CON 12-15
Doc #24607

Site Name: 535 1st Avenue SW, Cedar Rapids

Brownfield Initial Site Screening (ISS)

Project Manager: John Woodland

Date: 7/19/2011

☒ **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. 974592 Longitude: *-91. 678674 County: Linn*
(Decimal Degree format)

USGS Quadrant: ____

Site Size: 0.38 (approx.)

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

Site Alias Name(s): N/A

Congressional District: 2

Grant Recipient Name, Address & Contact: N/A

Current Owner & Address: Attal Petroleum Inc., 535 1st Avenue SW, Cedar Rapids 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)
535 1st Avenue SW, Cedar Rapids 52404

Directions to site:
Take I-80 E toward Davenport. Take exit 380 N toward Cedar Rapids. Take exit 19A toward U.S. 151 Business. Merge onto 3rd St SW. Turn left onto 5th Ave SW. Continue to follow 5th Ave SW. Turn right onto 6th St SW. Turn right onto 1st Ave West.

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 sites contain a convenience store and gas station, which has been closed since the flood of 2008. This site is also regulated by the Underground Storage Tank (UST) Section of the IDNR, because of the USTs onsite.

A Phase II Environmental Site Assessment (ESA) was completed on the site on June 6, 2011.

The following are recognized environmental conditions (REC):

- The property has been a gas station from 1965 to 2008. There were underground storage tanks (USTs) on the property; however, the current status of the tanks is unknown.
- The property to the east was a gas station from 1963 through 1983 and a print shop in 1988.
- A gas station and auto repair facility were located on properties to the south.
- A dry cleaner was located approximately one block southwest of the site.

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.)

Three borings (B-1/TMW-1, B-2/TMW-2, B-3/TMW-3) were installed onsite. B-1/TMW-1 was advanced on the southwest area of the site. B-2/TMW-2 was advanced on west central area of the site. B-3/TMW-3 was advanced on the east central area of the site. All borings were sixteen feet deep. The soil samples collected were field-screened using a photoionization organic vapor detector (PID) to indicate the presence of volatile organic compounds (VOCs).

The soil samples were submitted to the laboratory for analysis of VOCs, total extractable hydrocarbons (TEHs) and Resource Conservation and Recovery Act (RCRA) metals.

After the completion of soil sample collection, the borings were converted to temporary monitoring wells. Groundwater was encountered approximately10 feet below ground surface. The groundwater samples were submitted for laboratory analysis of VOCs, TEHs and RCRA metals.

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, TEHs or RCRA metals were detected in soil samples above statewide standards.

Ethylbenzene, naphthalene and 1,2,4-trimethylbenzene were detected in groundwater at concentrations of 1.4, 0.176 and 0.92 mg/L, respectively. The Statewide Standard(s) for a Protected Groundwater Source are 0.7 mg/L for ethylbenzene, 0.1 mg/L for naphthalene and 0.35 mg/L for 1,2,4-trimethylbenzene. Other VOCs detected in groundwater are at concentrations below statewide standards. The VOCs detected in groundwater are likely related to the USTs.

Arsenic was detected in groundwater sample TMW-3 at a concentrations of 0.0216 mg/L. The IDNR Statewide Standard for a Protected Groundwater Source is 0.01 mg/L for arsenic. Arsenic was detected in the other two groundwater samples below statewide standards. Barium was detected in all three groundwater samples below statewide standards.

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 no wells located on this site. Within a ¼ mile radius beyond the site, there are nine plugged wells and one monitoring well that is 30 feet deep. Within a ½ mile radius (beyond the ¼ mile radius) there are three inactive commercial wells that are 410 to 420 feet deep and seventeen plugged wells.

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.

There are no exceedances of statewide standards of VOCs, TEHs, or RCRA metals in soil samples.

Concentrations of the RCRA metal, arsenic identified in groundwater sample TMW-3 is above IDNR Statewide Standard for a Protected Groundwater Source. The groundwater samples were apparently not field-filtered, which could influence the results of the RCRA metals analysis. Ethylbenzene, naphthalene and 1,2,4-trimethylbenzene concentrations identified in groundwater sample TMW-2 are above statewide standards. The VOCs detected in groundwater are most probably related to the USTs and will not be a subject of this report.

Based on the relatively low concentrations of arsenic detected in groundwater onsite and no active drinking water wells nearby, additional investigation is not required at this time.

