

**Site Name: 720 1<sup>st</sup> Avenue NW, Cedar Rapids**

Initial Site Screening (ISS)

Project Manager: Tami S. Quam

Date: May 6, 2013

**3931 - Phase II Assessment Review – Brownfield Funded**

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 – Brownfield 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, or

**3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded**

Phase II submitted that is not part of a real estate transaction

**Location:**

Latitude: 41.9738  
(Decimal Degree format)

Longitude: -91.6819

County: Linn

**USGS Quadrant:** \_\_\_\_\_

**Site Size:** 0.45

**Site Dimension:**

Acres     Square Feet  
 Feet         Square Miles     Miles

**Site Alias Name(s):** NA

**Congressional District:** 1

**Grant Recipient Name, Address & Contact:** NA

**Current Owner & Address:** Mr. Shannon Ashby, 720 1<sup>st</sup> Avenue NW, Cedar Rapids, Iowa 52405

**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)**

720 1<sup>st</sup> Avenue NW, Cedar Rapids, Iowa 52405

**Directions to site: From Des Moines, take I-80 east to exit 239B and go north on US-218/I-380. Take exit 19C for 1<sup>st</sup> St. W and turn right onto 1<sup>st</sup> St. NW. Take the 2<sup>nd</sup> right onto 1<sup>st</sup> Ave. NW/W. The site will be on the north side of the road before the railroad tracks.**

**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 site consisted of a former retail furniture store which had a railroad track located along the west side of the property. The only recognized environmental condition (REC) identified onsite was the railroad track located adjacent to the site. No additional site history was provided in the Phase II Environmental Site Assessment (ESA) and a copy of the Phase I ESA was not provided for review.

**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 site assessment consisted of one soil boring (B-1) drilled to 20 feet below ground surface. Soil samples were collected and field screened using a photo-ionization detector (PID). Elevated PID responses were not observed in the soil boring so a soil sample was collected at a depth between one and three feet. A temporary monitoring well (TMW-1) was installed in the soil boring for collection of groundwater samples. Soil and groundwater samples were analyzed for polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), herbicides, and arsenic. The groundwater sample collected for analysis of arsenic was field filtered through a 0.45-micron filter prior to preservation.

**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.**

Herbicides and PCBs were not detected in the soil sample. PAHs and arsenic were detected in the soil sample at concentrations below the respective standards with the exception of benzo(a)pyrene at a concentration of 0.381 mg/kg which slightly exceeded the standard of 0.31 mg/kg. Herbicides, PCBs, and PAHs were not detected in the groundwater sample but arsenic was detected at a concentration of 0.00247 mg/L which is well below the groundwater standard of 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.**

Within a quarter-mile radius of the site there is a 30-foot deep USGS monitoring well and several plugged wells. Between a quarter-mile radius and a half-mile radius of the site there are seven abandoned wells and two public water supply wells that are 410 feet and 420 feet deep. The Cedar River is located about 3,000 feet east of the site.

**Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.**

**Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.**

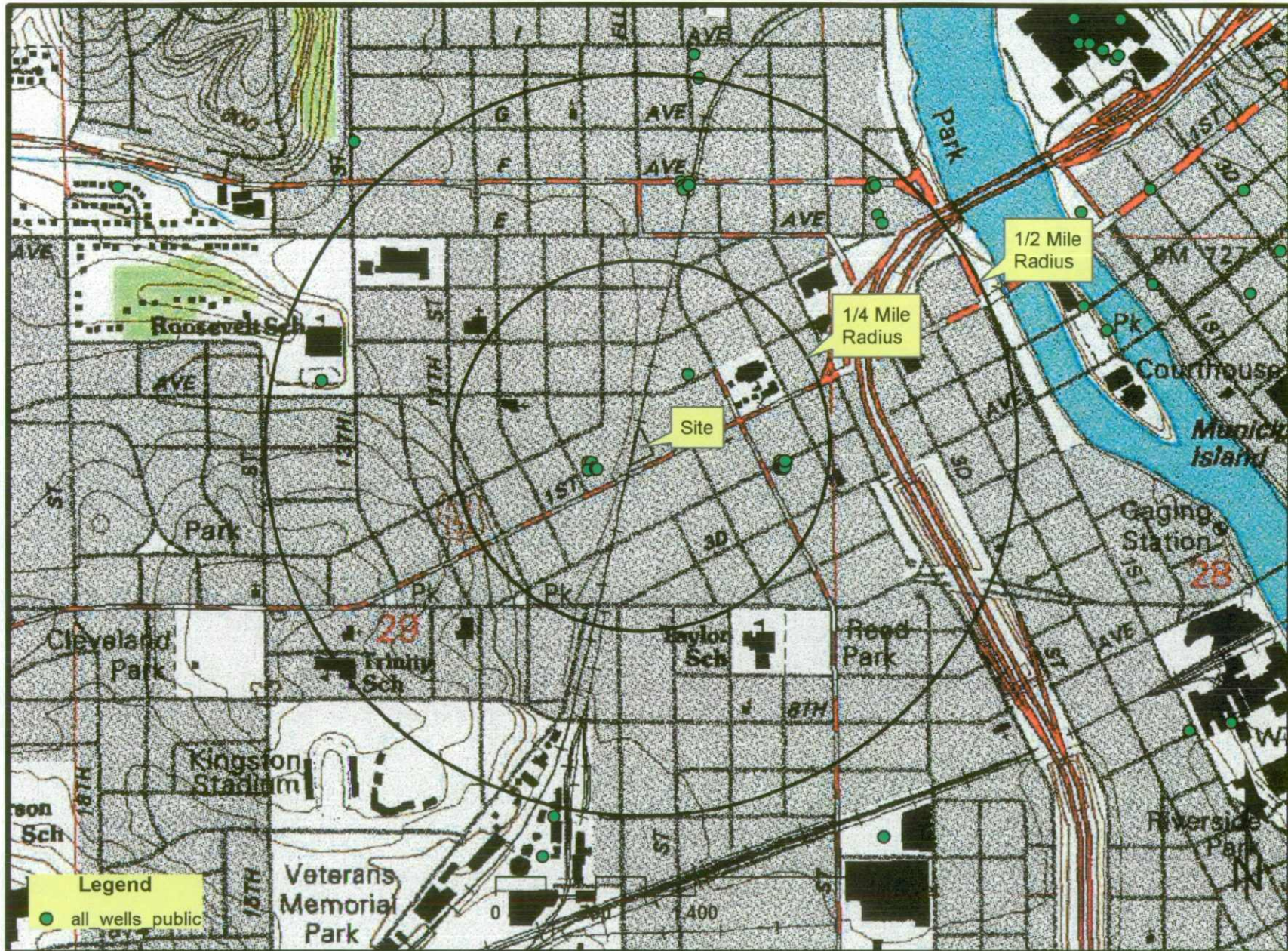
Several PAHs were detected in the soil sample collected onsite; however, only the concentration of benzo(a)pyrene slightly exceeded the soil standard. Arsenic was also detected in the soil sample but did not exceed the standard. Arsenic was the only contaminant detected in the groundwater sample and did not exceed a standard. Based on the low concentrations of contaminants detected, additional investigation is not required. It should be noted that most of the site is covered by a building and could not be sampled. Also a limited sample suite was selected based on the RECs identified onsite which included analysis of PAHs, PCBs, herbicides, and arsenic. No further action is required under CERCLA or Iowa Chapter 133 at this time and the site is not a candidate for an ESS.

**Site recommended for:**

- No further action
- Additional investigation under state program (activity code 2824)
- Additional investigation under CERCLA (Extended Site Screening)
- Transfer to LUST/UST

