

May 21, 2015

Mr. Matt Culp
Iowa Department of Natural Resources
Wallace State Office Building
502 East 9th Street
Des Moines, Iowa 50319

Subject: Final Report
Chicago Central & Pacific Railroad, Waterloo Yard
PIN 2160-IAPR-100087, 100146, and 100147
Waterloo, Iowa

Dear Mr. Culp:

AECOM Technical Services, Inc. (AECOM), on behalf of CN, is pleased to submit this Final Report for the Waterloo Yard Site. Also attached is a proof of publication of public notification of action to be taken by the IDNR with regard to the CCP Waterloo Yard, as seen in the Waterloo-Cedar Falls Courier Newspaper on May 7th, 2015, and the Certified Mail delivery receipt of the Institutional Control Letter to the Waterloo School District. If you have any questions concerning this report, please contact Kristopher Nolan at (616) 940-4272 or kris.nolan@aecom.com. If you wish to contact CN directly, please contact Curtis Bartz at (248) 740-6296.

Sincerely,

AECOM



Kristopher J. Nolan, CPG
Project Manager



Brad Hoare, PG
Project Geologist / Deputy Project Manager

c: Curtis Bartz, CN
Stella Karnis, CN (electronic)
Devin Sprinkle, CN (electronic)



AECOM
5555 Glenwood Hills Pkwy, Ste. 300
Grand Rapids, MI 49512

616-942-9600 tel
616-940-4396 fax

May 21, 2015

Mr. Matt Culp
Contaminated Sites Section
Iowa Department of Natural Resources
Wallace State Building
502 East 9th Street
Des Moines, IA 50319-0034

**Subject: Final Report
Chicago Central Pacific Waterloo Yard
Waterloo, Iowa
Mile Post 275.0 to 276.5, Waterloo Subdivision
CN PIN Number: 2060-IAPR-100087, 100146, 100147**

Dear Mr. Culp,

This Final Report is being submitted by AECOM on behalf of Chicago, Central & Pacific Railroad Company (CCP), in accordance with the Iowa Land Recycling Program (LRP); Rule 137.10(8) *Final Report*. It documents the completion of remedial actions set forth in the Risk Evaluation/Response Action Report (RE/RA) for the Chicago Central Pacific Waterloo Yard site (Site) located at 1006 East 4th Street, Waterloo, Iowa. The Site is shown in **Figure 1**. Pertinent documents, activities, and associated dates of key completions are included as follows:

<u>Document</u>	<u>Date</u>
• Phase II Environmental Site Assessment Report	April 2001
• Phase III Environmental Site Assessment Report	July 2001
• Phase II Subsurface Assessment Report	September 2001
• Monthly Free Product Recovery Reports	October 2001-June 2003
• Written Authorization for Waterloo East High School Access Agreement	December 2001
• Submittal of LRP Enrollment Application	January 2002
• Former LUST Area Groundwater Monitoring Report	February 2002

- Iowa Department of Natural Resources (IDNR) letter confirming enrollment into the LRP, pending completion of a Participation Agreement February 2002
- Submittal of the LRP Participation Agreement April 2002
- Earth Tech letter for Submittal of Recommendations for Additional Investigation Activities May 2002
- Site Interim Report May 2002
- Earth Tech letter Proposal (Addendum #4) for Further Delineation of the Off-Site Plume and Executing a Ground Water Monitoring Program at the Waterloo Yard (CFR-201161), Waterloo, Iowa May 2002
- IDNR letter to CN addressing access refusal to adjoining property June 2002
- Quarterly Monitoring Event Reports June 2003-August 2006
- Phase IIIA Environmental Site Assessment Report July 2003
- Pilot Test Report July 2003
- Letter to IDNR regarding Public Participation Plan August 2003
- Letter to City of Waterloo regarding Public Participation Plan October 2003
- Remedial Recovery Systems Started 2004
- Summary of Geologic and Hydrogeologic Findings from Four Off-Site Monitoring Wells January 2006
- Semi-Annual Report – October 2006 through March 2007 July 2007
- Semi-Annual Report – April 2007 through September 2007 January 2007
- Semi-Annual Report – October 2007 through March 2008 July 2008
- Semi-Annual Report – April 2008 through September 2008 March 2009
- Semi-Annual Report – October 2008 through March 2009 July 2009
- Two satellite Recovery Systems Installed April 2009
- Semi-Annual Report – April 2009 through September 2009 May 2010
- First 2010 Semi-Annual Report November 2010