This site is also regulated by the Underground Storage Tank (UST) Section of the IDNR, because of the USTs onsite; therefore, the Contaminated Sites Section is not commenting further

on BTEX or TEH specifically at this time and will refer this site to the UST Section for follow-up.

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:** 7/2/11

Revised 7/2007

535 1st Avenue SW, Cedar Rapids

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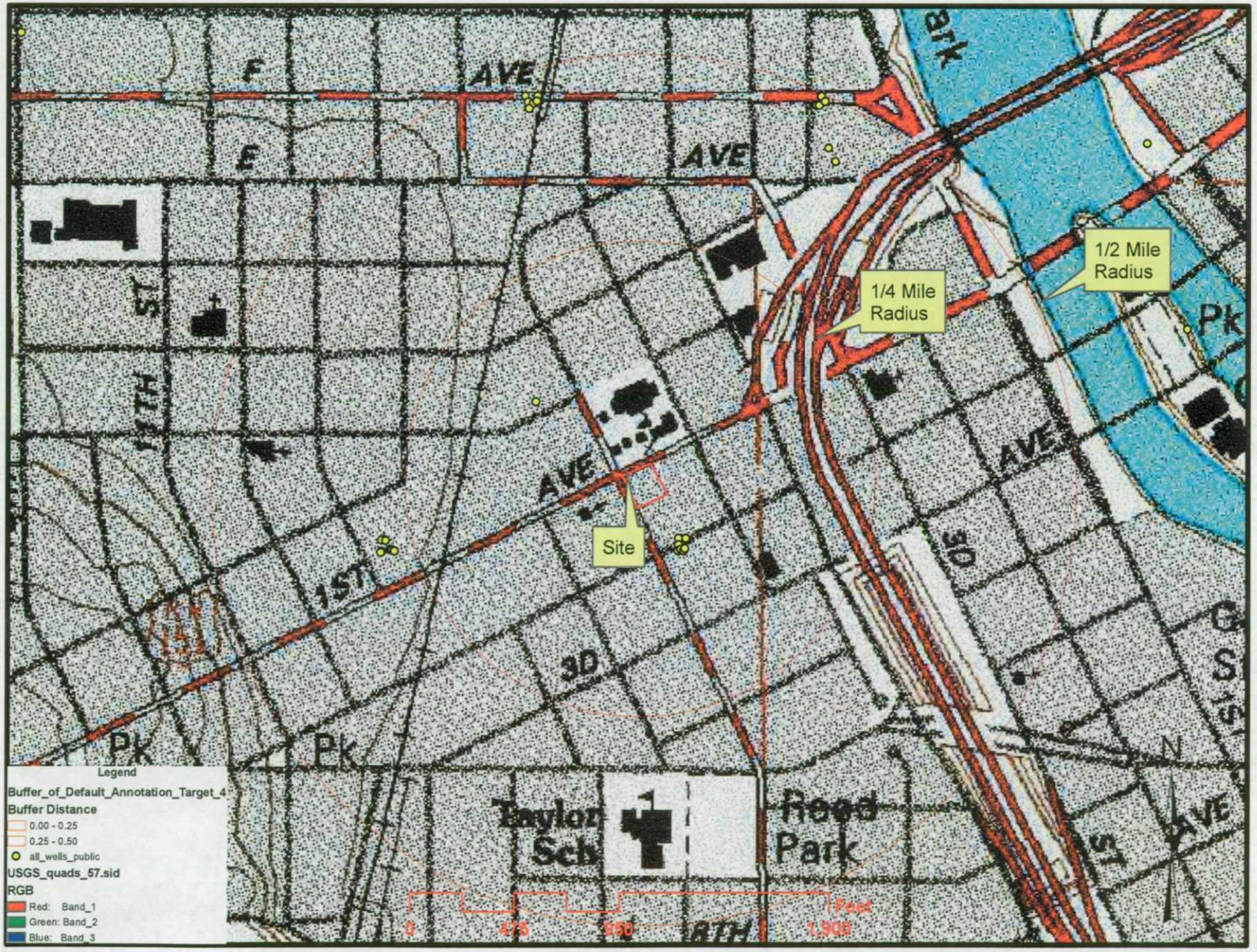

