

Site Name: 411 2nd Street SW, Cedar Rapids

Brownfield Initial Site Screening (ISS)

Project Manager: John Woodland

Date: 5/7/2012

☒ **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: 41.973121 Longitude: -91.672048 County: Linn
(Decimal Degree format)

USGS Quadrant: _____

Site Size: 2.49 (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: Peoples Bank & Trust Company
 % Thomson Property Tax Service
 P.O. Box 2609
 Carlsbad, CA 92108

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)
411 2nd Street SW, Cedar Rapids 52404

Directions to site:

Travel on I-80 E toward Davenport. Take exit 239B for US-218 N/IA-27 N/I-380 N toward Cedar Rapids/Waterloo. Merge onto IA-27 N/US-218 N. Continue onto I-380 N. Take exit 19A toward U.S. 151 Business/5th Ave SW/Diagonal Dr/Downtown. Merge onto 3rd St SW. Turn right onto 5th Ave SW. Take the 1st left onto 2nd St SW. Destination will be on the right.

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 large parking lot and a small garage. The Cedar Rapids Assessor list the garage as part of the property, but the Phase II Limited Site Investigation report excludes the garage as part of the property. A Phase I Environmental Site Assessment (ESA) was completed on the site in October 2011. There are no recognized environmental conditions (RECs) on the property. The adjacent property to the south has been used as an upholstery shop (1964 to 1978) and an auto sales and repair shop (1988 to 2008). The historic uses of the adjacent property are considered a REC.

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.)

A Phase II Limited Site Investigation was conducted on February 1, 2012. One boring (SB-4/TMW-4) was installed onsite. The boring was advanced in the southeast area of the site to a depth of 15.5 feet below ground surface (bgs). The soil sample collected was not field-screened using a photoionization organic vapor detector (PID), because of an equipment malfunction.

After the completion of the soil sample collection, the boring was converted to a temporary monitoring well. Groundwater was encountered approximately 11.5 feet below ground surface.

The soil and groundwater samples were submitted for laboratory analysis of volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), total extractable hydrocarbons (TEHs) 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.

Though toluene, TEH-diesel, TEH-motor oil, arsenic, chromium, barium and lead were detected in soil sample SB-4, no VOCs, SVOCs, TEHs or RCRA metals were detected above statewide standards.

The SVOC 2,4-dinitrotoluene was detected in groundwater sample TMW-4 at a concentration of 0.0128 mg/L, which is above the statewide standard of 0.00026 mg/L. No VOCs, other SVOCs, TEHs or RCRA metals were detected in the groundwater sample above 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 two commercial wells; one well is 420 feet deep and the other well is 267 feet deep. Within a ½ mile radius (beyond the ¼ mile radius) there are twenty-three plugged wells, eleven commercial wells that are 421 to 1507 feet deep, one private well that is 1462 feet deep and two monitoring wells that are 30 feet deep and 45 feet deep.

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, SVOCs, TEHs, or RCRA metals in soil samples.

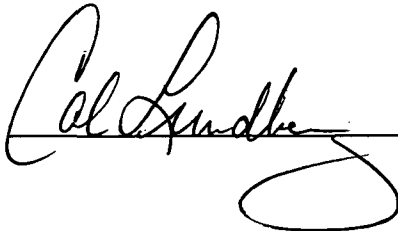
One SVOC was detected in groundwater sample TMW-4 at a concentration above the statewide standard. No VOCs, other SVOCs, TEHs or RCRA metals were detected in the groundwater sample above statewide standards.

