

**Site Name: Northern Ilten Ventures Vacant Lot, 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: 41.9758    Longitude: -91.6740**  
(Decimal Degree format)

**County: Linn**

**USGS Quadrant: \_\_\_\_\_**

**Site Size: 0.04**

**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 Ventures, 919 14<sup>th</sup> 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)**  
**NW ¼ of the NW ¼ of Section 28, Township 83 North, Range 7 West**

**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/5<sup>th</sup> Avenue SW/Diagonal Dr/Downtown. Merge onto 3<sup>rd</sup> Street SW and turn right at 3<sup>rd</sup> Avenue SW. Take the 1<sup>st</sup> left onto 2<sup>nd</sup> Street SW and the site will be on the east side of the street between 2<sup>nd</sup> Avenue SW and 1<sup>st</sup> 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 lot which was flooded by the Cedar River in 2008. No other site history was provided. As noted in the Limited Site Investigation Report, four recognized environmental conditions (RECs) were noted onsite and in the site vicinity. These RECs include the following:

- 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 property located 0.03 miles northwest of the site as a service station with a Low Risk LUST classification,
- Historical use of the property located 0.05 miles west-northwest of the site as a service station with four gasoline tanks on the property from 1931 to 1973,
- Historical use of the property located 0.04 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 (VacSW\_1-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). One soil sample was collected from the boring at the groundwater interface (11 to 12 feet deep) due to the fact there were no elevated PID readings. The soil sample was analyzed for RCRA metals, 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 12 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; however, several metals were detected at concentrations below the applicable soil standards. TEH was not detected in the groundwater sample but three VOCs (cis-1,2-dichloroethylene, methylene chloride, and tetrachloroethylene [PCE]) were detected in groundwater sample at concentrations below the applicable standards. Five RCRA metals (arsenic, cadmium, lead, barium, and chromium) were also detected in the groundwater sample but the only exceedence of a standard was lead at a concentration of 0.751 mg/L which exceeds both the protected standard of 0.015 mg/L and the non-protected standard of 0.075 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, three 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 420 feet deep. There are several plugged wells, eight commercial wells, seven public access wells, one 30 foot deep monitoring well, 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 450 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 lot which was flooded by the Cedar River in 2008. As part of this investigation, the following RECs were investigated: the property owner, Mr. Ilten, was interviewed and indicated that groundwater contamination was previously identified onsite and three service stations/filling stations were formerly located in the site vicinity. 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.

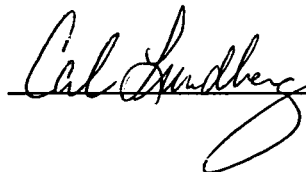
No VOCs or TEH were detected in the soil sample; however, several metals were detected at concentrations below the applicable soil standards. TEH was not detected in the groundwater sample but three VOCs and four RCRA metals were detected in groundwater sample at concentrations below the applicable standards. Lead was the only exceedence of a groundwater standard at a concentration of 0.751 mg/L which exceeds both the protected standard and non-protected standard of 0.015 mg/L and 0.075 mg/L respectively.

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:

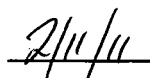
- ☒ No further action
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Additional investigation by responsible party
- ☐ Transfer to LUST/UST

Form Reviewed:



Date Reviewed:

Revised 7/2007

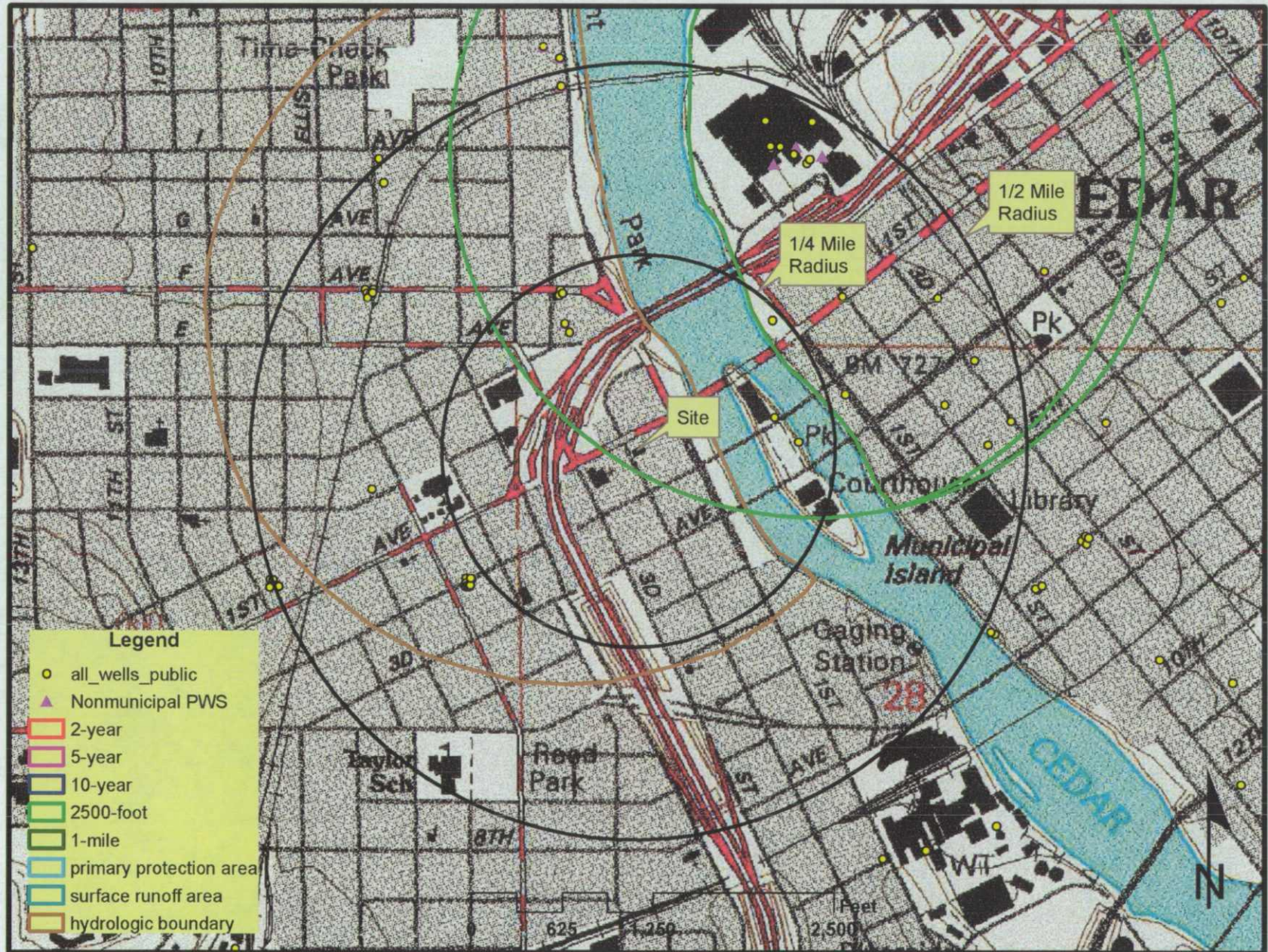




The map displays the Cedar River flowing through Cedar Rapids, Iowa. Key landmarks include Cedar Island, the Courthouse, Library, and various parks and schools. A scale bar at the bottom indicates distances up to 2,500 feet. A north arrow is located in the bottom right corner.

