

**Site Name: 415-423 2nd Street SW and 116 5th Avenue SW, Cedar Rapids**

## Pre-Remedial Initial Site Screening (ISS)

Project Manager: John WoodlandDate: June 20, 2011

***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 properties are located at 415, 419, 423 2nd Street SW and 116 5th Avenue SW in Cedar Rapids, Iowa. The site contains four separate, but adjoining lots and is approximately one-half acre in size with several commercial structures and parking lots. The properties have apparently been unoccupied since the flood of 2008.

There are four recognized environmental conditions (RECs) associated with the site:

- 415 2nd Street SW was used as an auto service shop from 1964 to 2008.
- 419 2nd Street SW was used as an auto repair shop from 1931 to 1968.
- 423 2nd Street SW was used as an auto repair shop from 1953 to 1968 and from 1978 to 1983.
- 116 5th Avenue SW was used as an auto collision repair center from 1926 to 2008.

***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 soil borings, B1, B2 and B3 were conducted on the site to depths of 16, 13.5 and 12.3-feet below ground surface (bgs), respectively. Boring B1 was drilled by the southeast corner of the building at 415 2nd Street SW. Boring B2 was drilled centrally to the north of the building at 423 2nd Street SW, but was terminated due to auger refusal before 15 feet because limestone rock was encountered. Boring B3 was drilled to the southwest corner of 116 5th Avenue SW but was also terminated due to auger refusal before 15 feet because limestone rock was encountered.

A photo-ionization detector (PID) was used for field screening of soil samples for the presence of volatile organic compounds (VOCs). Soil samples were collected at the highest PID reading, and if no PID reading was observed, the samples were collected from an area of lithologic change. B1 was collected 15 feet bgs, B2 was collected 2 feet bgs and B3 was collected 12 feet bgs.

After soil samples were collected, the boring, B1 was converted to a temporary monitoring well and a groundwater sample, B1/TMW1 was collected. Groundwater was encountered at 15 feet bgs. Groundwater was not encountered in the other two borings.

The soil and groundwater samples were submitted for laboratory analysis of volatile organic compounds (VOCs), total extractable hydrocarbons (TEH), and Resource Conservation and Recovery Act (RCRA) metals. The groundwater sample submitted for RCRA metals analysis was field filtered.

**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.**

Chemical analysis of soil sample B2 identified lead concentrations above statewide standards. TEH-motor oil in soil sample B2 was detected in high concentrations, but there is no statewide standard for TEH-motor oil in soil. Concentrations of contaminants detected in soil samples are shown in Table 1.

**Table 1: Soil Sample Analytical Results**

Contaminant	B1, 15' (mg/Kg)	B2, 2' (mg/Kg)	B3, 12' (mg/Kg)	Statewide Standard (mg/Kg)
<b>RCRA Metals</b>				
Arsenic	6.9	9.6	7.4	17
Barium	43	320	200	15,000
Cadmium	<0.55	24	<0.57	70
Chromium (total)	14	47	15	210
Lead	9.3	<b>620</b>	50	400
Mercury	<0.021	0.038	0.052	23
<b>TEH</b>				
Diesel	<4.0	<710	<4.1	3800
Motor Oil	<4.0	23000	<4.1	No Standard

Detected contaminants in groundwater sample B1/TMW1 are at concentrations below statewide standards. Barium was the only RCRA metal detected above the analytical laboratory's quantitation limits, but the concentration detected was below statewide standards. Concentrations of contaminants detected in groundwater are shown in Table 2.

**Table 2: Groundwater Sample Analytical Results**

Contaminant	B1/TMW1 (mg/L)	Statewide Standard (mg/L)
<b>RCRA Metals</b>		
Barium	0.047	2
<b>TEH</b>		
Diesel	<0.094	1.2
Motor Oil	<0.094	0.4

**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 the site property. Within a ¼ mile radius beyond the site property, there are two commercial wells, 267 and 420-feet deep. The closest well to the site was located approximately ¼ mile northeast and appears to be inactive, because the business that owned the well closed. Within a ½ mile radius (beyond ¼ mile radius), there are thirteen plugged wells and twenty-three commercial wells between 18 and 1507-feet deep.

The Cedar River is located 460-feet to the northeast of the property.

**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.**

Chemical analysis of soil sample B2 identified lead at a concentration of 620 mg/Kg, which is above the statewide standards of 400 mg/Kg.

