

Site Name: Intermec Building, Cedar Rapids

Brownfield Initial Site Screening (ISS)

Project Manager: John Woodland

Date: 9/6/2011

☒ **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: 41.977945 Longitude: -91.6770401
(Decimal Degree format)

County: Linn

USGS Quadrant: _____

Site Size: 1.186 (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: Peter Pan, LLC
PO Box 122
Cedar Rapids, IA 52406

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)
601 3rd Street SE
Cedar Rapids, Iowa 52401

Directions to site:

Take I-80 E toward Davenport

Take I-380 N toward Cedar Rapids/Waterloo

Take exit 19A toward U.S. 151 Business/5th Ave SW/Diagonal Dr/Downtown

Merge onto 3rd St SW

Turn right onto Diagonal Dr SW

Slight left onto 8th Ave SE

Take the 2nd left onto 3rd St SE

Destination will be on the left

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 commercial property is a large paved parking lot surrounded by commercial structures. There are no structures included in this section of the property.

A Phase I Environmental Site Assessment (ESA) was completed on the property during July 2011 and identified numerous onsite recognized environmental concerns (RECs) and off-site RECs. The RECs are summarized below:

Onsite RECs

- A former trough drain and pit located on the northern section of the property with unknown historic associated operations.
- The Crisp Rail Road Line is presumably onsite and adjacent to the west of the site, as shown in historic Sanborn Maps.
- A former underground storage tank (UST) located on the property, was removed and closed, but IDNR underground storage tank removal guidelines were not followed.
- Kings Materials, Inc was a business once located on this site, which had USTs that contained diesel fuel (1000, 8000, and 10000 gallon capacities). The tanks were removed in 1987 or in 1995. Due to the contents, capacity and proximity of the tanks to the site, they constitute a REC.
- Another UST (560 gallon) is recorded to have been filled in place onsite, which constitutes a REC.

Off-site RECs

- 624 3rd Street SE: Montgomery Ward Tire Co. (1965-1975), Professional Muffler Inc. (2000-2010)
- 725 3rd Street SE: Norm's Superior, gas station (1963)
- 728 3rd Street SE: Larry's Service, gas station (1978)
- 309 5th Avenue SE: Adcraft Printing (1995-2010)
- 719 3rd Street SE: Drive in paint center (1968-1973), Bill Brothers (1973-1978), Fauver JN Co. Inc, hydraulic equipment (1987-1983), Bill Brothers Freight Salvage, warehouse (1983-1993)
- 631 2nd Street SE: John Ireland Coal Co. (1933-1945)
- 550 2nd Street SE; Intermec Technologies Corporation is listed as a RCRA-CESQG (Resource Conservation and Recovery Act-Conditionally Exempt Small Quantity Generator) facility

- Numerous locations surrounding the site date back from the 1940s to the 1970s are listed in Sanborn Maps as filling stations, auto repair shops, and a sign painting shop.

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 Phase II field activities were conducted on August 1st through 3rd, 2011. Eight soil borings (B-1, B-3, B-5, B-7, and B-9 through B-12) were completed on the property to a depth between 4.5 and 28 feet. Borings B-1, B-3, B-5, B-7, and B-9 were converted to temporary monitoring wells. Groundwater was encountered between 14 and 16 feet below ground surface (bgs).

The soil borings were field-screened using a photoionization detector (PID) to indicate the presence of volatile organic compounds. Soil samples were taken from a depth of 0 to 14 feet below ground surface (bgs). Soil samples were submitted for laboratory analysis of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total extractable hydrocarbons (TEH), and Resource Conservation and Recovery Act (RCRA) metals.

Groundwater samples were collected from B-1, B-3, B-5, B-7, and B-9. Groundwater samples were submitted to the laboratory for analysis of VOCs, SVOCs, TEHs, and RCRA metals. Groundwater samples collected for RCRA metals analysis were 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.

No VOCs, TEH or RCRA metal contaminants were detected in soil samples above statewide standards. Benzo(a)pyrene, a SVOC, was detected at a concentration of 0.91 mg/kg in soil sample B-3 (0-4'). The statewide standard for benzo(a)pyrene in soil is 0.31 mg/kg.

No VOC, SVOC or TEH contaminants were detected in groundwater samples above statewide standards. Arsenic was detected in groundwater samples B-1 and B-9 at a concentration of 0.012 mg/L and 0.011 mg/L, respectively. The statewide standard for arsenic in a protected groundwater source is 0.01 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 no wells located on the site. Within a ¼ radius, there are six commercial wells between 386 and 1200 feet deep, two plugged wells and two private monitoring wells that are 30 feet deep. Within a ½ mile radius (beyond the ¼ mile radius) there are two plugged wells, twenty-three commercial wells between 120 and 1495, three school district wells that are between 360 and 470 feet deep, and one USGS well that is 3- feet deep.

The property is located less than 800 feet east of the Cedar River.

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.

No VOCs, TEH or RCRA metal contaminants were detected in soil samples above statewide standards. Benzo(a)pyrene, a SVOC, was detected in one soil sample at a concentration slightly above the statewide standard.

