Site Name: Mr. Tire –Ida Grove
Initial Site Screening (ISS)
Project Manager: Matt Culp
Date: 3/4/16

CON 12-15
DOC# 31596

☐ **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: 42.3454* *Longitude: 95.4610* ***County:*** *Ida*
(Decimal Degree format)

USGS Quadrant: Ida Grove

Site Size: 0.3

Site Dimension: ☒ Acres ☐ Square Feet ☐ Feet ☐ Square Miles ☐ Mile

Site Alias Name(s): NA

Congressional District: Iowa 4th

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: Traci Van Houten, 1000 South Main Street, Ida Grove, Iowa 51445

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

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown) 103 Highway 175 East, Ida Grove, Iowa 51445

Directions to site: From Des Moines travel west on Interstate Highway I-80 to State Highway 59 north. Take Highway 59 north to State Highway 175 and turn west onto combined highway 59 & 175 and travel to Ida Grove, the site is on the left on the east side of town.

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 area was commercially developed in the 1960s. A flood protection levee was constructed west of the site along Odebolt Creek in the 1980s. The current on-site building was constructed in the 1980s. It is equipped with two hydraulic hoists and a waste oil tank located behind the building. The site is served by city water and sanitary sewer systems. There are no reports of other known or suspected contamination sources or pathways. The site location is shown on Figure 1.

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.)

Three soil borings identified as B-1, B-2 and B-3 were completed to a depth of 25 feet. A fourth soil boring (B-4) was completed to a depth of 2 feet and located next to a used oil tank on the exterior west wall of the building. Soil samples from all four locations were field screened with photoionization detector (PID). PID readings did not indicate elevated organic compounds therefore no soil samples were collected from soil borings B-1, B-2 or B-3. However, a soil sample from soil boring B-4 was analyzed for volatile organic hydrocarbons (VOCs) by EPA Method 8260C and for total extractable hydrocarbons (TEH) by Iowa Method OA-2. This sample was intended to evaluate the used oil tank as a potential source of contamination.

Soil borings B-1, B-2 and B-3 were converted to temporary monitoring wells (TMWs) and groundwater samples were collected and analyzed for petroleum hydrocarbons as benzene, toluene, ethylbenzene and total xylenes (BTEX) by Iowa Method OA-1; TEH by OA-2 and for VOCs by EPA Method 8260. These results were compared to Iowa Land Recycling program Statewide Standards (SWS). The locations of the soil boring/TMWs are shown on Figure 2.

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

VOCs and TEH compounds were not detected in the soil sample from soil boring location B-4.

Groundwater

BTEX and TEH as diesel and waste oil were not detected in groundwater. Seven VOCs were detected in groundwater. Of those seven VOCs only naphthalene was detected above the SWS at TMW-1 and TMW-3. The VOCs and the corresponding analytical results relative to SWS are summarized on Table 1.

Table 1: Groundwater results for VOCs (ug/L)

Sample	n-Butyl benzene	p-Isopropyl toluene	Naphthalene	N-propyl-benzene	1,2,4,-trimethyl benzene	1,3,5-trimethyl benzene	Sec Butyl benzene
TMW-1	20.1	1.63	460	5.44	81.4	12.3	ND
TMW-2	1.85	ND	36.6	<1.0	3.08	ND	ND
TMW-3	13.4	(*)	101	1.55	40.8	4.98	1.35
SWS Protected Groundwater	350	No standard	100	3,400	350	70	No standard

ND: Detection limit for 8260C is <1.0ug/L, (*) = no analysis reported.

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.

The area is developed with commercial businesses. No on-site receptors were reported. Potential off-site receptors include Odebolt Creek and wells in the area. One well (Roger Spotts) is reported as plugged and the other wells are reported as used for geothermal purposes. The receptors are shown on the 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 recommendation for this site is based on non-detection of TEH and VOCs in soil and non-detection of BTEX and TEH in groundwater. Also, six of the seven VOCs detected in groundwater are below the SWS with the exception of naphthalene. Naphthalene is below the SWS for non-protected groundwater of 700ug/L. There are no on-site receptors and no apparent impact or risk to sensitive off-site receptors.

A risk calculation for exposure to indoor air was conducted by IDNR utilizing the EPA Office of Solid Waste and Emergency Response, Vapor Intrusion Screening Level (VISL) model. The highest groundwater contaminant concentration for naphthalene (460ug/L) and 1, 2, 4-trimethylbenzene (81.4ug/L) were screened with VISL to produce calculated indoor air concentrations that were then entered into the Iowa DNR Cumulative Risk Calculator for potential exposure to indoor air. The IDNR Risk Calculator work sheet is attached. The results of the vapor intrusion screening indicate that the site would not exceed the cumulative cancer risk for site resident, site worker, and construction worker exposure scenarios. Based on the current site usage as a commercial building, additional investigation is not required at this time.