TEH-motor oil in soil sample B2 was detected at a concentration of 23000 mg/Kg, but there is no statewide standard for TEH-motor oil in soil. No other contaminants analyzed for were detected at significant levels in soil samples.

Barium detected in the one groundwater sample collected, B1/TMW1 is at a concentration below statewide standards. No other contaminants analyzed for were detected at significant levels in the groundwater sample.

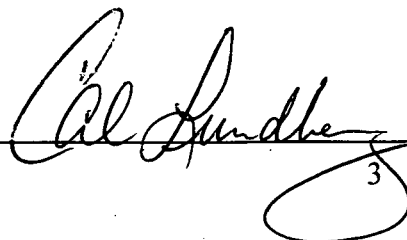
A prior Phase II Environmental Site Assessment was conducted on nearby properties at 416, 418, 422 2nd Street SW and 108 5th Avenue SW. The properties are located east of the site. TEH as diesel, gasoline, and motor oil were detected in groundwater sample B4, which was collected at the west property line of 422 2nd Street SW and east of sample B2 that had high TEH as waste oil in soil. Note, a groundwater sample was not collected from B2, but the concentrations of TEH diesel (23 mg/L) and motor oil (1.4 mg/L) detected in B4 on the adjacent site exceed the most restrictive standard from the Tier 1 Look-Up Table for actual groundwater ingestion of 1.2 mg/L and .4 mg/L, respectively, but are below the standard for potential groundwater ingestion.

The contaminants detected do not present a significant risk at this time, because there are no nearby receptors of concern (municipal wells, private wells, drinking water intakes) and contaminant concentrations are not significantly higher than statewide standards.

**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

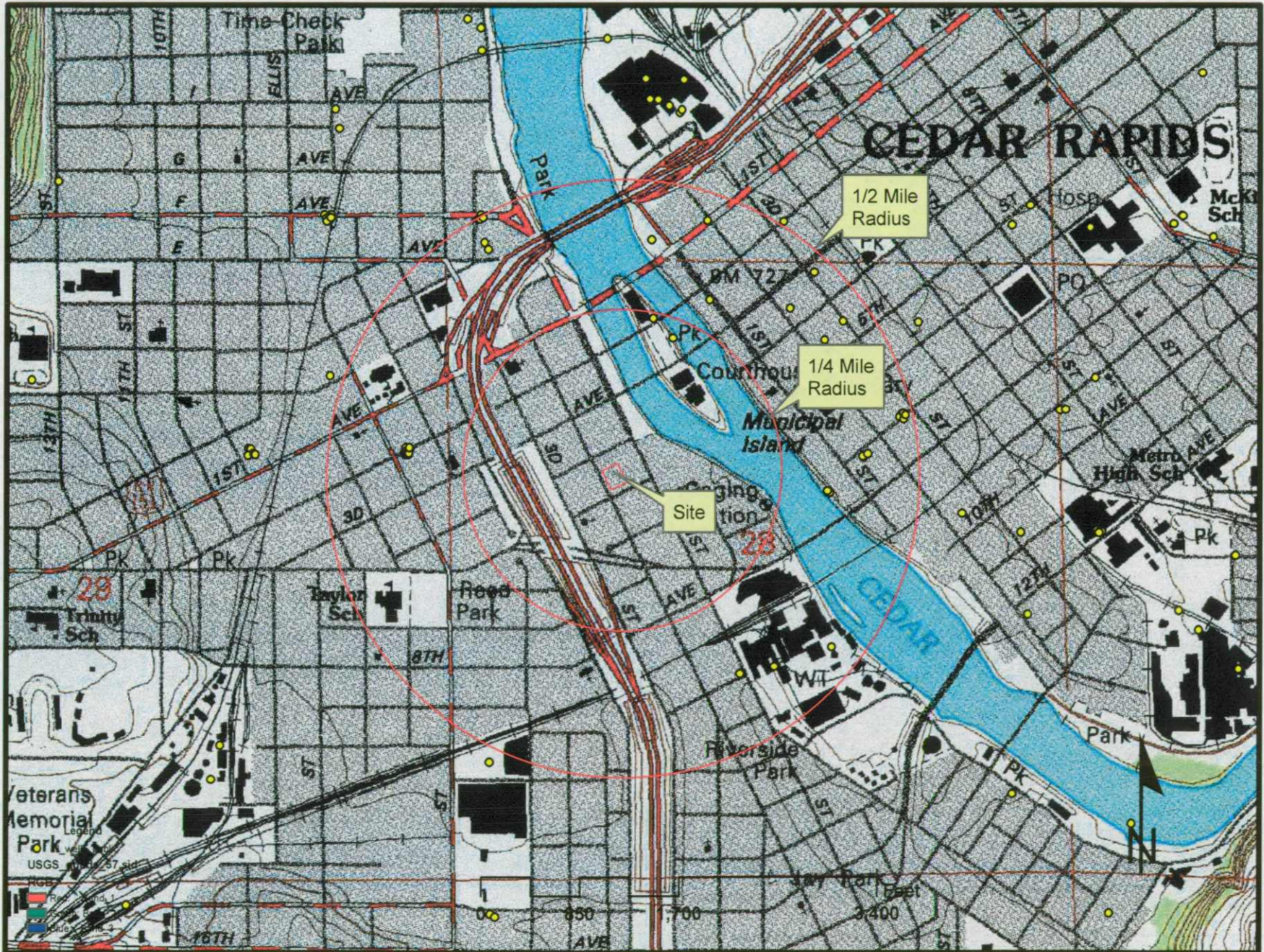
Form Reviewed:

  
3

Date Reviewed:

6/27/11

# 415-423 2nd Street SW & 116 5th Avenue SW

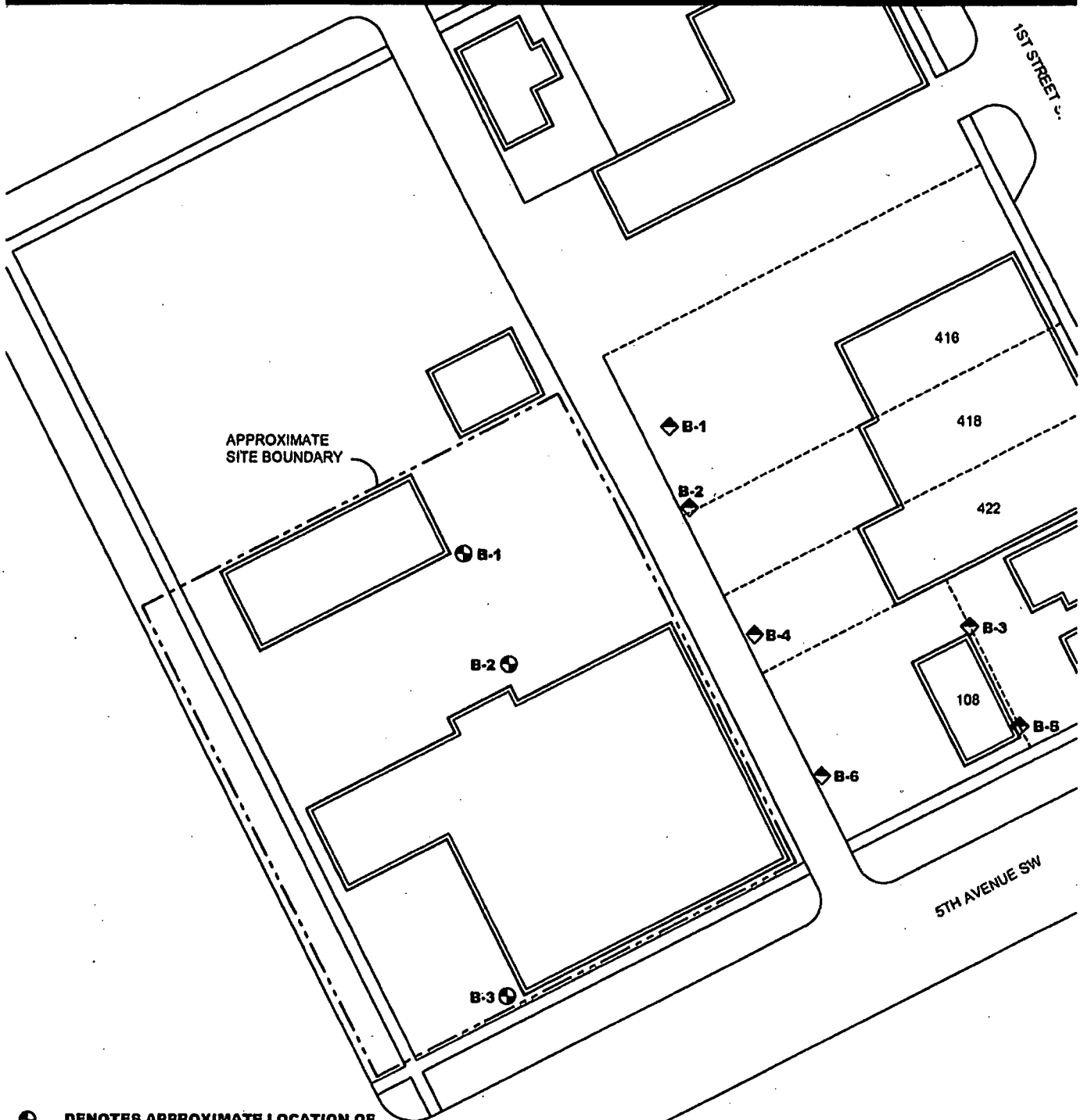




# 415-423 2nd Street SW & 116 5th Avenue SW







⊕ DENOTES APPROXIMATE LOCATION OF SOIL BORING

◆ DENOTES APPROXIMATE LOCATION OF PREVIOUSLY PERFORMED SOIL BORING (OFF-SITE)



Sheet of Fig:	Project No:	CR1101229
	Drawing No:	CR1101229
	Scale:	NONE
	Drawn By:	BJB
	Date Drawn:	9/23/10
	Checked By:	EOB
	Last Modified:	4/22/11

SOIL BORING LOCATION SKETCH  
 PHASE II ENVIRONMENTAL SITE ASSESSMENT  
 FORMER AUTO STORAGE  
 415 AND 423 2ND STREET SW AND 116 5TH AVENUE SW  
 CEDAR RAPIDS, IOWA

**BRAUN**  
**INTERTEC**

11001 Hampshire Avenue So.  
 Minneapolis, MN 55438  
 PH. (952) 995-2000  
 FAX (952) 995-2020





**REGION VII**  
**U.S. ENVIRONMENTAL PROTECTION AGENCY**

ENFORCEMENT SENSITIVE INFORMATION  
FOR INTERNAL USE ONLY

**LOCATION FORM** - (Required information highlighted in red)

SITE NAME: 415-423 2nd Street SW and 116 5th Avenue SW, Cedar Rapids

EPA ID: \_\_\_\_\_

Latitude: 41.97282 Longitude: -91.67189  
(Decimal Degree format)

Measurement Sequence: \_\_\_\_\_  
(See Comment A)

- Lat/Long Source:  Contractor  EPA Headquarters  (Blank)  
 Dun & Bradstreet  Epic  
 EPA Region 7  Other  
 Geograph  Private  
 Other Federal Agency  SNAP  