- Second 2010 Semi-Annual Report March 2011
- Letter of Approval to Shutdown of Recovery Systems in Areas C and D March 2011
- Cistern Abandonment Report September 2011
- 2011 Annual Monitoring Reports March 2012
- Soil Gas Site Assessment Work Plan July 2012
- Risk Evaluation/Response Action (RE/RA) November 2012
- IDNR letter approving the RE/RA December 2012
- Demonstration of Compliance Report January 2013
- IDNR letter approving the Demonstration of Compliance Report January 2013
- 2012 Annual Monitoring Report February 2013
- 2013 Annual Monitoring Report April 2014
- Proposal to Temporarily Suspend A & B Remedial System Operation for Site Evaluation May 2014
- IDNR Letter of Approval of Shutdown of Recovery Systems in Areas A and B May 2014
- Proposed Off-site Institutional Controls for the CCP-Waterloo Yard June 2014
- IDNR letter approving Black Hawk County Health Department Water Well Ordinance (I-99) Section 2 Non-public Water Supply Wells (Sub Section 2.3) and the City of Waterloo ordinances City Code Title 8, Chapter 2 Section 8-2-1 as acceptable institutional controls July 2014
- Revised Conceptual Site Closure Steps and Timeline October 2014

- Proposed On-site Institutional Controls for the CCP-Waterloo Yard December 2014
- Blackhawk County Letter of Notification of Institutional Control Implementation December 2014
- City of Waterloo Letter of Notification of Institutional Control Implementation December 2014
- 2014 Annual Monitoring Report April 2015
- Waterloo School District Letter of Notification of Institutional Control Implementation May 2015
- Public Notification via the Waterloo-Cedar Falls Courier Newspaper May 2015

The above listed documents and correspondence document the accomplishment of all provisions set forth in the RE/RA. These documents also provide evidence of accomplishment of compliance with the selected standards for the Site, successful completion of the approved remedial actions, and implementation of the necessary institutional controls. As such, CCP is requesting approval of a certification of Conditional No Further Action for the Site.

If you have any questions or concerns please contact Kristopher Nolan at (616) 940-4272 / Kris.nolan@aecom.com or Brad Hoare at (616) 940-4364 / Brad.hoare@aecom.com. If you wish to contact CN directly, please contact Curtis Bartz at (248) 740-6296 / Curtis.Bartz@cn.ca.

Sincerely,



Kristopher J. Nolan, CPG
Project Manager



Brad Hoare, PG
Project Geologist / Deputy Project Manager

Attachments

- c: Stella Karnis, CN (electronic)
Devin Sprinkle, CN (electronic)
Curtis Bartz, CN
AECOM File: 60337972

STATE OF IOWA, }

Black Hawk County, SS

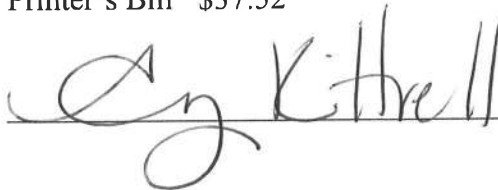
I do solemnly swear that the annexed copy of legal

AECOM

R622 Iowa DNR Environmental Services Division

Notice was published in the Waterloo-Cedar Falls Courier, a daily newspaper printed in Waterloo, Black Hawk County, Iowa, once commencing on the 7th day of May, 2015 in the name of said newspaper, and that the annexed rate of advertised is the regular legal rate of said newspaper, and that the following is a correct bill for publishing said notice.

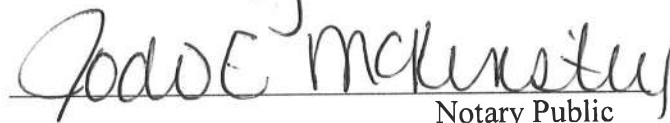
Printer's Bill \$37.52



Signed

Subscribed and sworn to before me this 12

Day of May A.D., 20 15



Notary Public

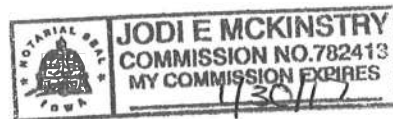
Received of _____

the sum of _____

Dollars.

