

Site Name: Former Liftruck Service Company, Davenport

Initial Site Screening (ISS)

Project Manager: Greg Fuhrmann

Date: 10/29/2014

**CON 12-15
Doc #30132**

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: 40.900878

(Decimal Degree format)

Longitude: -90.633628

County: Scott

USGS Quadrant: _____

Site Size: Approximately 3.6

Site Dimension:

Acres

Square Feet

Feet

Square Miles

Miles

Site Alias Name(s): none

Congressional District: 2

Grant Recipient Name, Address & Contact: _____

Current Owner & Address: Mary Gayman Family LLC, 3801 West River Drive, Davenport, IA 52802

Responsible Party Name(s) & Address, if different from current owner:

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)

3801 West River Drive, Davenport, IA 52802

Directions to site: From the east mixmaster in Des Moines, take I-80 E for approximately 151 miles. Take exit 290 for interstate 280/US-6E toward Rock Island/Moline. Continue on I-280/US-6 for approximately 5.8 miles to exit 6 for

US-61 toward West River Dr/Muscatine. Turn left onto US-61N/140th Street. Continue onto West River Drive for 2 miles to the intersection with South Fairmont Street. Turn left, then turn left onto the frontage road. Go west approximately 800 feet. Facility 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)

Terracon completed a Phase 1 Environmental Site Assessment on the site in September 2014 which was not submitted for review. The following recognized environmental conditions (RECs) were identified:

- Gage Metalcraft Facility west of the site;
- Surficial floor staining near the oil burner and used oil storage;
- Lack of documentation related to the length of time and materials used as part of the historical paint operations;
- Historic use of the wash bay pit containing rinsate water and the unconfirmed integrity of the pit;
- An area of stressed vegetation near the exterior drum storage location; and
- The area of the former underground storage tank (UST).

While the Limited Site Investigation did not provide current or historical site usage, it appears that the site was most recently operated as a forklift dealer also providing repair and maintenance.

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.)

In September 2014, Terracon used a GeoProbe direct push drill rig to complete five borings in order to gather soil and groundwater data. The borings were located as follows:

- B1 in the former UST area;
- B2 in an area of distressed vegetation adjacent the exterior drum storage location;
- B3 near the wash bay pit inside the main building; and
- B4 and B5 near the oil burner and used oil storage area inside the main building.

Each boring was advanced to approximately 15 below ground surface (bgs). The soil from each boring was field screened with a photoionization meter to detect organic vapors, however no elevated readings were recorded. A soil sample was collected from each boring; the sample for B1 was collected at 7-8'; for B2 at 1-2' bgs; for B3 at 3-4' bgs; for B4 at 5-6' bgs; and for B5 at 0-1' bgs. Each sample was submitted for laboratory analysis of volatile organic compounds (VOCs), RCRA metals, (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver) and total extractable hydrocarbons (TEH).

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.

Soil. No VOCs, RCRA metals, or TEH compounds were detected above their respective action levels. Barium and chromium were detected above method detection limit in all five samples; cadmium was detected in B5. TEH-waste oil was detected in the sample from B5. Total TEH compounds were detected in borings B3, B4 and B5. It was noted in the report the TEH chromatographic responses did not resemble a typical fuel pattern.

Groundwater. Only arsenic was detected above its action level; the action level of 10 ug/L was exceeded in samples from B1 (23 ug/L) and B5 (12.7 ug/L). Arsenic was also detected above the method detection limit in the B4 sample. Barium was detected in all five groundwater samples.

Acetone was detected above method detection limits in the B2 sample. Methyl tert-butyl ether was detected in the B1 sample. Naphthalene was detected in the sample from B5. No other compounds were detected above method detection limits.

After the temporary monitoring wells were sampled, the PVC screens and risers were removed and the borings properly abandoned.

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.

A Davenport municipal well is approximately 4000 feet south of the site, south of Nahant Marsh according to DNR GIS data coverage. The Nahant Marsh conservation area is approximately ½ mile south of the site, which drains to the Mississippi River. A 141 foot deep private well is approximately ½ mile to the west. An inactive well is on a property adjacent south of the site. Three inactive, abandoned, or heat pump wells are between ¼ to ½ mile west of the site. Only commercial properties and vacant land are downgradient from the site.

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

3

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

Arsenic was detected in two groundwater samples at the site slightly above the action level of 10 ug/L. However, arsenic was not detected in the soil samples.

