

Site Name: Canadian Pacific, Charles City

Brownfield Initial Site Screening (ISS)

Project Manager: Tami S Rice

Date: February 23, 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: 43.0744 Longitude: -92.6699
(Decimal Degree format)

County: Floyd

USGS Quadrant: _____

Site Size: ~28

Site Dimension: ☒ Acres ☐ Square Feet
 ☐ Feet ☐ Square Miles ☐ Miles

Site Alias Name(s): _____

Congressional District: 4

Grant Recipient Name, Address & Contact: NA

***Current Owner & Address: Canadian Pacific, 501 Marquette Avenue South, Suite 1525,
Minneapolis, Minnesota 55402***

***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)
1220 N. Grand Avenue, Charles City, Iowa
Section 1, T95N, R16W and Section 6, T95N, R15W***

***Directions to site: Take I-35 north toward Mason City. Take exit 190 for US-18 E/IA-27 E
toward Mason City/Charles City. Take exit 212 and turn left onto US-18 E/Gilbert Street.
Turn left onto Main Street. Take a left onto N Grand Avenue. The site includes the railroad
tracks and property located between 13th and 14th Avenues. The tracks included in the site
run east and west for a total of about 2 miles.***

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)

Railroad activities have taken place onsite since at least 1868. Historic operations on the site consisted of general train movement, section maintenance storage, gasoline storage in an underground storage tank (UST), coal storage, and operations of a freight and passenger depot. The site is surrounded by residential, industrial, commercial, and agricultural properties. The Limited Phase II Investigation identified four recognized environmental conditions (RECs) onsite. The RECs included the following:

- **Onsite Western Turntable:** An 1897 Sanborn Map depicts a railroad turntable located onsite north of the intersection of Floyd Street and the main line. The turntable operated from 1897 through the removal of the turn table sometime before 1909.
- **Onsite Eastern Turntable:** A 1915 Sanborn Map depicts an onsite railroad turntable located west of the approximate continuation of D Street south of the main line. The railroad turntable appeared to service the western most Hart-Parr buildings.
- **Adjacent Property (Allied Equipment, Inc/White Farm Equipment Site):** The facility was originally constructed in 1901 by the Hart Parr Company and the primary production was tractors and farm equipment until production ceased in 1993. The structures were subsequently razed leaving only concrete building foundations. Former operations included a foundry, plating, quenching, chemical washing, and painting. Contaminants of concern include petroleum and trichloroethene.
- **Adjacent Property (Standard Oil Company Bulk Oil Station):** The property has been used as a bulk oil station from at least 1915 through the late 1980's. Groundwater sampling from temporary monitoring wells at the property detected concentrations of 2-methylnaphthalene (0.23 milligrams per liter [mg/L]) and naphthalene (0.14 mg/L). A potential UST is also present.

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 was conducted in October 2010 and consisted of 4 soil borings (MW-1 through MW-4) conducted to depths ranging from 17 feet to 20 feet deep. Soil was field screened with a photo-ionization detector (PID). A soil and groundwater sample was collected from each boring. The samples collected were analyzed for volatile organic compounds (VOCs), RCRA metals, polycyclic aromatic hydrocarbons (PAHs), total extractable hydrocarbons (TEH), and benzene, toluene, ethylbenzene, xylene (BTEX). The groundwater samples collected for analysis of RCRA metals were field filtered. Groundwater was typically encountered onsite between 10 and 12 feet deep.

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.

Only arsenic, barium, cadmium, and total petroleum hydrocarbons (TPH) as gasoline were detected in the soil samples. While TPH as gasoline does not have an applicable soil standard; arsenic, barium, and cadmium were below the applicable soil standards. Arsenic, barium, naphthalene, and benzene were detected in the groundwater samples at concentrations below

the applicable standards. No other contaminants were detected in the groundwater samples and light non-aqueous phase liquid (LNAPL) was not observed in the monitoring wells.

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 commercial wells, a 30-foot deep inactive household well, a 60-foot deep active heat pump well, a public access well with an unknown depth, two municipal wells, several monitoring wells for the nearby MGP site ranging in depths from 18 to 78 feet, and three abandoned wells located within a quarter-mile radius of the site. The commercial wells are 180 feet and 1,405 feet deep and the municipal wells are 245 feet and 1,305 feet deep. Between a quarter-mile and half-mile radius, there are six private wells, a 228-foot deep retired irrigation well, two municipal wells, and a plugged well. The private wells range in depths from 17 feet to 200 feet. The municipal wells are 187 feet and 230 feet deep. The site is located within the 2-year capture zone for the Devonian aquifer with regard to the Charles City municipal wells. The Cedar River is located approximately 800 feet west of the site.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.