**Legend:**

- all\_wells\_public (yellow circle)
- Nonmunicipal PWS (purple triangle)
- 2-year (red outline)
- 5-year (pink outline)
- 10-year (blue outline)
- 2500-foot (green outline)
- 1-mile (black outline)
- primary protection area (light blue fill)
- surface runoff area (light green fill)
- hydrologic boundary (orange outline)

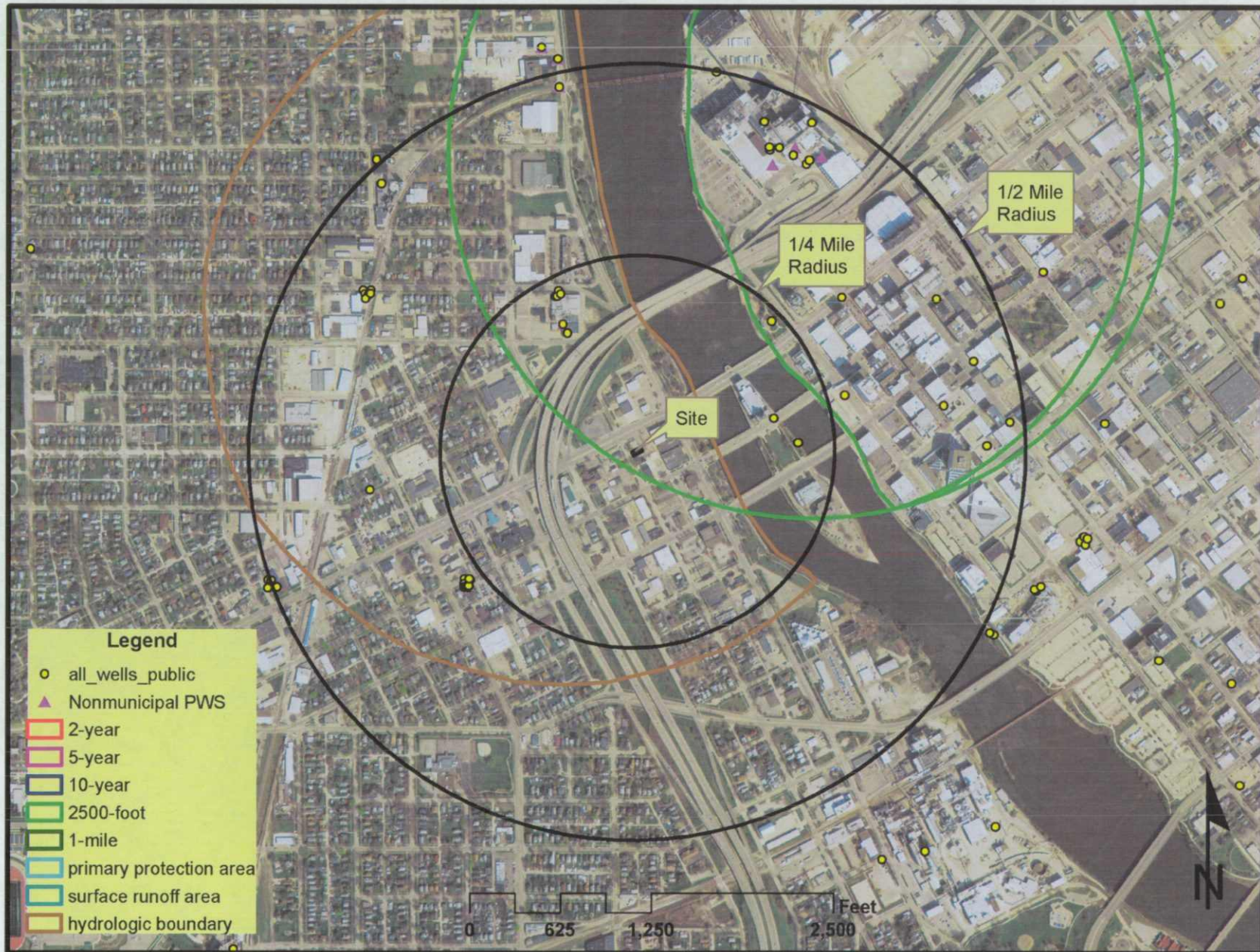








# Northern Ilten Ventures Vacant Lot, Cedar Rapids











### Legend

Soil Boring



REC Location



### Figure 2 Sample Location Map

Ilten Ventures  
0 Vacant Land SW\_1  
Cedar Rapids, IA  
City of Cedar Rapids



HR Green