The LSI stated that the Gage Metalcraft facility to the west may have been the source of the arsenic in groundwater. Arsenic was not detected in soil samples at the Gage Metalcraft facility. Arsenic was detected at 21.6 ug/L in one groundwater sample out of six samples collected in October 2012. However, the sample was not field filtered. Two additional groundwater samples were collected in December 2012. Arsenic was detected in one sample at 4.39 ug/L, which is below the 10 ug/L action level.

Due to the lack of arsenic detections in soil, the arsenic concentrations in groundwater may be natural due to local groundwater conditions. The only receptor is a Davenport municipal well that is located in the Mississippi alluvium. No further action is 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)
- Transfer to LUST/UST

Form Reviewed: Cal Lally

Date Reviewed: 10/29/14
Revised 11/2012

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Greg Fuhrmann/Geologist 10/28/2014
(Name/Title) (Date)
502 E 9th Street, Des Moines, IA 50319 515.242.5241
(Address) (Phone)
greg.fuhrmann@dnr.iowa.gov
(E-mail Address)

Site Name: Liftruck Service Company, Davenport

Previous Names (if any): _____

Site Location: 3801 West River Drive

Davenport IA 52802
(City) (ST) (Zip)

Latitude: 40.900878 **Longitude:** -90.633628

Compare the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., 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"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance release have occurred, EPA approved risk assessment completed)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain all "yes" answer(s), attach additional sheets if necessary:

- Site Determination:**
- Enter the site into CERCLIS. Further assessment is recommended (Explain below).
 - The site is not recommended for placement into CERCLIS (Explain below).
 - Further assessment is recommended under PRE-CERCLA (Explain below).

Arsenic was detected in two groundwater samples at the site slightly above the action level of 10 ug/L. However, arsenic was not detected in the soil samples.

The LSI stated that the Gage Metalcraft facility to the west may have been the source of the arsenic in groundwater. Arsenic was not detected in soil samples at the Gage Metalcraft facility. Arsenic was detected at 21.6 ug/L in one groundwater sample out of six samples collected in October 2012. However, the sample was not field filtered. Two additional groundwater samples were collected in December 2012. Arsenic was detected in one sample at 4.39 ug/L, which is below the 10 ug/L action level.

Due to the lack of arsenic detections in soil, the arsenic concentrations in groundwater may be natural due to local groundwater conditions. The only receptor is a Davenport municipal well that is located in the Mississippi alluvium. No further action is required at this time.

Regional EPA Reviewer:

Print Name/Signature _____ Date _____

State Agency/Tribe:

Carl Lundberg *Carl Solley* *10/29/14*
 Print Name/Signature _____ Date _____



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Liftruck Service Company, Davenport

Identified By:

- Removal Site Assessment Federal Facilities States
 Other Federal Agency Check if: FUD Site

Address: 3801 West River Drive

County Name: Scott

City, State, Zip: Davenport, IA 52802

State ID (if one exists): _____

Congressional District: 2

NPL Status: = : Not a Valid Site or Incident Federal Facility Indicator: Federal Facility Not a Federal Facility Status Undetermined

- Section: C-(STAR) SPFD Technical Assistance/Re-Use Branch L-(EFLR) Enfr/Fund Lead RV Branch F-(FFSE) Federal Facilities/Special Emphasis Branch
 M-(MOKS) MO/KS remedial Branch I-(IANE) IA/NE Remedial Branch O-(ER&R) Emergency Response & RV Branch

List Site Alias Name (s): _____

Directions to Site: From the east mixmaster in Des Moines, take I-80 E for approximately 151 miles. Take exit 290 for interstate 280/US-6E toward Rock Island/Moline. Continue on I-280/US-6 for approximately 5.8 miles to exit 6 for US-61 toward West River Dr/Muscataine. Turn left onto US-61N/140th Street. Continue onto West River Drive for 2 miles to the intersection with South Fairmont Street. Turn left, then turn left onto the frontage road. Go west approximately 800 feet. Facility will be on the left.

Site Description: The site is approximately 3.6 acres of land developed with three structures formerly occupied by Liftruck Services, Inc.