4

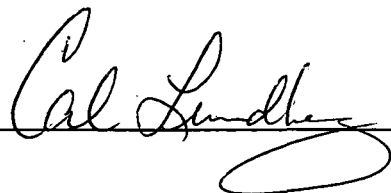
Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

As noted above, railroad activities have taken place onsite since at least 1868. While detections of arsenic, barium, cadmium, naphthalene, benzene, and TPH as gasoline were observed in soil and/or groundwater samples collected from the site; none of the concentrations exceeded applicable soil or groundwater standards. Based on the information presented above, no further investigation is required at this time. It should be noted that 4 soil borings were utilized to investigate about 28 acres. No further action is required under CERCLA or state authority (Iowa Chapter 133) at this time and the site is not a candidate for an ESS.

Site recommended for:

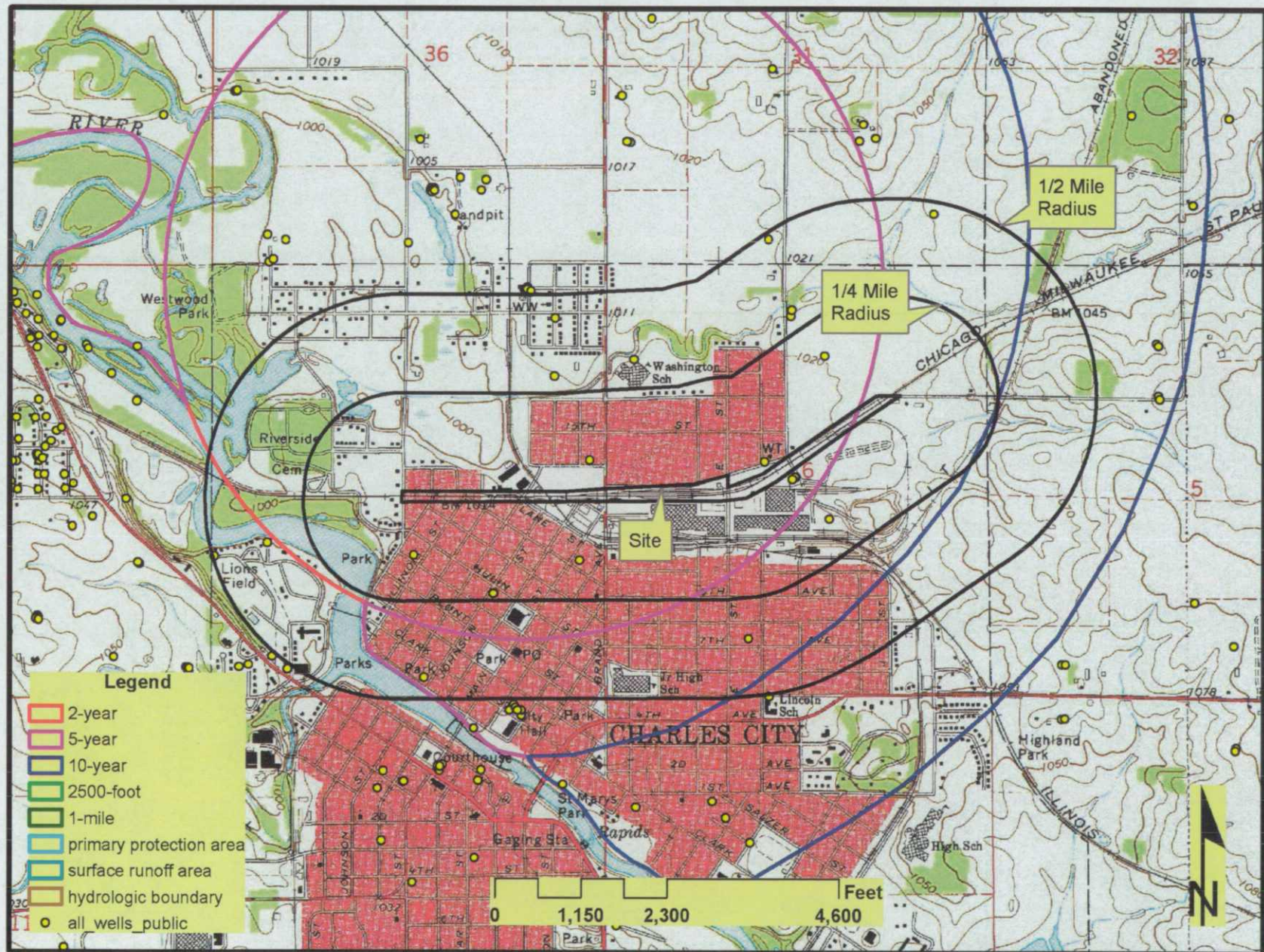
- ☒ No further action
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Additional investigation by responsible party
- ☐ Transfer to LUST/UST