 Regulated Entity  Tribe  
 State  Unknown
- Designate Lat/Long:  Primary  NPL Coordinate

- Collection Method:  Address Matching -House Number  Address Matching - Block Face  Address Matching - Street Centerline  
 Address Matching -Nearest Intersection  Address Matching - Primary Name  Address Matching - Digitized  
 Address Matching - Other  Census Block - 1990 - Centroid  Census Block/Group 1990-Centroid  
 Census Block/Tract - 1990 - Centroid  Classical Surveying Techniques  Census - Other  
 GPS Carrier Phase Static Relative Position  GPS Carrier Phase Kinematic Relative Position  GPS, with Canadian Active Control System  
 GPS Code (Pseudo Range) Differential  GPS Code (Pseudo Range) Precise Position  GPS Code (Pseudo Range) Standard Position (SA-Off)  
 GPS Code (Pseudo Range) Standard Position Service SA-On  GPS-Unspecified  Interpolation-Digital Map Source (TIGER)  
 Interpolation-Map  Interpolation -MSS  Interpolation -Photo  Interpolation - Satellite  Interpolation - SPOT  
 Interpolation-TM  Interpolation - Other  LORAN C  Public Land Survey-Eighth Section  Public Land Survey-Footing  
 Public Land Survey-Quarter Section  Public Land Survey-Section  Public Land Survey-Sixteenth Section  
 ZIP+2 Centroid  ZIP+4 Centroid  ZIP Code - Centroid  Unknown