USGS Quadrant: _____ USGS Hydro Unit: _____

Site Type: (Choose all that apply - for every main category chosen in bold at least one sub- category must be selected; if more than one main and sub-category is selected indicate which is primary):

Latitude: 40.900878 Longitude: -90.633628
(Decimal Degree format) (with release of 3.17 see attached required location data form)

Lat/Long Accuracy: Seconds Miles Feet
 Degrees Minutes Kilometers Meters

- Owner Bank/Loan Company Municipality
Operator County Owned Other
Type District Owned Private
 Federally-Owned Mixed Ownership
 Former Federally Owned or Operated State Owned
 Former Federally Owned or Operated State Owned
 Government Owned/Contractor Operated Trustee, Federal
 Privately Owned/Government Operated Trustee, State
 Property Defaulted Back to Government Unknown
 Brownfields/Public

Operational Status: Active Inactive Unknown Blank
Native American Interest: Yes No

Non-NPL Status (Choose one):

- Not a Valid Site or Incident Not a Valid Site or Incident: NRC Lead
 Not a Valid Site or Incident: RCRA Lead Not a Valid Site or Incident: State Lead
 Not a Valid Site or Incident: Tribal Lead

Add Action: OU_00

PRE-CERCLIS SCREENING: Planned Complete: _____/_____/_____

Actual Complete: _____/_____/_____

Lead code (choose one)

- F-EPA Fund Financed FF - Federal Facility S - State, Fund Financed

SCAP Note: _____

Add below Action (if No Further Action):

OU_00 Lead: EP
 PRE-CERCLIS ARCHIVE Actual Complete: _____/_____/_____

SCAP Note: _____

Comments: Site or Action: _____

Signatures: Cal Kelly Date: 10/29/14 RPM/OSC/SAM: _____ Date: ____/____/____

- Primary Designation: OT
- MP-Manufacturing/Processing/Maintenance** - Applicable sub-categories:
 CA-Chemicals and allied products
 CG-Coal gasification
 CP-Coke production
 EP-Electric power generation and distribution.
 FT-Fabrics/textiles
 EE-Electronic/electrical equipment
 LW-Lumber and wood products/pulp and paper
 WP-Lumber and wood products/wood preserving/preserving/treatment
 MF-Metal fabrication/finishing/coating and allied industries
 OR-Oil and gas refining
 OP-Ordnance production
 PR-Plastics and rubber products
 PM-Primary metals/mineral processing
 RA-Radioactive products
 TA-Tanneries OT-Other-Description(needed):_____
 TS-Trucks/ships/trains/aircraft and related components
- MI-Mining** - Applicable sub-categories
 CO-Coal ME-Metals NM-Non-metal minerals
 OG-Oil and Gas OT-Other-Description(needed):_____
 WM-Waste Management - Applicable sub-categories
 CL-Co-disposal landfill (municipal and industrial)
 ID-Illegal disposal/open dump
 IF-Industrial waste facility (non-generator)
 MD-Mine tailings disposal OT-Other-Desc.(needed):_____
 ML-Municipal solid waste landfill
 RW-Radioactive waste treatment, storage, disposal (non-generator)
- OT-Other** - Applicable sub-categories
 AG-Agricultural (e/g., grain elevator)
 CS-Contaminated sediment site with no identifiable source
 DC-Dust control OT-Other-Desc (needed):_____
 GP-Ground water plume site with no identifiable source
 MO-Military/Other Ordinance
 PS-Product Storage/distribution
 RD-Research,development,and testing facility
 RC-Retail/commercial
 SE-Spill or other one-time event
 TP-Transportation (e.g., railroad yards, airport, barge docking, site)
 TW-Treatment works/septic tanks/other sewage treatment
- RE-Recycling** - Applicable sub-categories
 AT-Automobiles/tires DT-Drums/tanks WO-Waste/used
 BS-Batteries/scrap metals/secondary smelting/precious metal recovery
 CC-Chemicals/chemical waste (e.g., solvent recovery)
 OT-Other-Description(needed):_____
 OT-Other-Description(needed):_____



**REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY**

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Former Litruck Service Company, Davenport

EPA ID: _____

Latitude: 40.900878 **Longitude:** -90.633628
(Decimal Degree format)

Measurement Sequence: _____
(See Comment A)

Lat/Long Source:

<input type="checkbox"/> Contractor	<input type="checkbox"/> EPA Headquarters	<input type="checkbox"/> (Blank)
<input type="checkbox"/> Dun & Bradstreet	<input type="checkbox"/> Epic	
<input type="checkbox"/> EPA Region 7	<input type="checkbox"/> Other	
<input type="checkbox"/> Geograph	<input type="checkbox"/> Private	Designate Lat/Long: <input checked="" type="checkbox"/> Primary <input type="checkbox"/> NPL Coordinate
<input type="checkbox"/> Other Federal Agency	<input type="checkbox"/> SNAP	
<input type="checkbox"/> Regulated Entity	<input type="checkbox"/> Tribe	
<input checked="" type="checkbox"/> State	<input type="checkbox"/> Unknown	