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

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

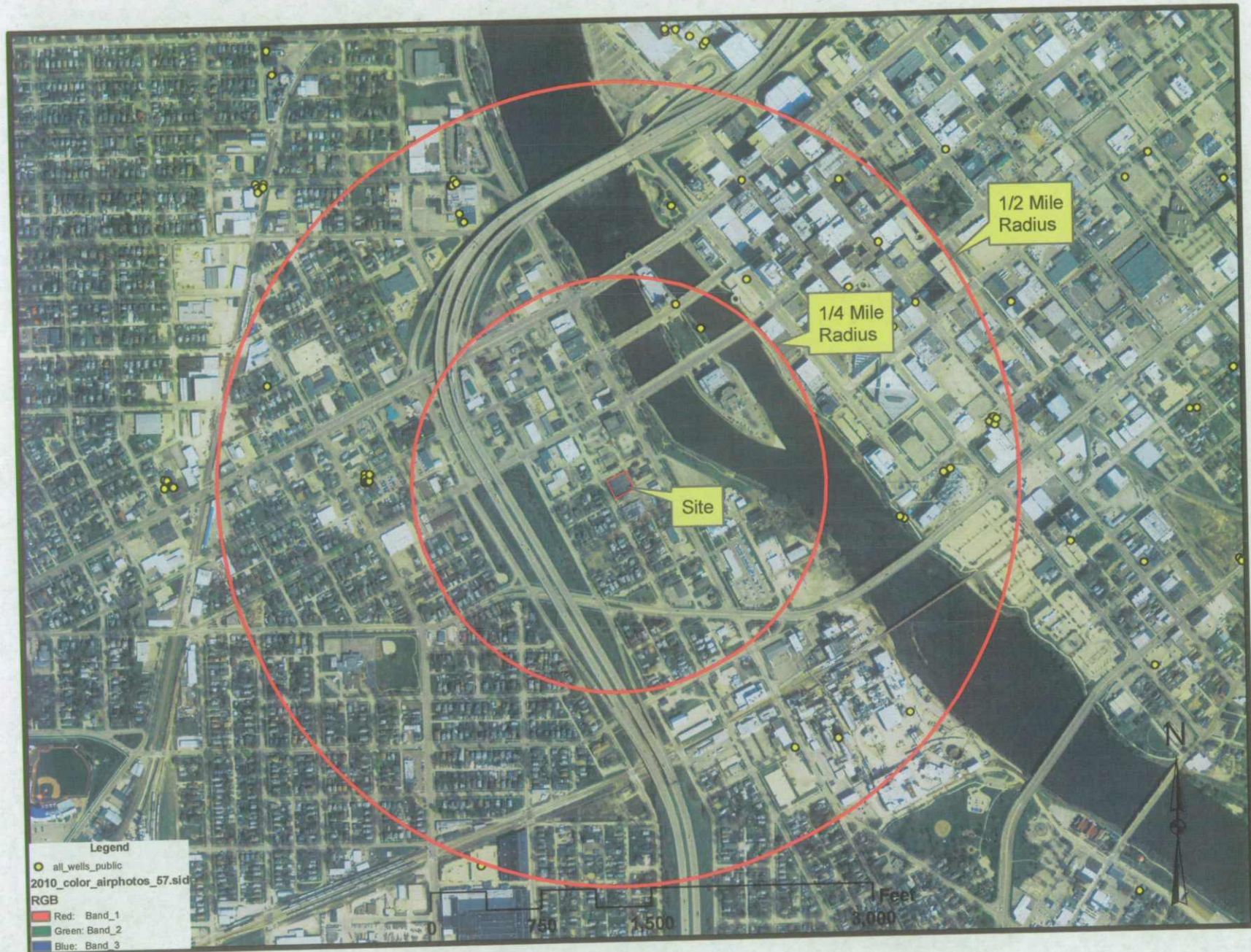
Form Reviewed:



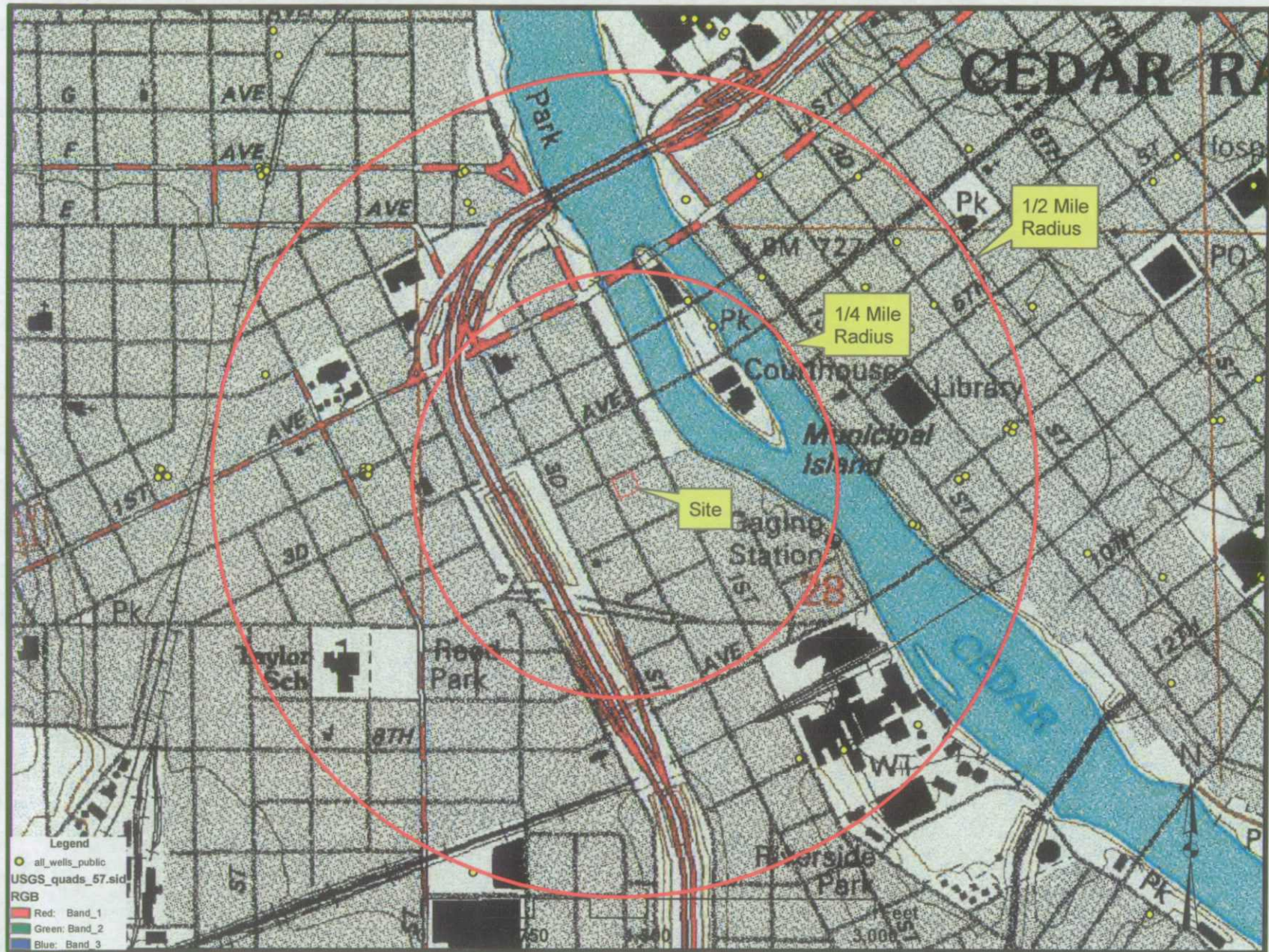
Date Reviewed: 5/10/12

Revised 7/2007

411 2nd Street SW, Cedar Rapids



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LEGEND

-  - APPROXIMATE BORING LOCATION
-  - APPROXIMATE PROPERTY BOUNDARY
-  - APPROXIMATE LOCATION OF SECURITY FENCE



Project No.	Date:
06127005.2	FEB 2012
Project Mgr:	Drawn By:
KRJ	HMM
File Name:	
061271005.dwg	
Layout Name:	
SITE DIAGRAM	

Terracon
Consulting Engineers and Scientists

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

SITE DIAGRAM
LIMITED SITE INVESTIGATION
WELLS FARGO
411 2ND STREET SW
CEDAR RAPIDS, IOWA

FIGURE #

2