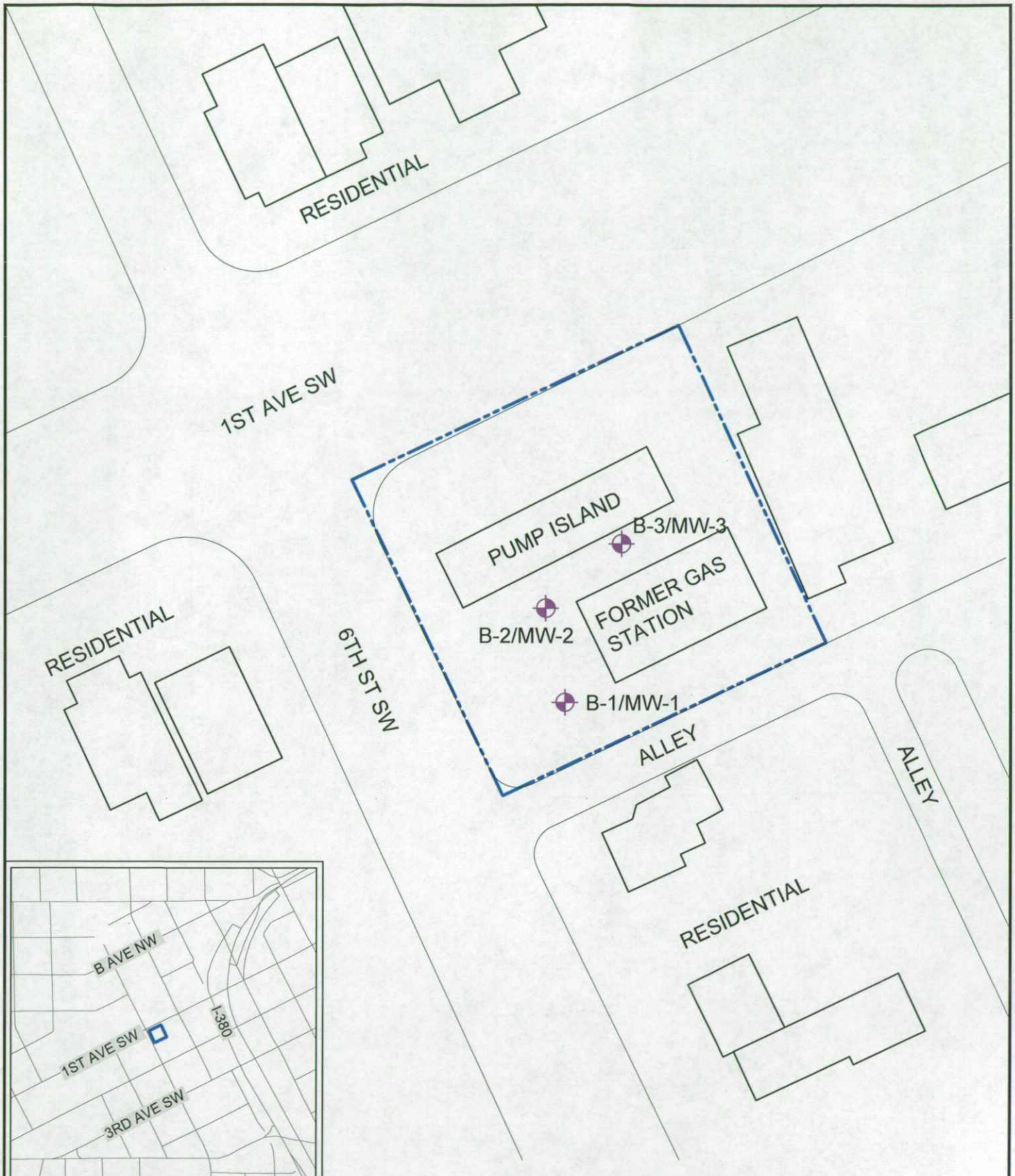

SITE VICINITY MAP 1"=1/4 MILE

LEGEND

- APPROXIMATE BORING/MONITORING WELL LOCATION

NORTH

0 50'

APPROXIMATE DRAWING SCALE

Project No.	06117059
Date:	06/15/11
Project Mngr:	SKZ
Drawn By:	KEK
File Name:	06117059-01.dwg
Layout Name:	FIGURE 2

Terracon
Consulting Engineers and Scientists
2640 12TH STREET SW CEDAR RAPIDS, IOWA 52404
PH. (319) 366-8321 FAX. (319) 366-0032

BORING LOCATION DIAGRAM

LIMITED SITE INVESTIGATION
AMERICAN ENTERPRISE BANK
535 1ST AVENUE SW
CEDAR RAPIDS, IOWA

EXHIBIT

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