Collection Method:

<input type="checkbox"/> Address Matching -House Number	<input type="checkbox"/> Address Matching - Block Face	<input type="checkbox"/> Address Matching - Street Centerline
<input type="checkbox"/> Address Matching -Nearest Intersection	<input type="checkbox"/> Address Matching - Primary Name	<input type="checkbox"/> Address Matching - Digitized
<input type="checkbox"/> Address Matching - Other	<input type="checkbox"/> Census Block - 1990 - Centroid	<input type="checkbox"/> Census Block/Group 1990-Centroid
<input type="checkbox"/> Census Block/Tract - 1990 - Centroid	<input type="checkbox"/> Classical Surveying Techniques	<input type="checkbox"/> Census - Other
<input type="checkbox"/> GPS Carrier Phase Static Relative Position	<input type="checkbox"/> GPS Carrier Phase Kinematic Relative Position	<input type="checkbox"/> GPS, with Canadian Active Control System
<input type="checkbox"/> GPS Code (Pseudo Range) Differential	<input type="checkbox"/> GPS Code (Pseudo Range) Precise Position	<input type="checkbox"/> GPS Code (Pseudo Range) Standard Position (SA-Off)
<input type="checkbox"/> GPS Code (Pseudo Range) Standard Position Service SA-On	<input type="checkbox"/> GPS-Unspecified	<input type="checkbox"/> Interpolation-Digital Map Source (TIGER)
<input checked="" type="checkbox"/> Interpolation-Map	<input type="checkbox"/> Interpolation -MSS	<input type="checkbox"/> Interpolation -Photo
<input type="checkbox"/> Interpolation-TM	<input type="checkbox"/> Interpolation - Other	<input type="checkbox"/> Interpolation - Satellite
<input type="checkbox"/> Public Land Survey-Quarter Section	<input type="checkbox"/> LORAN C	<input type="checkbox"/> Interpolation - SPOT
<input type="checkbox"/> ZIP+2 Centroid	<input type="checkbox"/> Public Land Survey-Section	<input type="checkbox"/> Public Land Survey-Eighth Section
<input type="checkbox"/> ZIP+4 Centroid	<input type="checkbox"/> Public Land Survey-Sixteenth Section	<input type="checkbox"/> Public Land Survey-Footing
<input type="checkbox"/> ZIP Code - Centroid	<input type="checkbox"/> Unknown	

Reference Point:

<input type="checkbox"/> Administrative Building	<input type="checkbox"/> Air Monitoring Station	<input type="checkbox"/> Air Release Stack	<input type="checkbox"/> Air Release Vent
<input type="checkbox"/> Atmos. Emissions Trtmnt Unit	<input type="checkbox"/> Boundary Point	<input type="checkbox"/> Building Entrance	<input checked="" type="checkbox"/> Facility/Centroid Cent
<input type="checkbox"/> Intake Point	<input type="checkbox"/> Lagoon or Settling Pond	<input type="checkbox"/> Liquid Waste Treatment Unit	<input type="checkbox"/> Facility/Station Bldg Entrance
<input type="checkbox"/> Monitoring Point	<input type="checkbox"/> NE Corner of Land Parcel	<input type="checkbox"/> Loading Area Centroid	<input type="checkbox"/> Loading Facility
<input type="checkbox"/> Plant Entrance (General)	<input type="checkbox"/> NW Corner of Land Parcel	<input type="checkbox"/> Other	<input type="checkbox"/> Plant Entrance (Freight)
<input type="checkbox"/> Plant Entrance (Personnel)	<input type="checkbox"/> Process Unit Area Centroid	<input type="checkbox"/> Process Unit	<input type="checkbox"/> SE Corner of Land Parcel
<input type="checkbox"/> Solid Waste Storage Area	<input type="checkbox"/> Solid Waste Trtmnt/Disp. Unit	<input type="checkbox"/> Storage Tank	<input type="checkbox"/> SW Corner of Land Parcel
<input type="checkbox"/> Water Monitoring Station	<input type="checkbox"/> Water Release Pipe	<input type="checkbox"/> Well	<input type="checkbox"/> Unknown
	<input type="checkbox"/> Well Protection Area	<input type="checkbox"/> Release Point	<input type="checkbox"/> Treatment/Storage Plant

Reference Datum: NAD27 NAD83 Other Unknown WGS84

Accuracy Meters +/-: 20 Accuracy Unknown **Collection Date:** 10/27/2014

Verification Method:

<input type="checkbox"/> Ground Truth Conducted	<input type="checkbox"/> Point In Polygon (County)	<input type="checkbox"/> Blank
<input type="checkbox"/> Point in Polygon (Zip)	<input type="checkbox"/> Proximity to Alternative Facility Coordinate)	<input checked="" type="checkbox"/> Not Verified
<input type="checkbox"/> Proximity to Polygon Centroid(Other)	<input type="checkbox"/> Proximity to Polygon Centroid (Zip Code)	
<input type="checkbox"/> Verified Relative to Map Features (1:100K/Tiger)	<input type="checkbox"/> Verified Relative to Map Features (1:24K)	
<input type="checkbox"/> Verified Relative to Map Features (Other)	<input type="checkbox"/> Verified, Unknown Method	
<input type="checkbox"/> Proximity to Polygon Centroid (County)	<input type="checkbox"/> Point in Polygon (Other)	

Point/ Line/ Area: AREA LINE POINT REGION ROUTE (BLANK)

Source Map Scale: 1:10,000 1:12,000 1:15,840 1:20,000 1:24,000 1:25,000 1:50,000
 1:62,500 1:63,360 1:100,000 1:125,000 1:250,000 1:500,000 NONE UNKNOWN
 OTHER_____

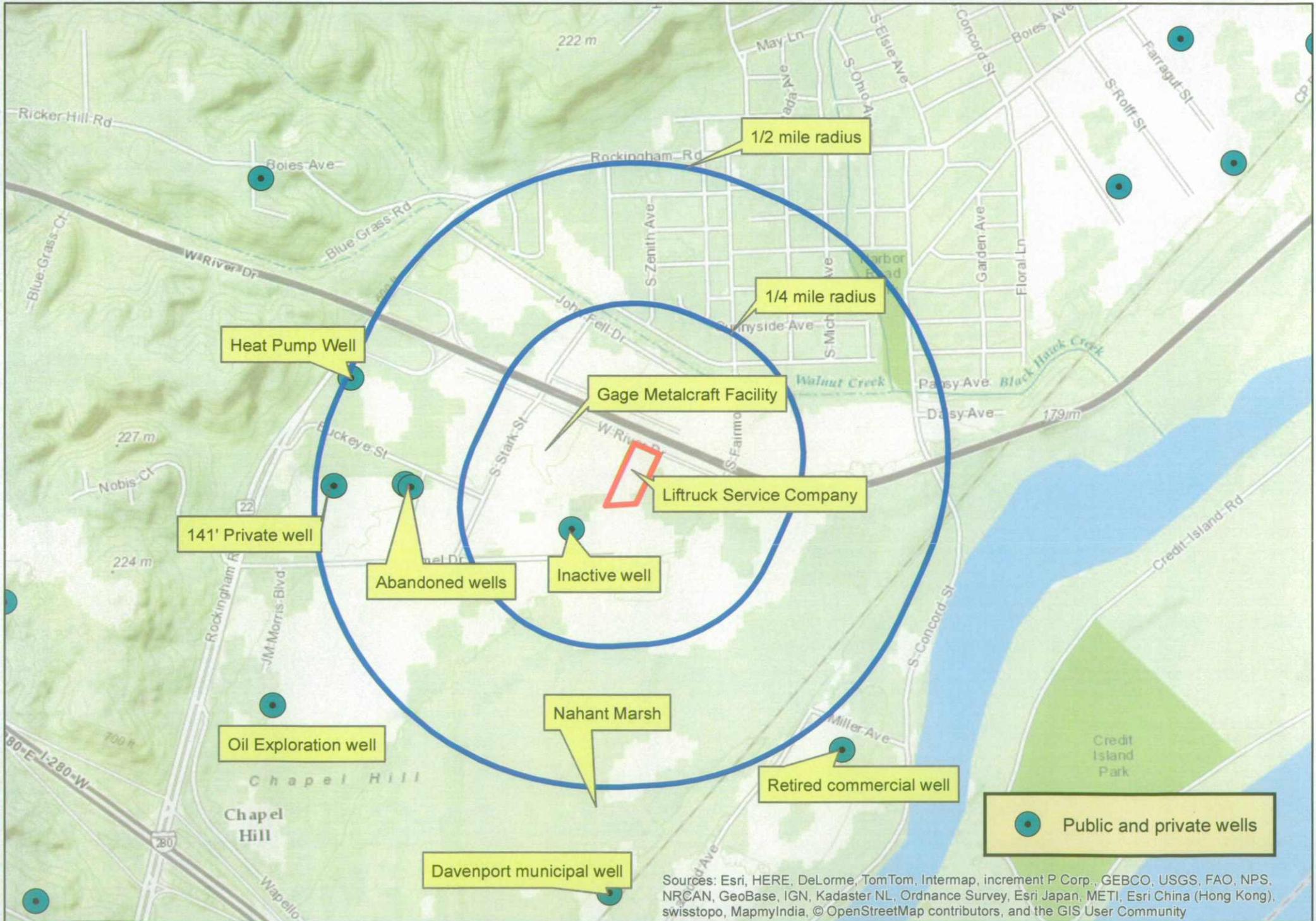
COMMENTS: _____

Signatures:

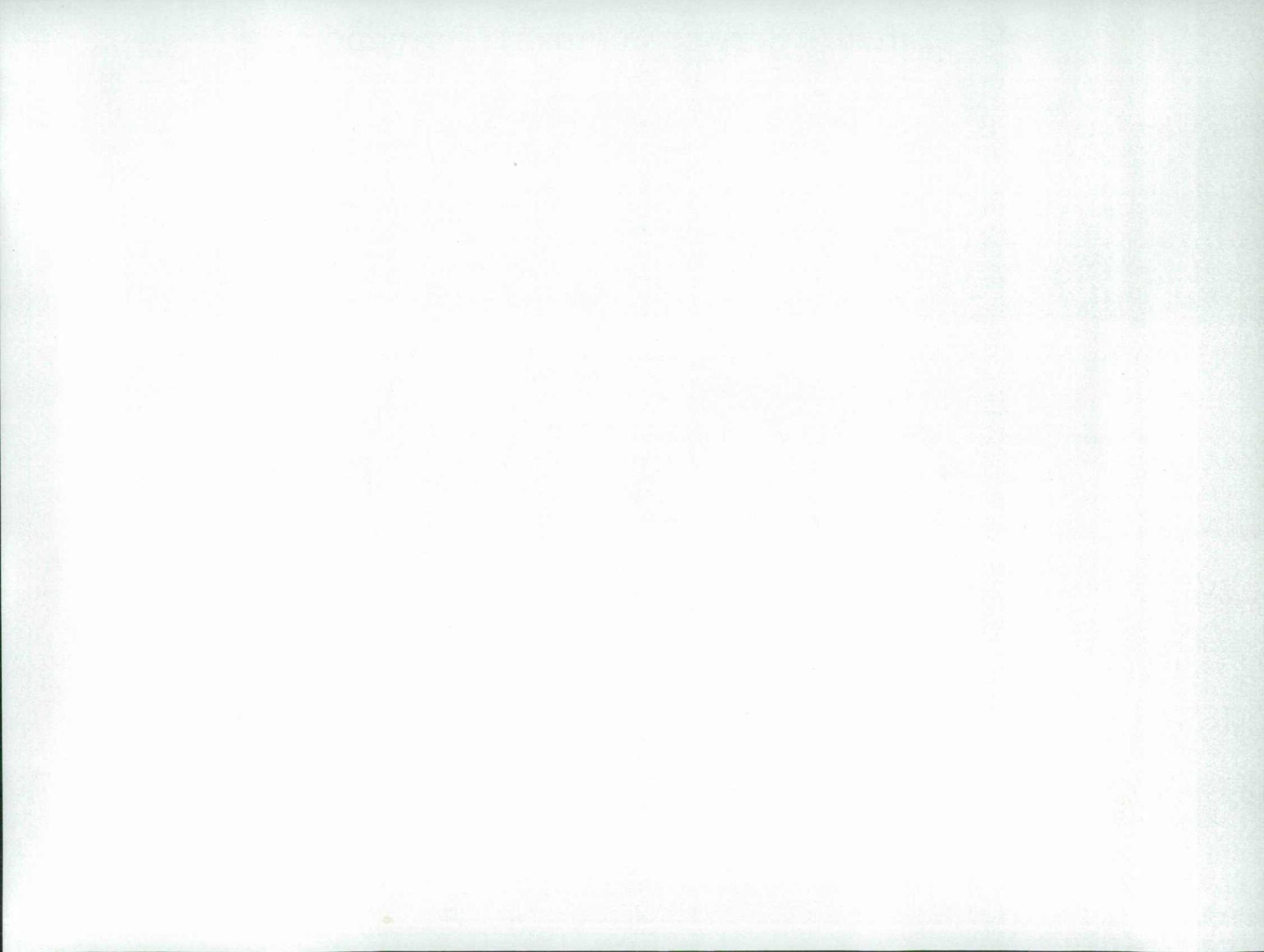
RPM/OSC: _____ **Date:** ___/___/___ **BRANCH CHIEF:** _____ **Date:** ___/___/___

A) A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.