Form Reviewed: Cal Lundberg Date Reviewed: 5/8/2013  
Revised 11/2012

# 720 1st Avenue NW, Cedar Rapids

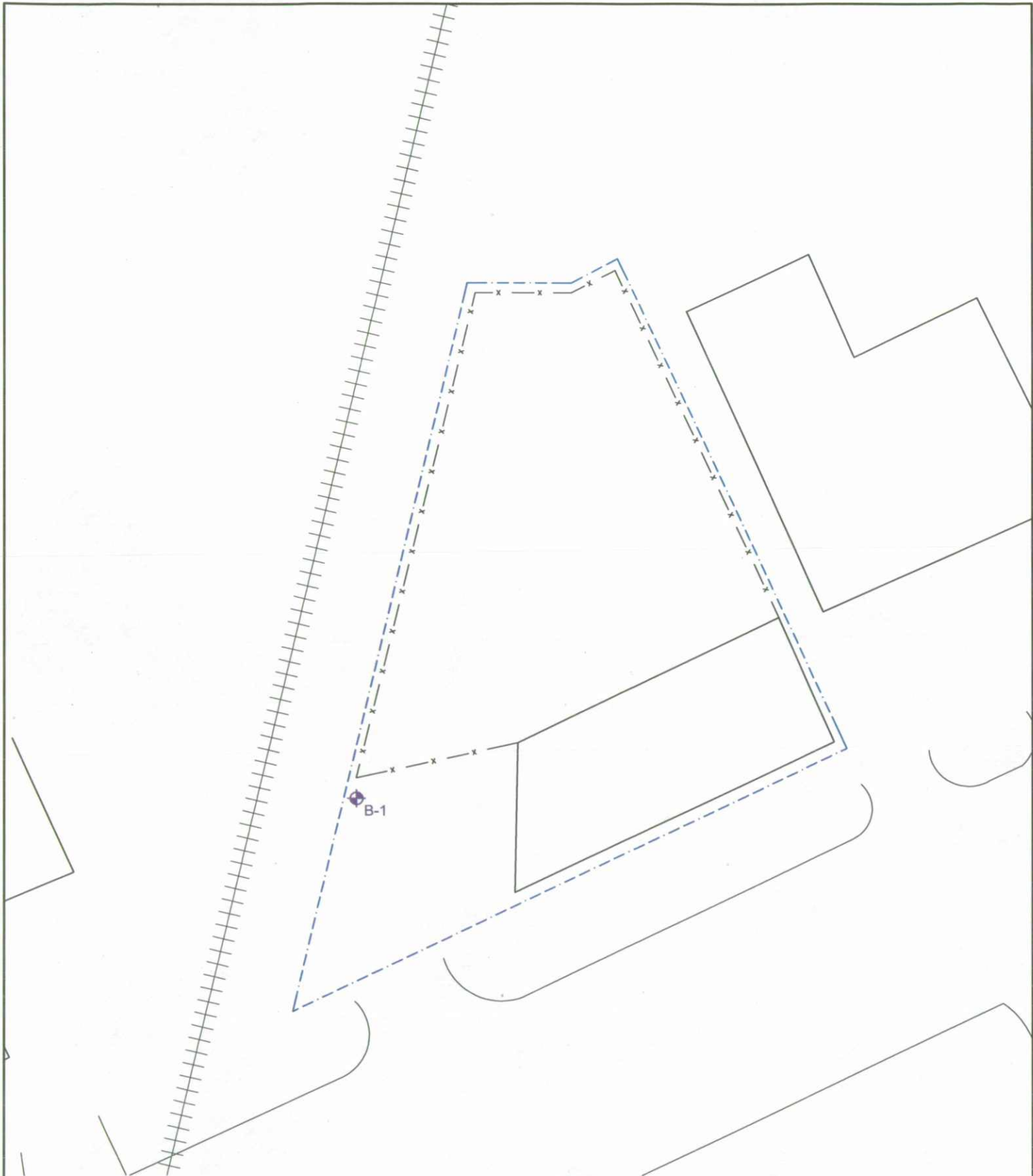




# 720 1st Avenue NW, Cedar Rapids








**LEGEND**

-  - APPROXIMATE BORING/TEMPORARY MONITOR WELL LOCATION
-  - APPROXIMATE PROPERTY BOUNDARY
-  - APPROXIMATE LOCATION OF FENCE

THIS DRAWING IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY

**NORTH**



0 40'

APPROXIMATE DRAWING SCALE

|                            |                     |
|----------------------------|---------------------|
| Project No.<br>06137017    | Date:<br>APRIL 2013 |
| Project Mngr:<br>HMR       | Drawn By:<br>HMR    |
| File Name:<br>06137017.dwg |                     |
| Layout Name:<br>EXHIBIT 2  |                     |

**Terracon**  
Consulting Engineers and Scientists

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

|  |
|--|
| SITE DIAGRAM   |
| PHASE II ENVIRONMENTAL SITE ASSESSMENT<br>MR. SHANNON ASHBY<br>720 1ST AVENUE NW<br>CEDAR RAPIDS, IOWA |

|           |
|-----------|
| EXHIBIT # |
| 2         |