Form Reviewed:

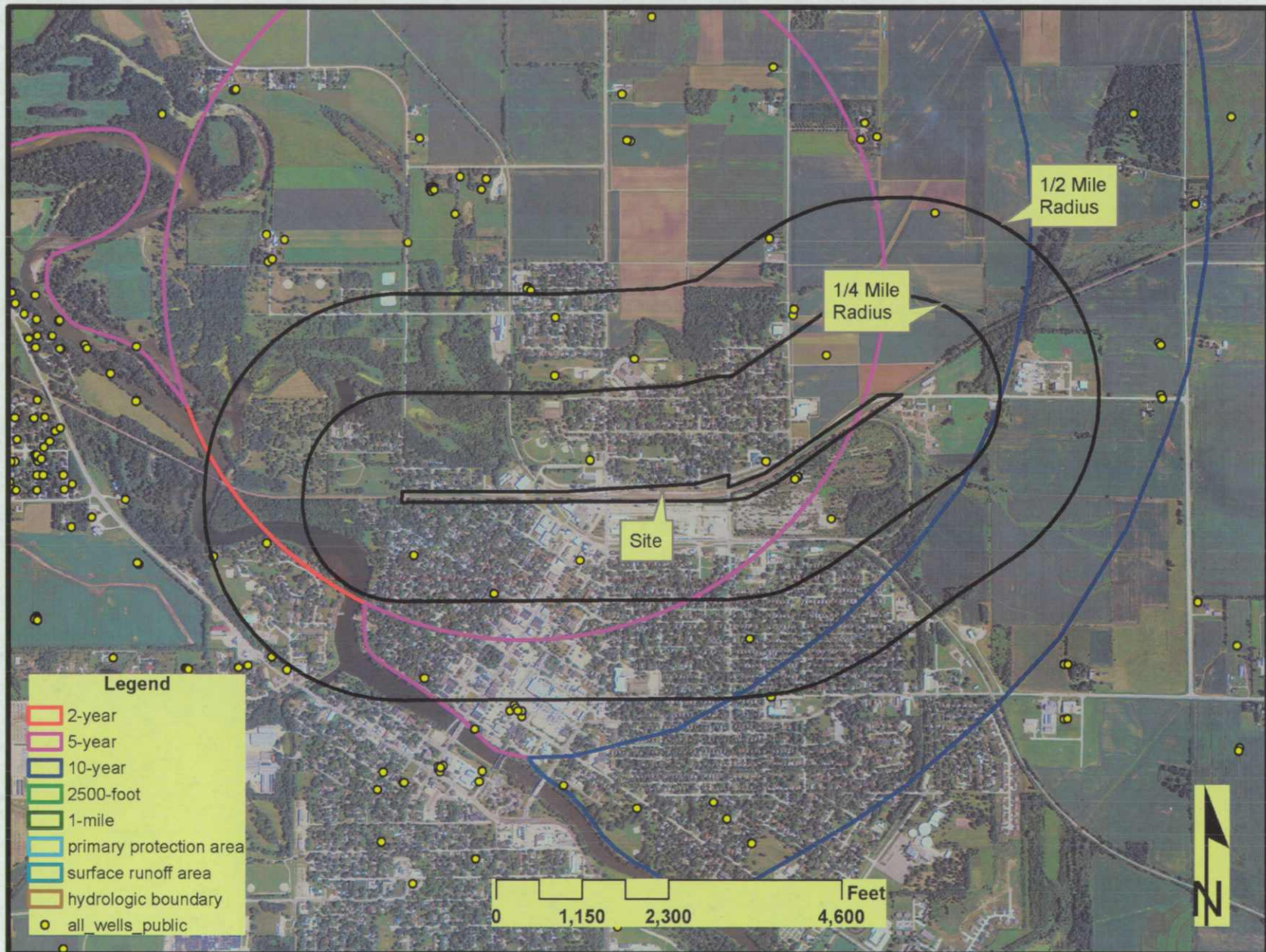


