

ARCHIVE NOTE
ARCHIVE DECISION -EPA REGION VII

SITE NAME: City of Waterloo Dry Cleaners (Broadway and Conger) EPA ID#: IASFN0703523 SSID#: _____

Alias Site Names: _____

City: Waterloo State: Iowa County or Parish: Black Hawk Zip Code: 50703

DECISION CHECKLIST:

No Further Superfund Interest Exists at the Site based upon the following:

All CERCLIS Site work has been completed.
{site assessment, RI/FS, RD, RA, O&M, All Monitoring, Closeout Report,
5-yr review, NPL Deletion, Removal(s)}: Yes No N/A

All Enforcement actions have been completed.
{PRP has complied with all aspects of enforcement document(s), All Orders
and/or Consent Decrees have been closed out} Yes No N/A

All Cost Recovery actions have been completed.
{final billing sent & collected, referral completed, DD completed} Yes No N/A

All existing monitoring wells closed in accordance with State Regulations.
Date of final well closure: _____ Yes No N/A

If any of the above questions have a no response, site does not qualify for archival.

DISCUSSION/RATIONALE FOR ARCHIVAL:

The City of Waterloo Dry Cleaners (Broadway and Conger) site is located at Broadway and Conger Streets in Waterloo, Iowa. The site is a 0.128-acre vacant lot that was formally occupied by a dry cleaning facility. The site is located at the intersection of Broadway and Conger Streets in Waterloo, Iowa. The property is located near a residential area and several gas stations.

Previously, the property was used as a dry cleaning facility from the 1950s through the early 1980s. The property was occupied by Deco Tool Supply in 1960, and as some type of office with a "waiting room" prior to that. The "waiting room" was suspected to be a doctor's waiting room.

The property joins Conger Street to the north and Broadway Street to the west. The eastern and southern boundaries of the property historically have joined residential lots. The southwest corner of Conger and Broadway is a laundromat, the northwest corner is a gas station, and the northeast corner is a church. The laundromat currently does not perform dry cleaning services; it is unknown if dry cleaning services were offered in the past. Broadway Street contains a mix of residential and commercial properties, while Conger Street is primarily residential.

The EPA Targeted Brownfields Assessment (TBA) conducted in the summer of 2002 identified PCE contamination in soil and ground water. The assessment determined PCE in soil did not exceed the state Land Recycling Program LRP standard of 780 ppb; however, PCE was detected in ground water both on site and off site exceeding the LRP standard of 5 ppb. It is the conclusion of the IDNR that although ground water conditions both on site and off site pose a health risk, soil contamination on site is below health risk thresholds and will not prevent or delay the redevelopment of the property.

continue

Based on the results of the TBA, the IDNR conducted additional follow up off-site sampling in 2003 to further define the extent of ground water contamination beyond that already demonstrated, but did not include the subject former dry cleaner site.

In follow-up to the above, the EPA contacted the IDNR to determine the status of the site. This EPA follow-up was conducted in November 2007. The determination of the IDNR is as follows: The Geological Survey provided a source water map for the Waterloo well field and available water quality data from IDNR Water Supply section for the nearest city well field to Matt Culp, IDNR. Matt Culp, IDNR, concluded was the well field was not threatened.

Based upon the determination of the IDNR, no further Superfund activities are planned or anticipated.

No further EPA Superfund Activities are expected at this site. No further response under CERCLA/SARA is required and archiving the site is appropriate.

Site Reviewed and Approved by:

SAM/RPM/OSC, if applicable:

Site Assessment Team Leader:

Cost Recovery Unit concurrence:

IMC Review of site data in CERCLIS:

State concurrence:

Date: 11-18-11

Date: 11-18-11

Date: 11-24-11

Date: _____

Date: 4/2/12

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION VII

EPA ID: IASFN0703523 Site Name: CITY OF WATERLOO DRY CLEANERS (BROADWAY State ID:

Alias Site Names:

City: WATERLOO

Refer to Report Dated: 9/25/2008 County or Parrish: BLACK HAWK State: IA

Report Developed By: Report Type: PRELIMINARY ASSESSMENT 001

 1. Further Remedial Site Assessment Under CERCLA (Superfund) is not required because:

NFRAP: No further Remedial Action planned

 2. Further Assessment Needed Under CERCLA:**Discussion/Rationale:**

This letter is to follow up on your telephone inquiry regarding the EPA recommendation for coordination between IDNR and the city of Waterloo for potential redevelopment of the former dry cleaner site located at the corner of Broadway and Conger in Waterloo, Iowa.

