

Site Name: Midwest Auto Parts – Waterloo, Iowa

Initial Site Screening (ISS)

Project Manager: Matt Culp

Date: 12/15/15

CON 12-15
Doc #31478

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: 42.5023
(Decimal Degree format)

Longitude: 92.2963

County: Black Hawk

USGS Quadrant: Waterloo, North

Site Size: 12.75

Site Dimension:

Acres Square Feet
 Feet Square Miles Miles

Site Alias Name(s): NA

Congressional District: Iowa 1st District

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: Jamie Aikey, 275 Rampart Lane Waterloo, Iowa

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

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown) The site is located in the SW 1/4, NW 1/4, SW 1/4, Section 20, T89N R12W, 275 Rampart Lane Waterloo, Iowa

Directions to site: From Des Moines travel north on Interstate highway 35 to state Highway 20 East. Travel on Highway 20 to Waterloo. Take State Highway 63 north. Travel to Franklin Street and turn left (east) onto Franklin. Take Franklin to East 6th Street and turn left and go one block and turn right onto Walnut street. Walnut Street becomes Independence Avenue. Take Independence Avenue until Rampart Lane and turn left. The site is at the end of the dead end street.

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 Phase I referenced the Waterloo city directory that detailed occupants at the site as early as 1993. Aerial photos however confirm the site was developed prior to the 1970s and subsequent to the 1950s. The current on-site building was reported to be constructed in 1958. Drums, totes and tanks of gasoline, oil and solvents are associated with the site along with automobile fluids and batteries. The site has been an industrial facility including several years spent as Dawson foundry in the 1970s through the 1980s. The foundry is reported to have produced aluminum and brass products. Current practices include waste solvents that are collected by a recycler, automotive batteries which are recycled and there are two 500 gallon above ground petroleum fuel tanks (gas and diesel). Used tires are collected. There is a septic tank on site. The site is comprised of a steel framed metal warehouse and several additions including a cold storage warehouse, a tire shop, an office, vehicle tear down shop and a car repair shop. In 2000, a pole framed metal cold storage warehouse was constructed northwest of the main buildings.

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.)

Two soil borings were advanced and terminated at depths of 15 and 22 feet respectively. Each boring was converted into a temporary monitoring well (TMW-1 and TMW-2). Groundwater samples were collected from the temporary monitoring wells and a tap water sample (DWW-1) was collected from a tap that is supplied by the on-site water supply well and analyzed for volatile organic compounds (VOCs) by EPA Method 8260, RCRA metals and for total extractable hydrocarbons (TEH) by Iowa Method OA-2 utilizing a contaminant reporting limit of 500ug/L.

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 bench marks used to determine site priority.

Soil: The Phase II report indicated that contamination in soil was not visually observed. Based on this observation no soil samples were submitted for analysis.

Groundwater: The groundwater and drinking water sample analytical results indicate contaminant concentrations are below Iowa Department of Natural Resources (DNR) Land Recycling Program (LRP) Statewide Standards (SWS) with the exception of arsenic at 112ug/L and barium at 2,380 at monitoring well TMW-2. The SWS for arsenic for protected groundwater is 10ug/L and 50ug/l for non-protected groundwater. The SWS for barium in protected groundwater is 2,000ug/L and the standard for non-protected groundwater is 10,000ug/L. Total chromium was also detected at 69.3ug/L below the standards of 100ug/L protected groundwater and 500ug/L for non-protected groundwater. It was not reported if the groundwater samples were filtered prior to analysis.

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 is a potential on-site groundwater receptor in the form of a private drinking water supply well located near the auto repair shop building. There is also one potential off-site groundwater receptor (well) located about 1,000 feet east of the site that services the Benton Ready Mix Concrete Co. well. The depth of the Benton Ready Mix facility is reported to be 140 feet deep while the depth of the well at Midwest Auto Parts is unknown. The general area is primarily rural in nature with some commercial development to the south and west.