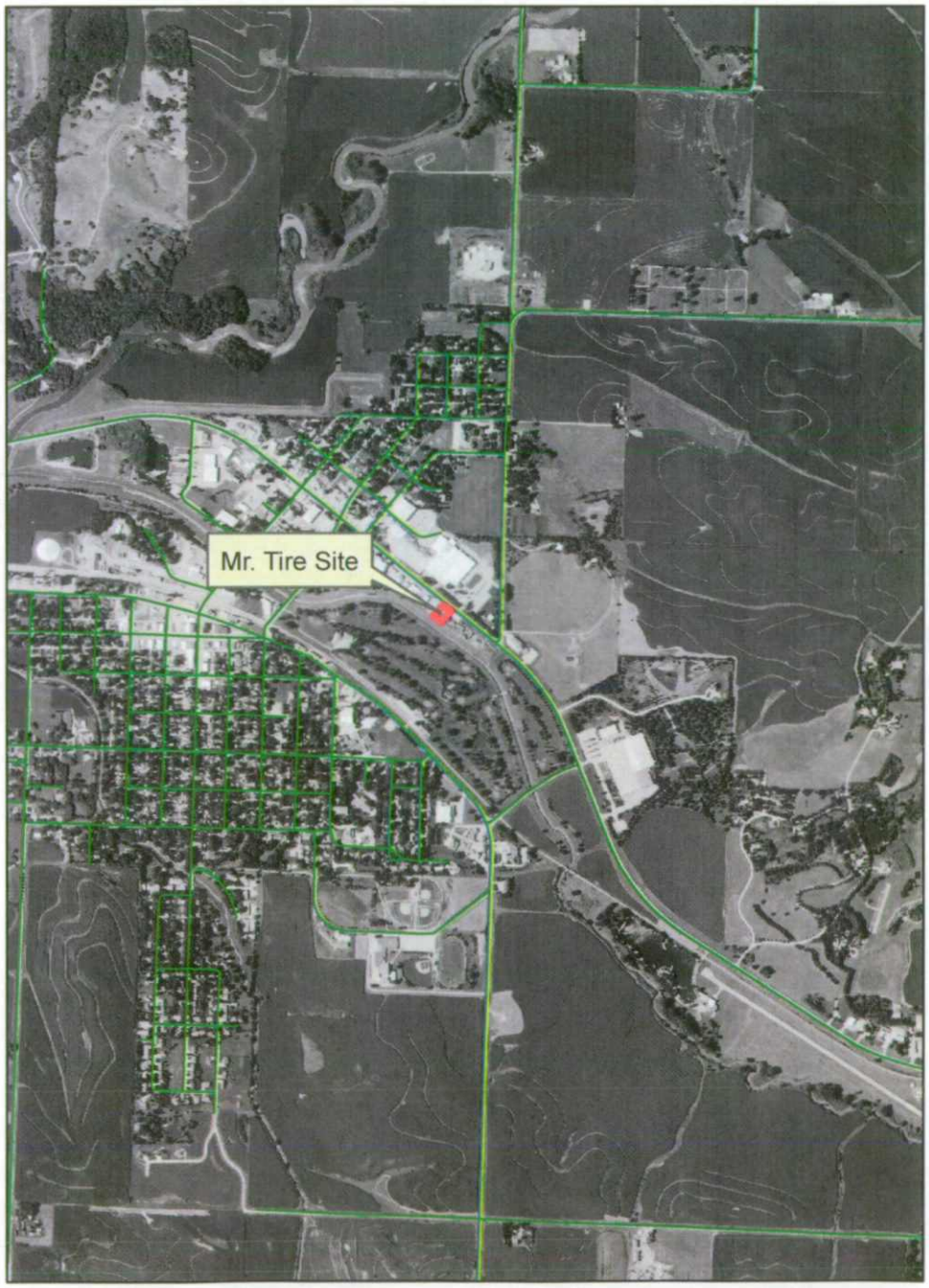
Site recommended for:

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

Form Reviewed: _____ **Date Reviewed:** 3/7/16

Revised 3/2015

Figure 1:
Mr. Tire - Ida Grove



103 East Hwy 175

Mr. Tire, Ida Grove
FIGURE 2: SAMPLE LOCATIONS

Mr. Tire - Ida Grove Receptor Map

Legend

- LUST_sites
- UST_sites
- all_wells
- private_well_test
- geologic_sampling_points
- Agricultural Drainage Wells
- IGS well database
- Permitted private wells
- Private well tracking system
- Public water supply intakes
- Public wells
- Registered abandoned wells
- SDWIS well
- Water Use Permit Wells
- Wells registered for testing
- Contaminated_sites_facility
- municipal_water_intake
- private_well_test
- rivers_47
- roads_2006_47

Airphotos_2015_NAIP_47.sid - Band_1
Value
High : 216
Low : 0

Airphotos_2015_NAIP_47.sid - Band_2
Value
High : 201
Low : 0

Airphotos_2015_NAIP_47.sid - Band_3
Value
High : 180
Low : 0

IOWA DEPARTMENT OF NATURAL RESOURCES CUMULATIVE RISK CALCULATOR

Cumulative Risk Results

Date: 2/25/2016

Cancer Risk Output

Chemical Name	CASRN	Resident Groundwater
Naphthalene	000091-20-3	NQ
TOTALS:		0

Cumulative Cancer Risk Site Resident: 0 (All cancer risk values are x 10^{-4})