In full for publication of the above notice.

R622 IOWA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL SERVICES DIVISION
502 East 9th Street
Des Moines, Iowa 50319
Public Notification of Action to Be Taken Per Iowa Administrative Code IAC-567-137, Land Recycling Program and Response Actions Standards for Chicago Central & Pacific Railroad's Waterloo Yard at 1006 East 4th Street Waterloo, Iowa
The Iowa Department of Natural Resources (IDNR) is proposing approval of no further action and site closure of property located at 1006 East 4th Street in Waterloo, Iowa (Site) by Chicago Central & Pacific Railroad Company (CCP) under the Iowa Land Recycling Program (LRP). The Site is currently an active railyard on which locomotive fueling, rail car maintenance, train marshalling, and track maintenance take place. Historical operations at the Site impacted soil and groundwater with light non-aqueous phase liquid (LNAPL). CCP performed site assessments in 2001, 2002, 2003, 2006, 2012 and 2014 and has performed monthly monitoring activities since October 2001 to monitor the LNAPL plume. Under the LRP, CCP constructed remedial systems that have actively recovered LNAPL since 2004, leading to stabilization of the overall plume. CCP completed a risk evaluation response action (RE/RA) report that was approved by the IDNR in November 2012. The IDNR approved shutdown of portions of the remedial systems in March 2011, and final shutdown of all remaining systems in May 2014.
There are no exceedances of Iowa's statewide standards for soil and groundwater in off-Site monitoring wells. Contaminant concentration levels in on-Site groundwater exceed the statewide standards in small areas, however, it has been demonstrated that these levels are stable and will continue to decrease as a result of actions already taken and natural attenuation / degradation processes. On- and off-Site institutional controls were established in 2014 to mitigate human exposure from LNAPL and LNAPL impacted groundwater. These institutional controls are within the existing public water supply network of the City of Waterloo, and the installation of water supply wells must be approved by the Blackhawk County Health Department.
All documents concerning this Site are available for review from 8:00 a.m. to 4:30 p.m., Monday through Friday, at the IDNR's record center on the 5th floor of the Wallace State Office Building located at 502 East 9th Street in Des Moines, Iowa 50319. The records are located under the file name CON 12-15 Canadian National Illinois Central - Waterloo Yard. Written comments regarding this Site should be directed to Mr. Matt Culp, the IDNR project manager for this project. Concerned individuals or parties can request a public hearing if so desired. The closing date for comments is one week after the date of this publication.
If you have any questions or need further information please feel free to contact Mr. Matt Culp at the address above, (515) 725-8337, or matt.culp@dnr.iowa.gov.





Date: May 7, 2015

Brad Hoare:

The following is in response to your May 5, 2015 request for delivery information on your Certified Mail™ item number 70142120000222872033. The delivery record shows that this item was delivered on May 7, 2015 at 8:16 am in WATERLOO, IA 50704. There is no delivery signature on file for this item.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

7014 2120 0002 2287 2033

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Postage	\$ 1.19
	\$ 3.30
Certified Fee	
Return Receipt Fee (Endorsement Required)	\$ 1.35
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 5.84

0400
221
Postmark
Here
805508
MAY 4 2015
WOOD BR

Sent To 05/04/2015

Street & Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions



May 4, 2015

Dr. Jane Lindaman
Superintendent
Waterloo Community School District
Education Service Center
1516 Washington Street
Waterloo, IA 50702

**Subject: Notification of Institutional Control Implementation for the Chicago, Central & Pacific Waterloo Yard
1006 East 4th Street
Waterloo, Iowa 50703**

Dear Dr. Lindaman,

As part of the Site closure plan under the Iowa Department of Natural Resources (IDNR) Land Recycling Program (LRP) (567 - IAC 137), the Chicago, Central & Pacific Railroad Company (CCP) has established Institutional Controls for the Chicago Central & Pacific (CCP) Waterloo Yard (Site) located at 1006 East 4th Street, Waterloo, Iowa. CCP is relying on existing IDNR approved Blackhawk County Health Department's Water Well Ordinance, Regulation 1-99 (Revised 1/1999), Section 2 Non-Public Water Supply Wells, Subsection 2.3 as the institutional control for on- and off-site areas impacted by light non-aqueous phase liquids (LNAPL). These Institutional Controls provide effective protection of potential human exposure to the residual LNAPL present at and down-gradient of the Site. The IDNR has approved the Blackhawk County Ordinance as the Institutional Controls for the CCP-Waterloo Yard Site. The IDNR's approvals of these controls are attached.