The EPA Targeted Brownfields Assessment TBA conducted in the summer of 2002 identified PCE contamination in soil and ground water. The assessment determined PCE in soil did not exceed the state Land Recycling Program LRP standard of 780 ppb; however, PCE was detected in ground water both on site and off site exceeding the LRP standard of 5 ppb. It is the conclusion of the IDNR that although ground water conditions both on site and off site pose a health risk, soil contamination on site is below health risk thresholds and will not prevent or delay the redevelopment of the property.

Based on the results of the TBA, the IDNR conducted additional follow up off-site sampling in 2003 to further define the extent of ground water contamination beyond that already demonstrated, but did not include the subject former dry cleaner site.

In follow-up to the above, the EPA contacted the IDNR to determine the status of the site. This EPA follow-up was conducted in November 2007. The IDNR project manager informed the EPA that they would provide to EPA the status of the site. Below is the determination of the IDNR.

The Geological Survey provided a source water map for the Waterloo well field and available water quality data from IDNR Water Supply section for the nearest city well field to Matt Culp, IDNR.

Matt Culp, IDNR, concluded was the well field was not threatened.

Based upon the determination of the IDNR, no further Superfund activities are planned or anticipated. This site has no further Superfund interest and will be NFRAP.

40298277



Superfund

Site Decision Made by: RONALD KING

Signature: _____

Date: 09/25/2008

ABBREVIATED PRELIMINARY ASSESSMENT CHECKLIST

This checklist can be used to help the site investigator determine if an Abbreviated Preliminary Assessment (APA) is warranted. This checklist should document the rationale for the decision on whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Ronald King (Name/Title) 9-25-08 (Date)
 _____ (Address) _____ (Phone)
 _____ (E-Mail Address)

Site Name: City of Waterloo Dry Cleaners (Broadway and Conger)

Previous Names (if any): _____

Site Location: Broadway and Conger (Street)
Waterloo (City) IA (ST) 5003 (Zip)

Latitude: _____ Longitude: _____

Describe the release (or potential release) and its probable nature: _____

Part 1 - Superfund Eligibility Evaluation

If all answers are "no" go on to Part 2, otherwise proceed to Part 3.

	YES	NO
1. Is the site currently in CERCLIS or an "alias" of another site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the site being addressed by some other remedial program (Federal, State, or Tribal)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (e.g., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are the hazardous substances potentially released at the site excluded by policy considerations (i.e., deferred to RCRA corrective action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is there sufficient documentation to demonstrate that no potential for a release that could cause adverse environmental or human health impacts exists (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, previous HRS score determined, or an EPA approved risk assessment completed)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain all "yes" answer(s). This site is in CERCLIS



**EXHIBIT 1
SITE ASSESSMENT DECISION GUIDELINES FOR A SITE**

Exhibit 1 identifies different types of site information and provides some possible recommendations for further site assessment activities based on that information. You will use Exhibit 1 in determining the need for further action at the site, based on the answers to the questions in Part 2. Please use your professional judgement when evaluating a site. Your judgement may be different from the general recommendations for a site given below.

Suspected/Documented Site Conditions		APA	Full PA	PA/SI	SI
1. There are no releases or potential to release.		Yes	No	No	No
2. No uncontained sources with CERCLA-eligible substances are present on site.		Yes	No	No	No
3. There are no on-site, adjacent, or nearby targets.		Yes	No	No	No
4. There is documentation indicating that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site.	Option 1: APA ⇔ SI	Yes	No	No	Yes
	Option 2: PA/SI	No	No	Yes	NA
5. There is an apparent release at the site with no documentation of exposed targets, but there are targets on site or immediately adjacent to the site.	Option 1: APA ⇔ SI	Yes	No	No	Yes
	Option 2: PA/SI	No	No	Yes	NA
6. There is an apparent release and no documented on-site targets and no documented targets immediately adjacent to the site, but there are nearby targets. Nearby targets are those targets that are located within 1 mile of the site and have a relatively high likelihood of exposure to a hazardous substance migration from the site.		No	Yes	No	No
7. There is no indication of a hazardous substance release, and there are uncontained sources containing CERCLA hazardous substances, but there is a potential to release with targets present on site or in proximity to the site.		No	Yes	No	No