The adjoining properties include railroad tracks to the north and sand and gravel quarry operation. To the east is a ready mix concrete operation that has a 12,000 gallon above ground fuel storage tank. To the south is residential and a surface stream and to the west is a bulk oil plant (Waterloo Oil). A Preliminary Assessment was completed in 1986 and that determined no further action was required (CERCLIS NFRAP) by EPA and no further steps taken to list this site on the National Priorities List (NPL). There is a leaking underground fuel storage tank (LUST) site identified as 8LTK88 located south of the site at the corner of Rampart and Independence Road. An unidentified surface stream runs along the southern property boundary from the northeast to southwest toward the Cedar River (see Receptor Map).

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.

The priority 3 assignment of this site is based on the low concentration of heavy metals reported in limited number of raw groundwater samples identified in the Phase II assessment report. The private drinking water well was tested for VOCs, TEH and metals. There were no detections in the drinking water well of VOCs, BTEX compounds or metals above reporting limits or SWS.

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: 12/18/15
Revised 3/2015

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:	Matt Culp Environmental Specialist Senior	12/15/15	
	(Name/Title)	(Date)	
	502 East 9 th Street Des Moines Iowa	1-515-725-8337	
	(Address)	(Phone)	
	matt.culp@dnr.iowa.gov		
	(E-mail Address)		
Site Name:	Midwest Auto Parts		
Previous Names (if any):	none		
Site Location:	275 Rampart Lane		
	Waterloo	IA	50707
	(City)	(ST)	(Zip)
Latitude:	42.5023	Longitude:	92.2963

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:

Items: 5 and 7 RCRA waste (spent solvents and batteries) are collected for recycling

- 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).

DECISION/DISCUSSION/RATIONALE:

The priority assignment of this site is based on the low concentration of heavy metals reported in limited number of raw groundwater samples identified in the Phase II assessment report. The private drinking water well was tested for VOCs, TEH and metals. There were no detections in the drinking water well of VOCs, BTEX compounds or metals above reporting limits or SWS.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date

CAL LUNDBERG *Carl Holley* 12/18/15



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Midwest Auto Parts

EPA ID: _____

Latitude: 42.5023 Longitude: 92.2963
(Decimal Degree format)

Measurement Sequence: _____

(See Comment A)

- Lat/Long Source:
- | | |
|---|---|
| <input type="checkbox"/> Contractor | <input type="checkbox"/> EPA Headquarters |
| <input type="checkbox"/> Dun & Bradstreet | <input type="checkbox"/> Epic |
| <input type="checkbox"/> EPA Region 7 | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Geograph | <input type="checkbox"/> Private |
| <input type="checkbox"/> Other Federal Agency | <input type="checkbox"/> SNAP |
| <input type="checkbox"/> Regulated Entity | <input type="checkbox"/> Tribe |
| <input type="checkbox"/> State | <input type="checkbox"/> Unknown |

(Blank)

Designate Lat/Long: Primary NPL Coordinate

- 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 type="checkbox"/> Interpolation-Map | <input type="checkbox"/> Interpolation -MSS | <input checked="" 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 Trtmt 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 Trtmt/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 +/-: _____ Accuracy Unknown Collection Date: ____/____/____

- 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: Lat/Lon source from online service

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.



**REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE**

PRE-CERCLIS INITIATION FORM

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Midwest Auto Parts

Identified By: _____

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

Address: 275 Rampart Lane

County Name: Black Hawk

City, State, Zip: 50707

State ID (if one exists): _____

Congressional District: Iowa 1st

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) MOKS remedial Branch I-(IANE) IA/NE Remedial Branch O-(ER&R) Emergency Response & RV Branch

List Site Alias Name (s): none

Directions to Site: rom Des Moines travel north on Interstate highway 35 to state Highway 20 East. Travel on Highway 20 to Waterloo. Take State Highway 63 north. Travel to Franklin Street and turn left (east) onto Franklin. Take Franklin to East 6th Street and turn left and go one block and turn right onto Walnut street. Walnut Street becomes Independence Avenue. Take Independence Avenue until Rampart Lane and turn left. The site is at the end of the dead end street.

Site Description: The site is comprised of a steel framed metal warehouse and several additions including a cold storage warehouse, a tire shop, an office, vehicle tear down shop and a car repair shop.

USGS Quadrant: Waterloo North

USGS Hydro Unit: 0

Latitude: 42.5023 Longitude: 92.2963
(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: [Signature] Date: 12/18/15 RPM/OSC/SAM: _____ Date ____/____/____

(NOTE: Data analysts will send form to records center after data entry and QA.)