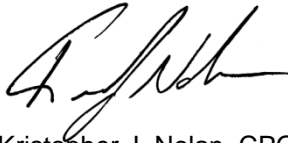
The following table summarizes the parcels that will be affected by the Institutional Controls (also shown on **Figure 1**):

Off-Site Parcels	
Associated Parcel ID	Parcel Owner
City ROW	City of Waterloo
8913-24-326-035	Waterloo Community School District
8913-24-326-034	Waterloo Community School District
8913-24-451-010	Waterloo Community School District
8913-24-329-014	Waterloo Community School District
8913-24-327-039	Waterloo Community School District
On-Site Parcel	
Associated Parcel ID	Parcel Owner
8913-24-452-007	CCP

CCP and AECOM appreciate your review and response acknowledging receipt of this letter.

If you have any questions or concerns please contact Kristopher Nolan at (616) 940-4272 / Kris.nolan@aecom.com or Brad Hoare at (616) 940-4364 / Brad.hoare@aecom.com. If you wish to contact CN directly, please contact Curtis Bartz at (248) 740-6296 / Curtis.Bartz@cn.ca.

Sincerely,



Kristopher J. Nolan, CPG
Program Manager



Brad Hoare, PG
Project Geologist / Deputy Project Manager

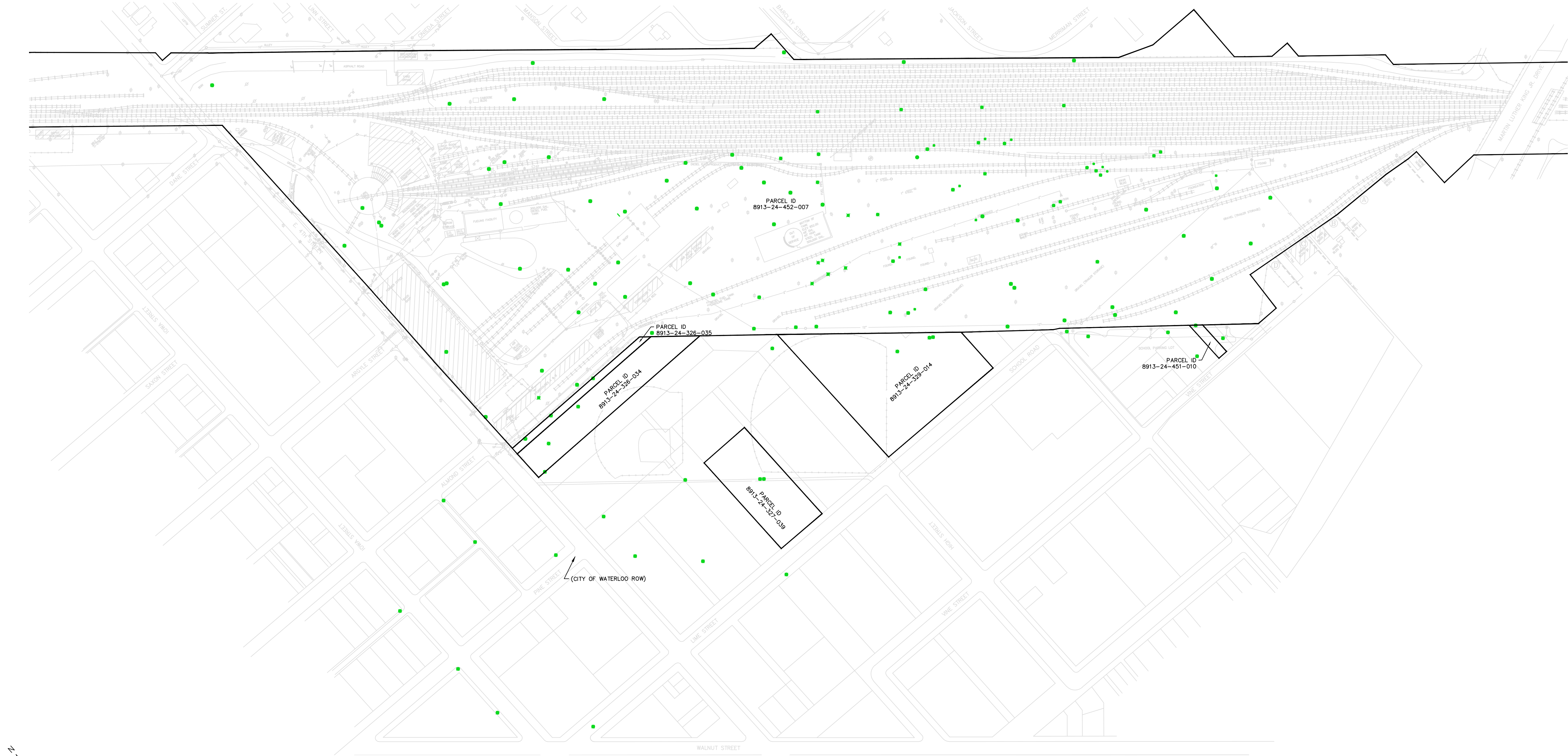
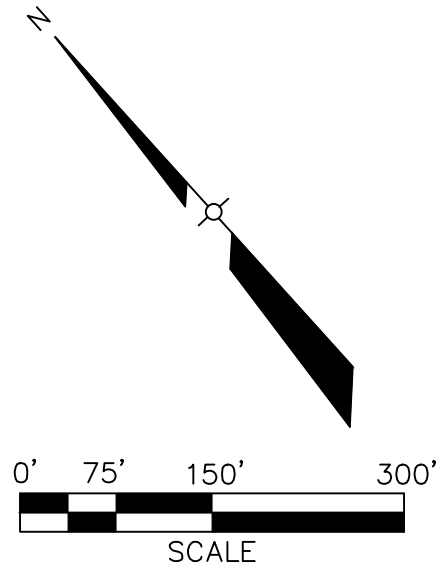
attachments