Liftruck Service Company, Davenport

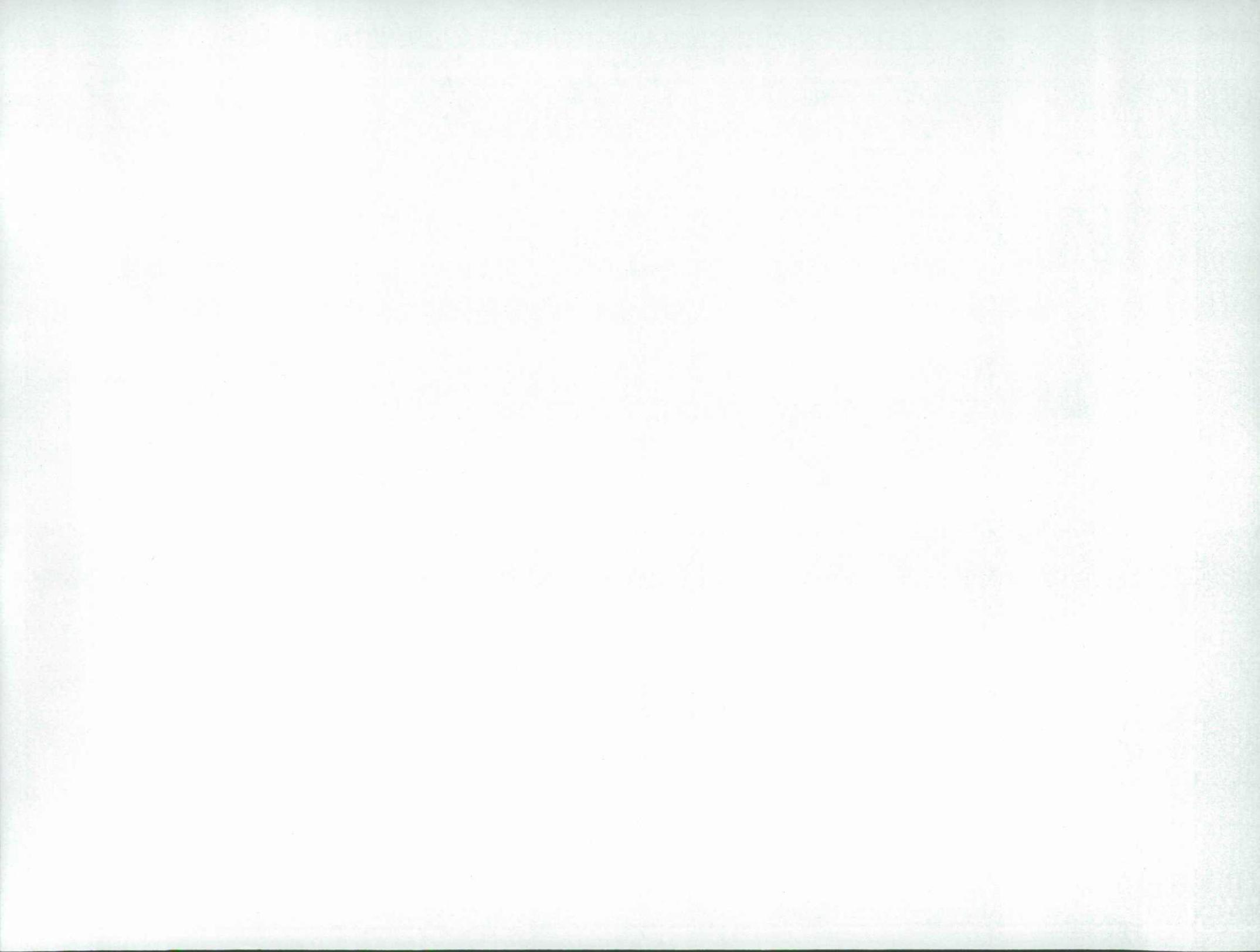


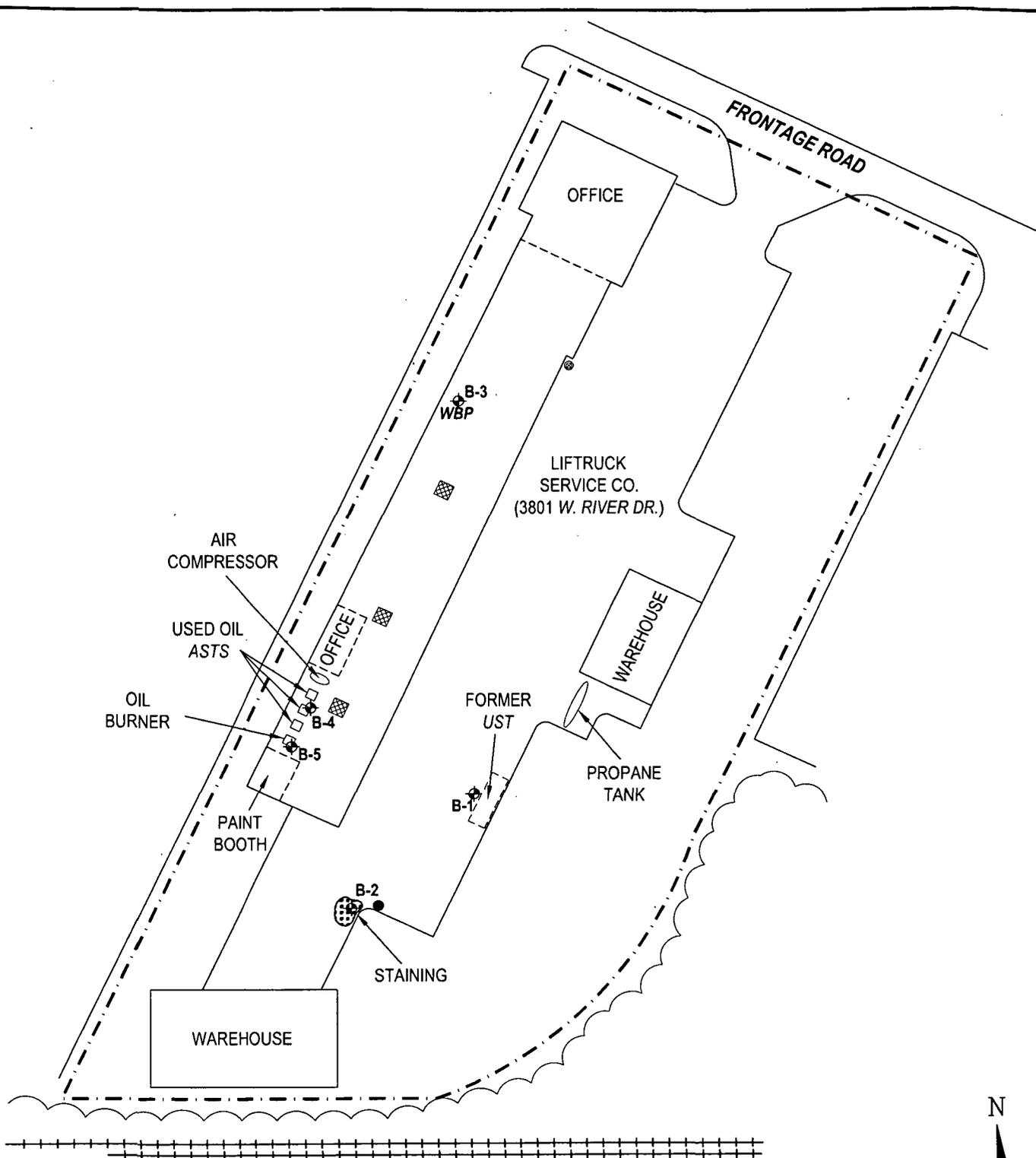
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Liftruck Service Company, Davenport







NOT TO SCALE

LEGEND

- SITE
- DRAIN
- PROPOSED BORING LOCATION
- SUMP
- (10) 55-GALLON DRUMS
- WBP
- WASH BAY PIT

THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mgr:	KAB	Project No.	07147067	Terracon Consulting Engineers and Scientists	BORING LOCATION DIAGRAM	EXHIBIT
Drawn By:	SEG	Scale:	AS SHOWN		LIMITED SITE INVESTIGATION	
Checked By:	MRF/KAB	File No.	LS107147067-2		LIFTRUCK SERVICE CO.	
Approved By:	JRB	Date:	OCTOBER 2014	870 40th Avenue Bettendorf, Iowa 52722 (563) 355-0702 (563) 355-4789	3801 WEST RIVER DRIVE	2
					DAVENPORT, IOWA	