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):

- Primary Designation: RE
- 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):_____



Midwest Auto Parts

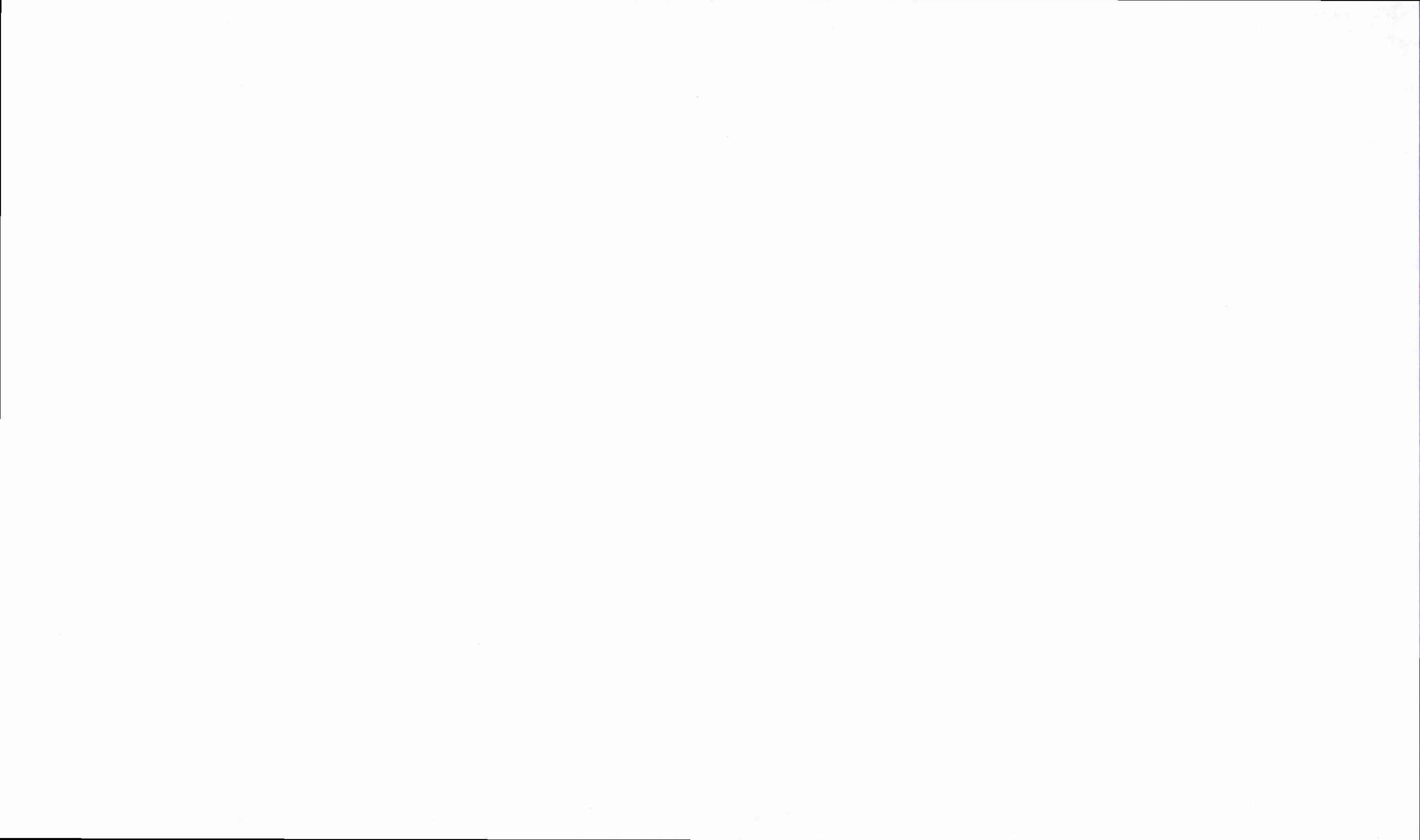
TMW-1

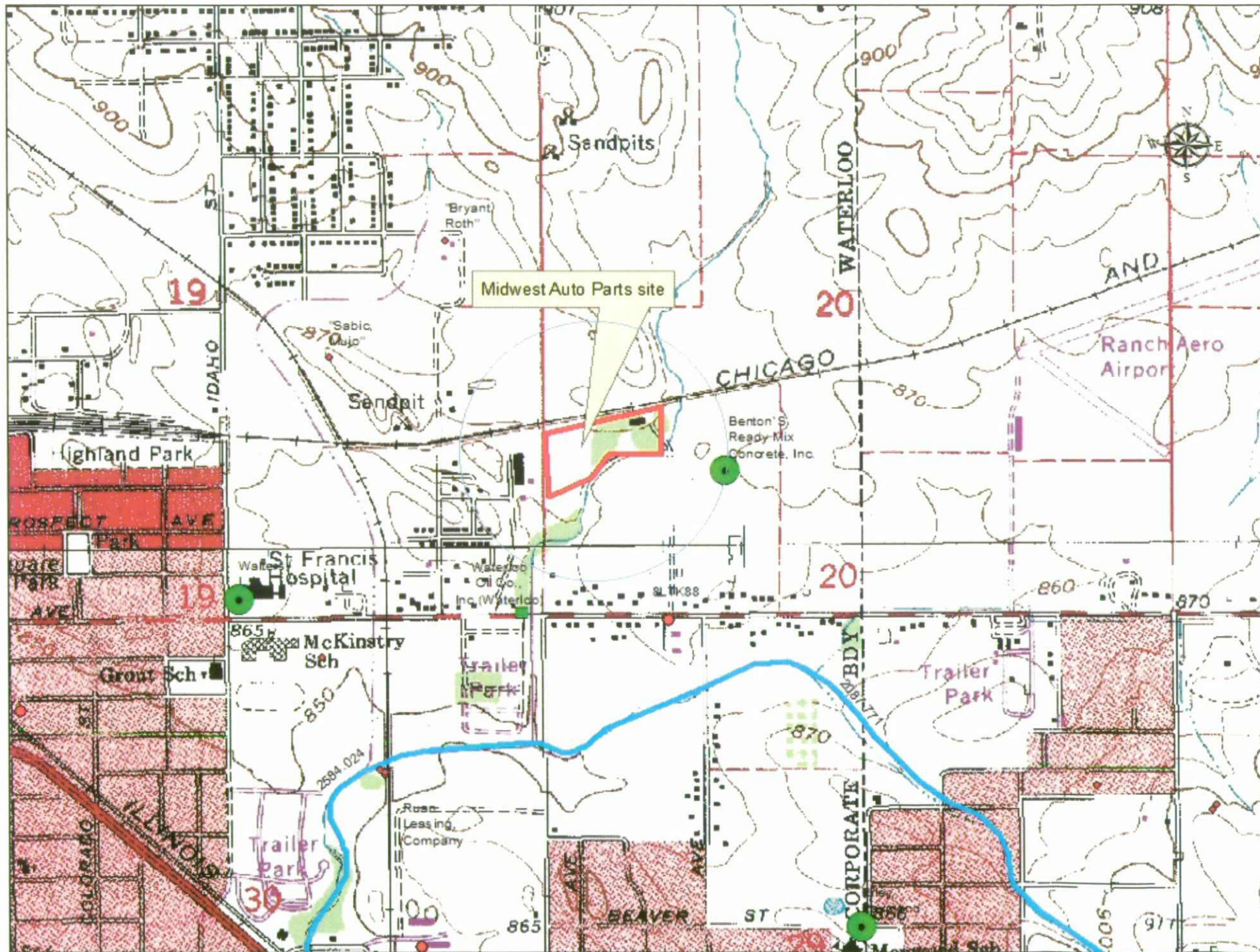
TMW-2

SITE MAP
275 RAMPART LANE
MIDWEST AUTO PARTS
WATERLOO, IOWA

Rampart Ln







Receptor Map Midwest Auto Parts Waterloo, Iowa

Legend

- municipal_water_intake
- geologic_sampling_points
- + private_well_test
- geologic_sampling_points
- SourceWater_OtherWells
- Leaking Gas Tank
- ▲ contsiteneu2
- AST_2011
- wells_04t
- contsiteneu

Haz waste sites 2013

- <all other values>

Status

- Action Deferred
- ▲ Action Required
- Site Closed - Requires Management

— roads_2000_77

□ Iowa_border