c: Stella Karnis, CN (electronic)
Devin Sprinkle, CN (electronic)
Curtis Bartz, CN
Matt Culp, IDNR
AECOM File: 60313529

Notes: \OFF SITE BASEMAP.dwg
\\vand internally gridding
.. Site Features Figure\BUSERFER.dwg

Images: P:\60313529\900-CAD-GIS\910 CAD_BIM\CHICAGO Central & Pacific Railroad\60313529\Fig1_AllParcels.dwg
P:\60313529\900-CAD-GIS\910 CAD_BIM\CHICAGO Central & Pacific Railroad\60313529\Fig1_AllParcels.dwg
P:\60313529\900-CAD-GIS\910 CAD_BIM\CHICAGO Central & Pacific Railroad\60313529\Fig1_AllParcels.dwg
P:\60313529\900-CAD-GIS\910 CAD_BIM\CHICAGO Central & Pacific Railroad\60313529\Fig1_AllParcels.dwg

PSLtscale: 0 Ltscale: 25
File: P:\60313529\900-CAD-GIS\910 CAD_BIM\CHICAGO Central & Pacific Railroad\60313529\Fig1_AllParcels.dwg



LEGEND:

EXISTING MONITORING WELL NETWORK

CHICAGO CENTRAL & PACIFIC RAILROAD WATERLOO YARD		NOV, 2014	
ON AND OFF SITE INSTITUTIONAL CONTROL AREAS AND ASSOCIATED PARCELS		60313529	
DATE		PROJECT NO	
FILENAME		60313529_Fig1_AllParcel	
SHEET NO		FIGURE NO	
1		NO	
GRAND RAPIDS, MI 55500 60313529		NO	
DRN DPE		11/2014	
DES BRH		11/2014	
CHK BRH		06/2014	
APP KUN		11/2014	
Copyright ACOM All Rights Reserved		REVISIONS	
		DRN	CHK
		DATE	