTs in operation from 1922 to 1963,
- Historical use of the property located 0.05 miles west of the site as a filling station from 1958 to 1963.

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 (106-SB1) conducted to a depth of 16 feet and field screened using a photo-ionization detector (PID) for the presence of volatile organic compounds (VOCs). Two soil samples were collected from the boring with one collected from 0 to 2 feet deep and one collected at the groundwater interface (13 to 14 feet deep) due to the fact there were no elevated PID readings. The soil sample collected from 0 to 2 feet deep was analyzed for RCRA metals and the soil sample collected from 13 to 14 feet deep was analyzed for volatile organic compounds (VOCs) and total extractable hydrocarbons (TEH). A groundwater sample was collected from the boring for analysis of RCRA metals, VOCs, and TEH . Groundwater was encountered onsite at a depth of about 13 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 the soil sample collected from 13 to 14 feet deep. Several metals were detected in the soil sample collected from 0 to 2 feet deep but the concentrations were below the applicable soil standards. TEH was not detected in the groundwater sample but seven VOCs (acetone, 1,3-dichlorobenzene, methyl ethyl ketone, methylene chloride, sec-butylbenzene, tert-butylbenzene, and vinyl chloride) were detected in groundwater sample at concentrations below the applicable standards. Four RCRA metals (arsenic, cadmium, lead, and barium) were also detected in the groundwater sample but the only exceedence of a

standard was arsenic at a concentration of 0.0222 mg/L which slightly exceeds the protected standard of 0.01 mg/L but is below the non-protected standard of 0.05 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.
There are two public water supply wells, four commercial wells, and four plugged wells located within a quarter-mile radius of the site. The public water supply wells are 420 and 1,462 feet deep and the commercial wells range in depths from 267 to 1,490 feet deep. There are several plugged wells, six commercial wells, seven public access wells, three 30 to 40 foot deep monitoring wells, a 1,200-foot deep well used for heating and air conditioning, and a municipal well located between a quarter-mile radius and a half-mile radius. The wells range in depths from 405 to 2,225 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.
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 commercial property which was flooded by the Cedar River in 2008. As part of this investigation, the following RECs were investigated: a filling station and truck maintenance shop/garage formerly located onsite, an owner interview with Mr. Ilten where he indicated that groundwater contamination was previously identified onsite, an auto repair shop and paint shop/machine shop formerly located adjacent north of the site, a filling station formerly located adjacent south of the site, and a filling station formerly located nearby.

The Department made an inquiry to the City of Cedar Rapids to obtain more information about the interview with Mr. Ilten that indicated there was groundwater contamination onsite. The City's consultant contacted Mr. Ilten who said that he was referring to some surface water which remained on his property sometime after the flood. Mr. Ilten said that someone had told him that there could be contamination in the surface water which is why he raised the concern to the consultant during the Phase I interview.

No VOCs or TEH were detected in the deep soil sample collected; however, several metals were detected in the shallow soil sample at concentrations below the applicable soil standards. TEH was not detected in the groundwater sample but seven VOCs and three RCRA metals were detected in groundwater sample at concentrations below the applicable standards. Arsenic was the only exceedence of a groundwater standard at a concentration of 0.0222 mg/L which slightly exceeds the protected standard of 0.01 mg/L but is below the non-protected standard of 0.05 mg/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.

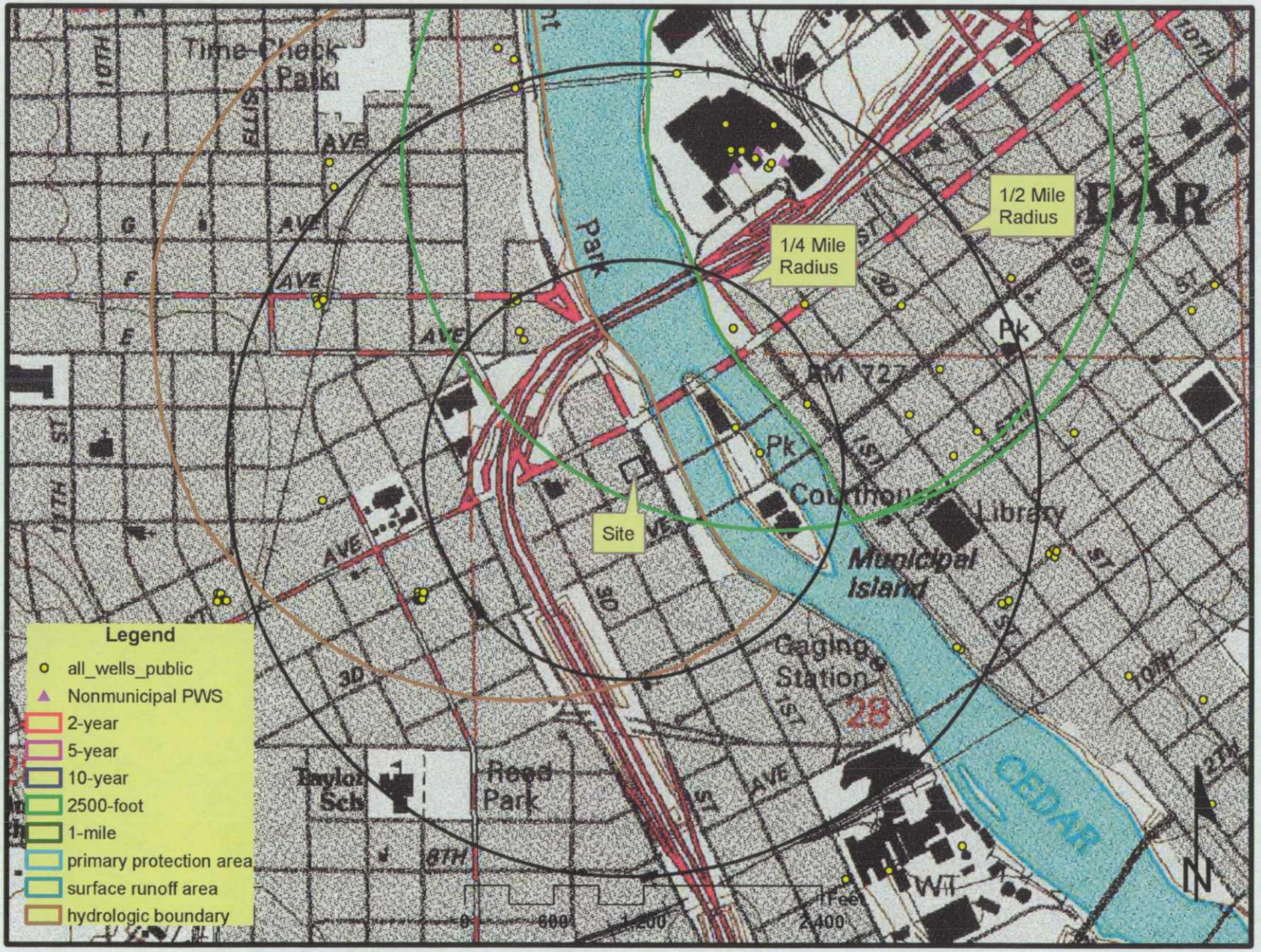
Site recommended for:

- ☒ 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: Cal Lundberg **Date Reviewed:** 2/11/14

Revised 7/2007

106 2nd Avenue SW, Cedar Rapids



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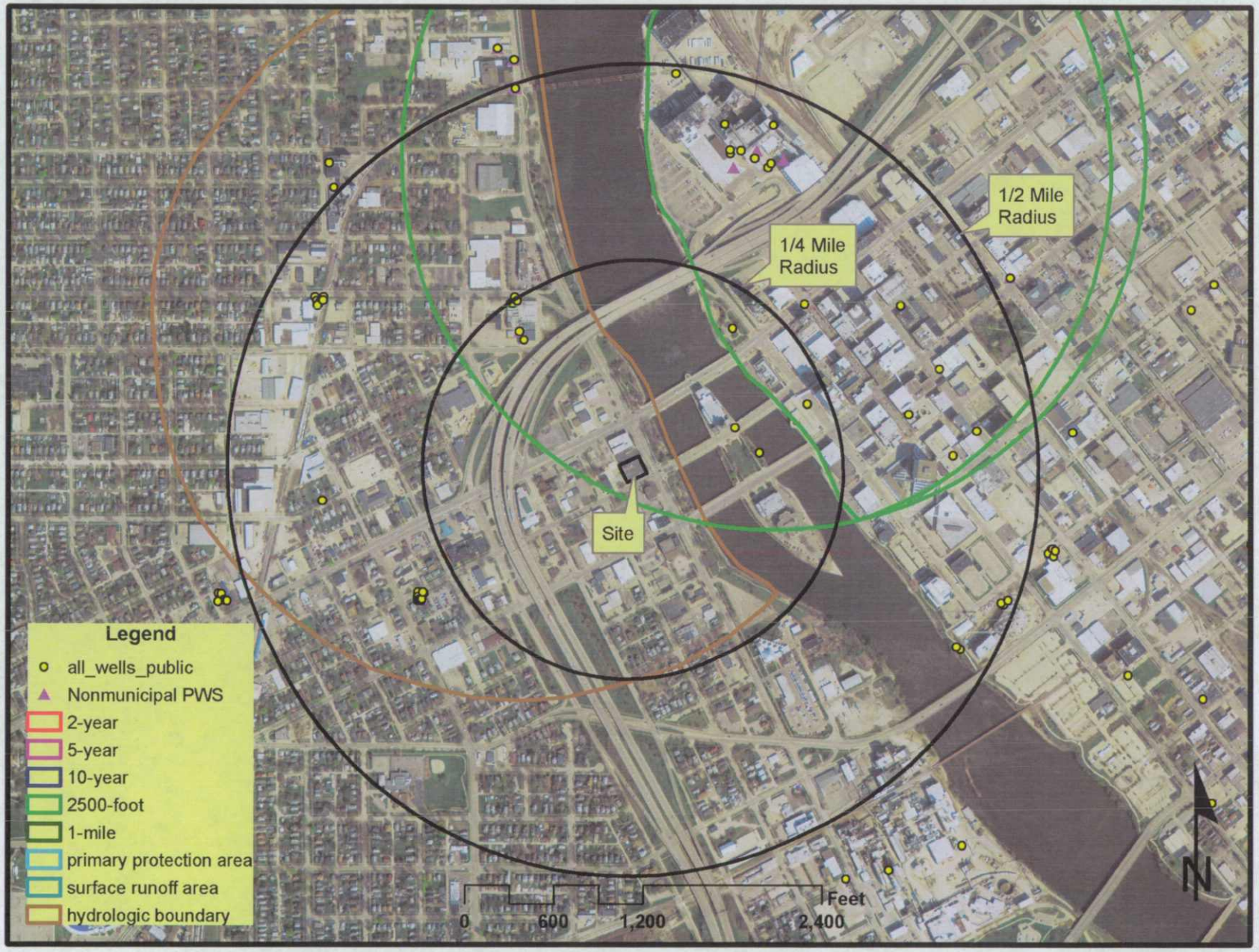

Legend

Soil Boring

REC Location

Figure 2
Sample Location Map

106 2nd Avenue SW
Cedar Rapids, IA
City of Cedar Rapids

HR Green