No VOC, SVOC or TEH contaminants were detected in groundwater samples above statewide standards. Arsenic was detected in two groundwater samples at a concentration slightly above the statewide standard for a protected groundwater source.

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. The nearest well, which may actually be inactive, is 421 feet deep and located over 400 feet northwest of the site.

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:

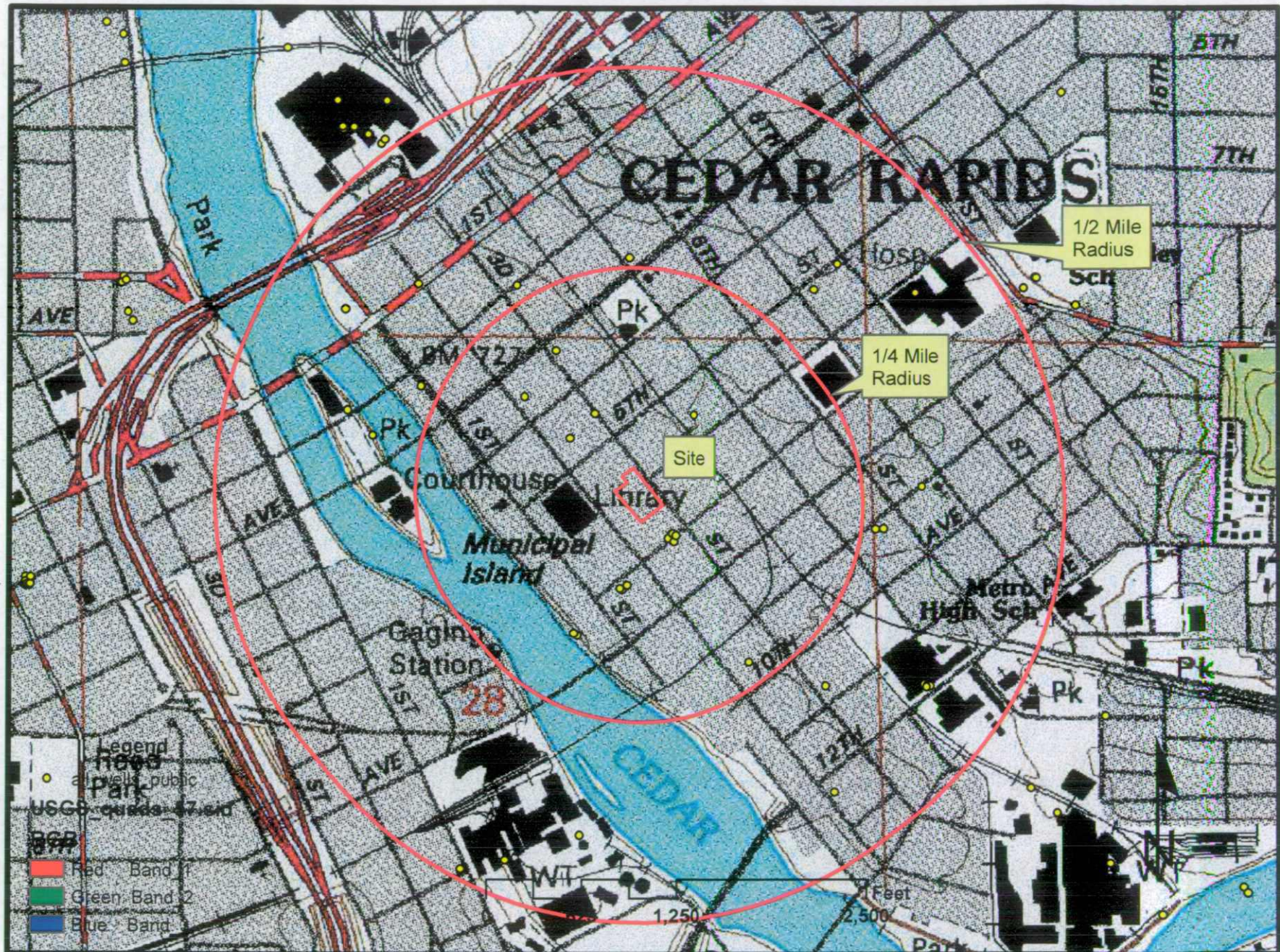
Cal Lundberg

Date Reviewed:

9/9/11

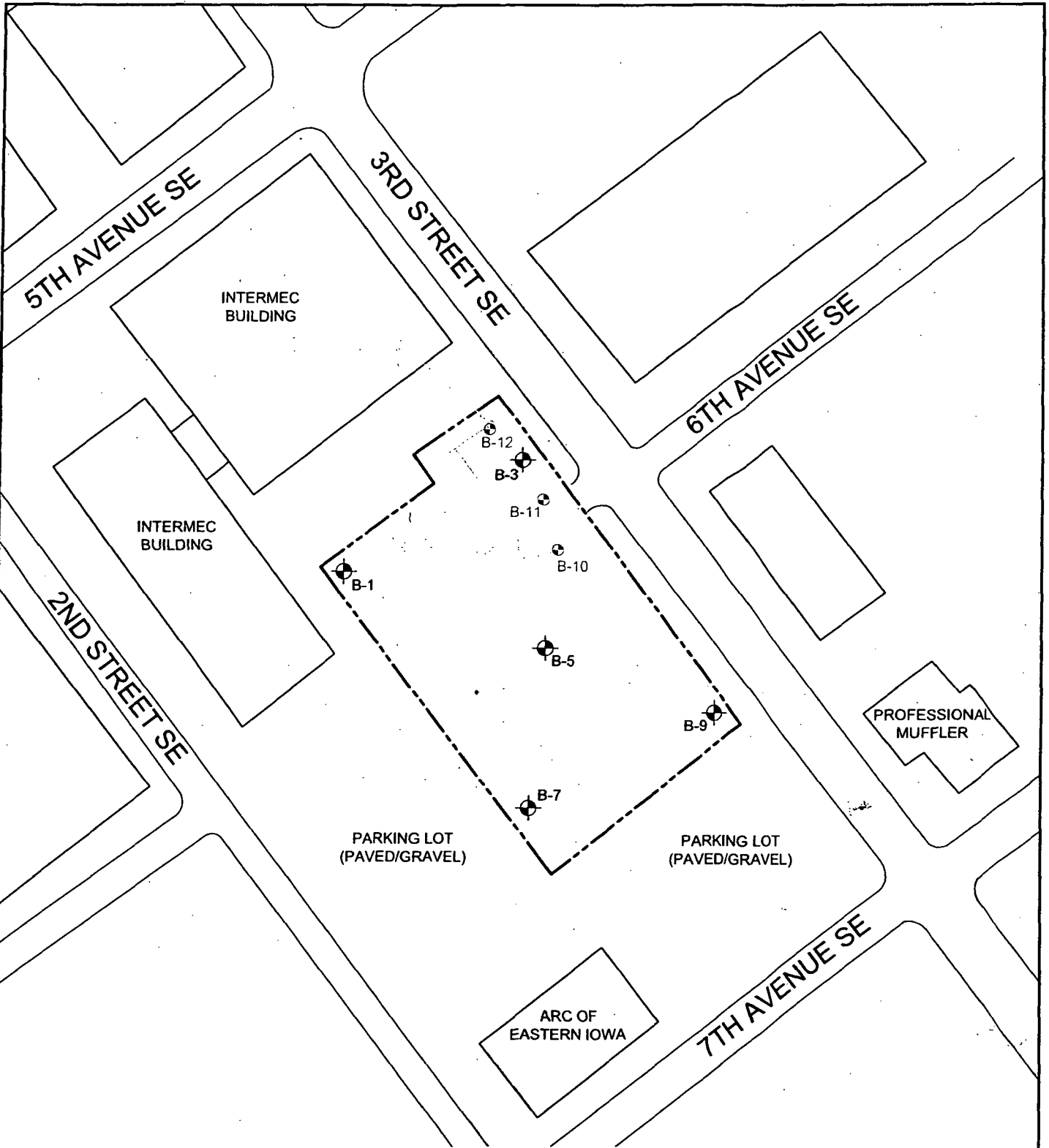
Revised 7/2007

Intermec Building, Cedar Rapids



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LEGEND

- - BOUNDARY OF ASSESSED AREA
- ⊙ - APPROX. BORING/MONITORING WELL LOCATION
- ⊙ - APPROX. SOIL BORING LOCATION

THIS DRAWING IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY

<p>NORTH</p> <p>0 100'</p> <p>APPROXIMATE DRAWING SCALE</p>	<p>Project No. 06117721 Task B 8/15/11</p> <p>Project Mgr. DMG Drawn By: HMM</p> <p>File Name: 06117721 LSI Figures.dwg</p> <p>Layout Name: LSI Fig 2</p>	<p>Terracon</p> <p>Consulting Engineers and Scientists</p> <p>2640 12TH STREET SW CEDAR RAPIDS, IOWA 52404</p> <p>PH. (319) 356-6321 FAX. (319) 356-0032</p>	<p>BORING LOCATION DIAGRAM</p> <p>LIMITED SITE INVESTIGATION</p> <p>PROPOSED INTERMAC BUILDING</p> <p>601 3RD STREET SE</p> <p>CEDAR RAPIDS, IA</p>	<p>EXHIBIT #</p> <p>2</p>

APPROXIMATE DRAWING SCALE
0 100'

0
100'

Project No.	06117721 Task B
Date	8/15/11
Drawn By	HMM
File Name	06117721 LSI Figures.dwg
Layout Name	LSI Fig 2

Terracon
Consulting Engineers and Scientists
2640 12TH STREET SW
CEDAR RAPIDS, IOWA 52404
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BORING LOCATION DIAGRAM
LIMITED SITE INVESTIGATION PROPOSED INTERMAC BUILDING 601 3RD STREET SE CEDAR RAPIDS, IA

EXHIBIT # 2

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- LEGEND**
- BOUNDARY OF ASSESSED AREA
 - APPROX. BORING/MONITORING WELL LOCATION
 - APPROX. SOIL BORING LOCATION