- Reference Point:  Administrative Building  Air Monitoring Station  Air Release Stack  Air Release Vent  
 Atmos. Emissions Trtmt Unit  Boundary Point  Building Entrance  Facility/Centroid Cent  Facility/Station Bldg Entrance  
 Intake Point  Lagoon or Settling Pond  Liquid Waste Treatment Unit  Loading Area Centroid  Loading Facility  
 Monitoring Point  NE Corner of Land Parcel  NW Corner of Land Parcel  Other  Plant Entrance (Freight)  
 Plant Entrance (General)  Plant Entrance (Personnel)  Process Unit Area Centroid  Process Unit  SE Corner of Land Parcel  
 Solid Waste Storage Area  Solid Waste Trtmt/Disp. Unit  Storage Tank  SW Corner of Land Parcel  Unknown  
 Water Monitoring Station  Water Release Pipe  Well  Well Protection Area  Release Point  Treatment/Storage Plant

Reference Datum:  NAD27  NAD83  Other  Unknown  WGS84

Accuracy Meters +/-: \_\_\_\_\_  Accuracy Unknown Collection Date: 06/20/11

- Verification Method:  Ground Truth Conducted  Point In Polygon (County)  Blank  
 Point in Polygon (Zip)  Proximity to Alternative Facility Coordinate)  Not Verified  
 Proximity to Polygon Centroid(Other)  Proximity to Polygon Centroid (Zip Code)  
 Verified Relative to Map Features (1:100K/Tiger)  Verified Relative to Map Features (1:24K)  
 Verified Relative to Map Features (Other)  Verified, Unknown Method  
 Proximity to Polygon Centroid (County)  Point in Polygon (Other)

Point/ Line/ Area:  AREA  LINE  POINT  REGION  ROUTE  (BLANK)

Source Map Scale:  1:10,000  1:12,000  1:15,840  1:20,000  1:24,000  1:25,000  1:50,000  
 1:62,500  1:63,360  1:100,000  1:125,000  1:250,000  1:500,000  NONE  UNKNOWN  
 OTHER \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Signatures: \_\_\_\_\_

RPM/OSC: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_ BRANCH CHIEF: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

A) A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.



**REGION VII U.S. EPA SUPERFUND  
NO DISCOVERY DATE**

**PRE-CERCLIS INITIATION FORM**

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: 415-423 2nd Street SW and 116 5th Avenue SW, Cedar Rapids  
 States

Identified By:  Removal  Site Assessment  Federal Facilities  
 Other Federal Agency Check if:  FUD Site

Address: 415, 419, 423 2nd Street SW and 116 5th Avenue SW

County Name: Linn

City, State, Zip: Cedar Rapids, Iowa 52401

State ID (if one exists): \_\_\_\_\_

Congressional District: 2

NPL Status: = : Not a Valid Site or Incident Federal Facility Indicator:  Federal Facility  Not a Federal Facility  Status Undetermined

Section:  C-(STAR) SPFD Technical Assistance/Re-Use Branch  L-(EFLR) Enfr/Fund Lead RV Branch  F-(FFSE) Federal Facilities/Special Emphasis Branch  
 M-(MOKS) MO/KS remedial Branch  I-(IANE) IA/NE Remedial Branch  O-(ER&R) Emergency Response & RV Branch

List Site Alias Name (s): \_\_\_\_\_

Directions to Site: Take I-80 E toward Davenport. Take I-380 N toward Cedar Rapids/Waterloo. Take exit 19A. Merge onto 3rd St SW. Turn right at 5th Street SW.

Site Description: The property contains several unoccupied one-story building/garages.

USGS Quadrant: \_\_\_\_\_ USGS Hydro Unit: \_\_\_\_\_

Site Type: (Choose all that apply - for every main category chosen in bold at least one sub- category must be selected; if more than one main and sub-category is selected indicate which is primary):

Latitude: 41.97282 Longitude: -91.671896  
(Decimal Degree format) (with release of 3.17 see attached required location data form)

Lat/Long Accuracy:  Seconds  Miles  Feet  
 Degrees  Minutes  Kilometers  Meters

Primary Designation: \_\_\_\_\_

Owner  Bank/Loan Company  Municipality  
Operator  County Owned  Other  
Type  District Owned  Private  
 Federally-Owned  Mixed Ownership  
 Former Federally Owned or Operated  State Owned  
 Former Federally Owned or Operated  State Owned  
 Government Owned/Contractor Operated  Trustee, Federal  
 Privately Owned/Government Operated  Trustee, State  
 Property Defaulted Back to Government  Unknown  
 Brownfields/Public