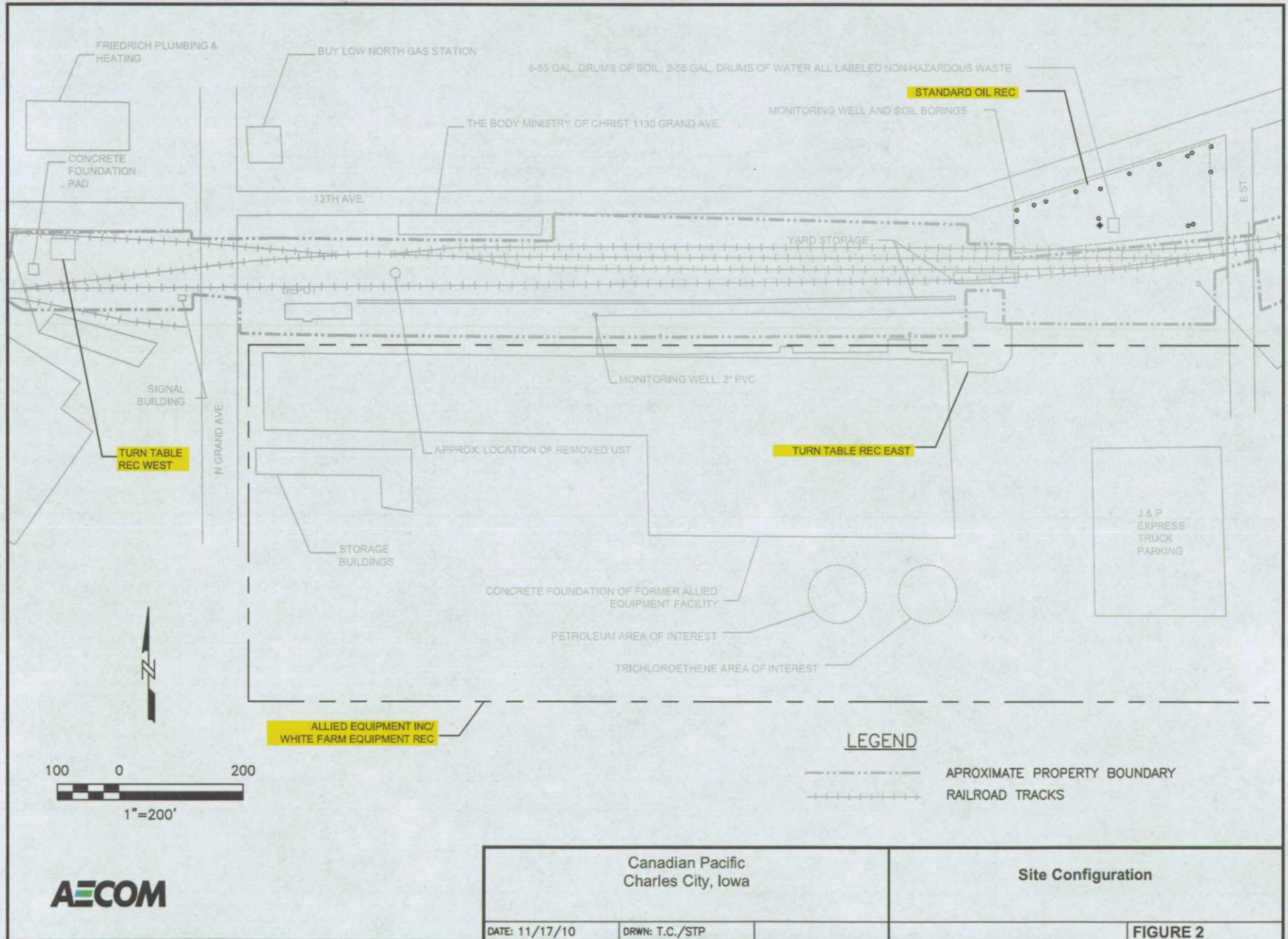
Date Reviewed: ~~##~~ 2/25/11
Revised 7/2007