Part 3 - EPA Site Assessment Decision

When completing Part 3, use Part 2 and Exhibit 1 to select the appropriate decision. For example, if the answer to question 1 in Part 2 was "no," then an APA may be performed and the "NFRAP" box below should be checked. Additionally, if the answer to question 4 in Part 2 is "yes," then you have two options (as indicated in Exhibit 1): Option 1 – conduct an APA and check the "Lower Priority SI" or "Higher Priority SI" box below; or Option 2 – proceed with a combined PA/SI assessment.

Check the box that applies based on the conclusions of the APA:

<input checked="" type="checkbox"/> NFRAP	<input type="checkbox"/> Refer to Removal Program - further site assessment needed
<input type="checkbox"/> Higher Priority SI	<input type="checkbox"/> Refer to Removal Program - NFRAP
<input type="checkbox"/> Lower Priority SI	<input type="checkbox"/> Site is being addressed as part of another CERCLIS site
<input type="checkbox"/> Defer to RCRA Subtitle C	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Defer to NRC	

Regional EPA Reviewer: Ronald King / [Signature] Date: 9-25-08

Print Name/Signature

This letter is to follow up on your telephone inquiry regarding the EPA recommendation for coordination between IDNR and the city of Waterloo for potential redevelopment of the former dry cleaner site located at the corner of Broadway and Conger in Waterloo, Iowa.

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~~CON 12-15~~
~~Doc #18170~~

STATE OF IOWA

CHESTER J. CULVER, GOVERNOR
PATTY JUDGE, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
RICHARD A. LEOPOLD, DIRECTOR

December 14, 2007

Memo to file:

Assessment of this site was completed in 2003 by EPA through the Targeted Brown Fields Assessment program. In 2003 the IDNR indicated in a letter to the Economic Development Manger Noel Anderson plans to conduct additional assessment. The plan was to conduct sampling to re-examine the conclusion of the TBA report regarding ground water flow and further define the extent of contamination.

In 2007, the IDNR again discussed this site with Noel Anderson and at this time the city has no immediate plans for redevelopment. It was decided that the IDNR will deferred further assessment until that time that the property in question is the subject of consideration for redevelopment and/or surrounding economic development is planned that may impact or be impacted by the this site.

Matt Culp

A handwritten signature in black ink, appearing to be "MC", located below the typed name "Matt Culp".



~~CON 12-15~~
~~Doc # 9503~~

STATE OF IOWA

THOMAS J. VILSACK, GOVERNOR
SALLY J. PEDERSON, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
JEFFREY R. VONK, DIRECTOR

March 17, 2003

Noel Anderson
Department of Planning and Zoning
City of Waterloo
Waterloo, IA

Dear Mr. Anderson

This letter is to follow up on your telephone inquiry regarding the EPA recommendation for coordination between IDNR and the city of Waterloo for potential redevelopment of the former dry cleaner site located at the corner of Broadway and Conger in Waterloo, Iowa.

The EPA Targeted Brownfields Assessment (TBA) conducted in the summer of 2002 identified PCE contamination in soil and ground water. The assessment determined PCE in soil did not exceed the state Land Recycling Program (LRP) standard of 780 PPM, however, PCE was detected in ground water (both on site and off site) exceeding the LRP standard of 5 ppb. It is the conclusion of the IDNR that although ground water conditions (both on site and off site) pose a health risk, soil contamination on site is below health risk thresholds and will not prevent or delay the redevelopment of the property.

Based on the results of the TBA, the IDNR plans to conduct additional follow up (off-site) sampling in 2003 to further define the extent of ground water contamination beyond that already demonstrated but will not include the subject (former dry cleaner) site. I will contact you when that assessment is scheduled to inform you of the extent of our planned activities. We will also provide the city the results when completed.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "MC", written over a horizontal line.