- MP-Manufacturing/Processing/Maintenance - Applicable sub-categories:**
  - CA-Chemicals and allied products
  - CG-Coal gasification
  - CP-Coke production
  - EP-Electric power generation and distribution.
  - FT-Fabrics/textiles
  - EE-Electronic/electrical equipment
  - LW-Lumber and wood products/pulp and paper
  - WP-Lumber and wood products/wood preserving/preserving/treatment
  - MF-Metal fabrication/finishing/coating and allied industries
  - OR-Oil and gas refining
  - OP-Ordnance production
  - PR-Plastics and rubber products
  - PM-Primary metals/mineral processing
  - RA-Radioactive products
  - TA-Tanneries  OT-Other-Description(needed): \_\_\_\_\_
  - TS-Trucks/ships/trains/aircraft and related components

Operational Status:  Active  Inactive  Unknown  Blank  
Native American Interest:  Yes  No

- MI-Mining - Applicable sub-categories**
  - CO-Coal  ME-Metals  NM-Non-metal minerals
  - OG-Oil and Gas  OT-Other-Description(needed): \_\_\_\_\_

Non-NPL Status (Choose one):

Not a Valid Site or Incident  Not a Valid Site or Incident: NRC Lead  
 Not a Valid Site or Incident: RCRA Lead  Not a Valid Site or Incident: State Lead  
 Not a Valid Site or Incident: Tribal Lead

- WM-Waste Management - Applicable sub-categories**
  - CL-Co-disposal landfill (municipal and industrial)
  - ID-Illegal disposal/open dump
  - IF-Industrial waste facility (non-generator)
  - MD-Mine tailings disposal  OT-Other-Desc.(needed): \_\_\_\_\_
  - ML-Municipal solid waste landfill
  - RW-Radioactive waste treatment, storage, disposal (non-generator)

Add Action: OU\_00

PRE-CERCLIS SCREENING: Planned Complete: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Actual Complete: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Lead code (choose one)

F-EPA Fund Financed  FF - Federal Facility  S - State, Fund Financed

- OT-Other - Applicable sub-categories**
  - AG-Agricultural (e.g., grain elevator)
  - CS-Contaminated sediment site with no identifiable source
  - DC-Dust control  OT-Other-Desc (needed): Automobile repair
  - GP-Ground water plume site with no identifiable source
  - MO-Military/Other Ordinance
  - PS-Product Storage/distribution
  - RD-Research, development, and testing facility
  - RC-Retail/commercial
  - SE-Spill or other one-time event
  - TP-Transportation (e.g., railroad yards, airport, barge docking, site)
  - TW-Treatment works/septic tanks/other sewage treatment

SCAP Note: \_\_\_\_\_

Add below Action (if No Further Action):

OU\_00 Lead: EP

PRE-CERCLIS ARCHIVE Actual Complete: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

SCAP Note: \_\_\_\_\_

Comments:  Site or  Action: \_\_\_\_\_

Signatures: \_\_\_\_\_

States: Cal Date: 6/27/11 RPM/OSC/SAM: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



- Site Determination:**
- Enter the site into CERCLIS. Further assessment is recommended (Explain below).
  - The site is not recommended for placement into CERCLIS (Explain below).
  - Further assessment is recommended under PRE-CERCLA (Explain below).

**DECISION/DISCUSSION/RATIONALE:**

Chemical analysis of soil a sample identified lead a concentration of 620 mg/Kg, which is above the statewide standards of 400 mg/Kg.

TEH-motor oil in a soil sample was detected at a concentration of 23000 mg/Kg, but there is no statewide standard for TEH-motor oil in soil. No other contaminants analyzed for were detected at significant levels in soil samples.

Barium detected in the one groundwater sample collected is at a concentration below statewide standards. No other contaminants analyzed for were detected at significant levels in the groundwater sample.

The contaminants detected do not present a significant risk at this time, because there are no nearby receptors of concern (municipal wells, private wells, drinking water intakes) and contaminant concentrations are not significantly higher than statewide standards.

**Regional EPA Reviewer:** \_\_\_\_\_  
Print Name/Signature Date

**State Agency/Tribe:** Cal Lundgren Cal Holly 6/27/11  
Print Name/Signature Date