Canadian Pacific, Charles City

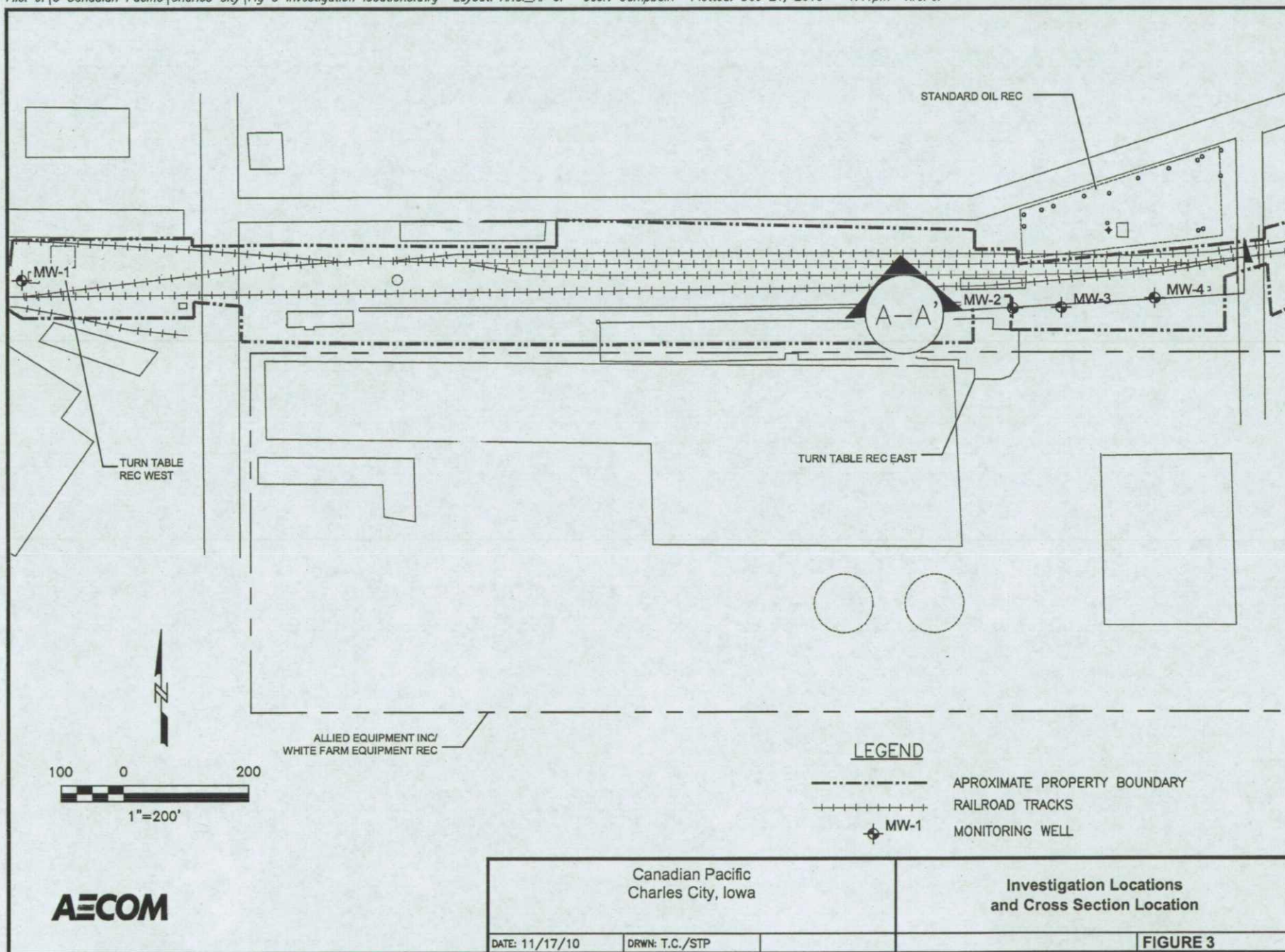


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