Matthew Culp
IDNR

CC: Cal Lundberg, IDNR
Bob Drustrup, IDNR
Dan Cook, IDNR
IDNR Field Office #1, Manchester
Shane Reed, USEPA

Site Name: CITY OF WATERLOO DRY CLEANERS (BROADWAY AND CONGER)

S	▲	C	●	OU	Action Name	Sq	Ld	Planned			Actual			Critical Indicator	Takeover Phased	SCAP Note	
								Start	FYQ	Complete	FYQ	Start	Complete				22
				00	DISCOVERY	001	S	00/00/0000		00/00/0000		00/00/0000	03/28/1999				
				00	PRELIMINARY ASSESSMENT	001	SN	00/00/0000		12/30/2008	2009/1	10/15/2007	09/25/2008			N	APA
				00	Letter Report of Limited Phase I	001	SN	00/00/0000		00/00/0000		00/00/0000	05/10/2002				
				00	IDNR Review Letter of Limited P	002	SN	00/00/0000		00/00/0000		00/00/0000	10/31/2002				
				00	EPA Review Letter of Limited Ph	004	EP	00/00/0000		00/00/0000		00/00/0000	01/17/2003				
				00	Phase I and II TBA	003	SN	00/00/0000		00/00/0000		00/00/0000	01/29/2003				
				00	Tentative Disposition	001	SN	00/00/0000		00/00/0000		00/00/0000	02/12/2003				Form 9100-3
		C		00	IDNR Letter	005	SN	00/00/0000		00/00/0000		00/00/0000	03/17/2003				Further evaluation
		C		00	Status	006	SN	00/00/0000		00/00/0000		00/00/0000	11/09/2007				
		C		00	Final Disposition	001	EP	00/00/0000		00/00/0000		00/00/0000	09/25/2008				Form 9100-3

Find: CITY OF WATERLOO DRY CLEANERS (BROADWAY AND CONGER)

Site Name	Spill ID	County	EPA ID	Site ID	Archive Ind	FUDS	NPL Status
CIRCLE R RANCH		ST. LOUIS	MO0980687768	0701307	Archived		Not on the NPL
CITI-CORP CREDIT SERVICES		CLAY	MON000705673	0705873			Not Valid Site or Incident
CITIES SERVICE CO CARBON BLACK PLANT		GRANT	KSD980685374	0700648	Archived		Not on the NPL
CITIES SERVICE CO JAYHAWK GAS PROCESSING		HASKELL	KSD039134101	0700517	Archived		Not on the NPL
CITIZEN NATIONAL BANK-12TH STREET-BELLE PLAINE		BENTON	IAN000704853	0704853			Not Valid Site or Incident
CITIZENS GAS & ELECTRIC CO	07HY	POTTAWATTAMIE	IAD984689093	0702416			Not on the NPL
CITIZENS NATIONAL BANK 13TH STREET - BELLE PLAINE		BENTON	IAN000704850	0704850			Not Valid Site or Incident
CITY FARM - JASPER CITY		JASPER	MO0001276856	0702994	Archived		Not on the NPL
CITY OF COLUMBIA PARKING LOT		BOONE	MON000704687	0704687			Not Valid Site or Incident
CITY OF WATERLOO DRY CLEANERS (BROADWAY AND C)		BLACK HAWK	IASFN0703523	0703523			Not on the NPL
CITY OF WATERLOO E. 4TH STREET		BLACK HAWK	IAN000704024	0704024			Not Valid Site or Incident
CITY WIDE ROCK & EXCAVATION		SARPY	NED980503288	0701937	Archived		Not on the NPL
CLARINDA (EX) PRISONER OF WAR CAMP		PAGE	IAN000703374	0703374		Y	Not Valid Site or Incident
CLARK PRINTING COMPANY		CLAY	MON000705674	0705674			Not Valid Site or Incident
CLARK STREET JET GAS SPILL		HENRY	IAN000704078	0704078			Not Valid Site or Incident

There are 6035 sites

EPA Site ID: IASFN0703523 Site Section:

Site Name: CITY OF WATERLOO DRY CLEANERS (BRC)

City, ST, Zip: WATERLOO IA 50703

NPL Status: Not on the NPL

Federal Facility:

Site Contact(s):

L-(ERMB) Emergency Response & RV North

RAPPLEAN, KEN (313) 551-7769 Other Regional Contact
 KING, RON (351) 551-7568 Site Assessment Manager (SAM)

Site Information	Removal
Site Assessment	Community Involvement
Site Comments	Remedy Selection
Federal Facilities	Project Management
Enforcement	Program Management

Select Site List From

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 All
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