Site Resident-Non Cancer Risk Output by target organ

Chemical Name	CASRN	Media	Heart	Liver	Blood	Kidney	Skin	Endoc	Eye	Immu	Nerve	GenUr	Respi	Other	Devel	Gastro
Naphthalene	000091-20-3															
		Groundwater									0.01			0.01		
Trimethylbenzene, 1,2,4-	000095-63-6															
		Groundwater												0.01		
		Sum:	0	0	0	0	0	0	0	0	0.01	0	0	0.02	0	0

Interpretation of Results Summary[?]
Values associated with "Cumulative Cancer Risk" and non-cancer "Sum" that are less than or equal to 1.00 are within acceptable cumulative risk levels.
NQ means not quantifiable due to lack of a cancer slope factor.

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 (Name/Title) 3/4/16 (Date)
502 East 9th Street (Address) 1-515-725-8337 (Phone)
matt.culp@dnr.iowa.gov (E-mail Address)

Site Name: Mr. Tire - Ida Grove

Previous Names (if any): NA

Site Location: 103 Highway 175 East
Ida Grove (City) IA (ST) 51445 (Zip)

Latitude: 42.3454 **Longitude:** 95.4610

Compare the following checklist. If "yes" is marked, please explain below.	YES	NO
1. Does the site already appear in CERCLIS?	☐	☒
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?	☐	☒
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?	☐	☒
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	☐	☒
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	☐	☒
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)?	☐	☒
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	☐	☒
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)?	☐	☒

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

NA

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 3 recommendation for this site is based on a limited affected area of low or non-detection of BTEX, VOCs and SVOCs in soil and groundwater.
No VOCs or TEH compounds were reported in the soil. BTEX compounds and TEH as diesel and waste oil were not detected in groundwater. Naphthalene was detected in groundwater at one sample location

There are no on-site receptors and no significant known impact or apparent risk to sensitive on-site or off-site receptors.

Regional EPA Reviewer:

Print Name/Signature Date

State Agency/Tribe:

CAL LUNDBERG 3/7/16

Print Name/Signature Date

REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - *(Required information highlighted in red)*

SITE NAME: Mr. Tire – Ida Grove **EPA ID:** _____

Latitude: 42.3454 **Longitude:** 96.4610 **Measurement Sequence:** _____
(Decimal Decree format) (See Comment A)

Lat/Long Source:
- ☐ Contractor
- ☐ Dun & Bradstreet
- ☐ EPA Region 7
- ☐ Geograph
- ☐ Other Federal Agency
- ☐ Regulated Entity
- ☐ State
- ☐ EPA Headquarters
- ☐ Epic
- ☒ Other
- ☐ Private
- ☐ SNAP
- ☐ Tribe
- ☐ Unknown
- ☐ (Blank)

Designate Lat/Long: ☐ Primary ☐ NPL Coordinate

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

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

Reference Datum: ☐ NAD27 ☐ NAD83 ☐ Other ☒ Unknown ☐ WGS84

Accuracy Meters +/-: _____ ☒ **Accuracy Unknown** **Collection Date:** 2/26//2016

Verification Method:
- ☐ Ground Truth Conducted
- ☐ Point in Polygon (Zip)
- ☐ Proximity to Polygon Centroid(Other)
- ☐ Verified Relative to Map Features (1:100K/Tiger)
- ☐ Verified Relative to Map Features (Other)
- ☐ Proximity to Polygon Centroid (County)
- ☐ Point In Polygon (County)
- ☐ Proximity to Alternative Facility Coordinate)
- ☐ Proximity to Polygon Centroid (Zip Code)
- ☐ Verified Relative to Map Features (1:24K)
- ☐ Verified, Unknown Method
- ☐ Point in Polygon (Other)
- ☐ Blank
- ☒ Not Verified

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/long was derived from on-line web source

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: Mr. Tire - Ida Grove **Identified By:** ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

Address: 103 Highway 175 **County Name:** Ida

City, State, Zip: Ida Grove , IA 51445 State ID (if one exists): _____ Congressional District: Iowa 4th

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): None

Directions to Site: From Des Moines travel west on Interstate Highway 80 to State Highway 59 north. Take Highway 59 north to State Highway 175 and turn west onto combined highway 59 and 175 and travel toward Ida Grove, the site is on the left.

Site Description: one commercial building

USGS Quadrant: Ida Grove USGS Hydro Unit: _____

Latitude: 42.3454 **Longitude:** 96.4610
(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 Operator Type
- ☐ Bank/Loan Company
- ☐ County Owned
- ☐ District Owned
- ☐ Federally-Owned
- ☐ Former Federally Owned or Operated
- ☐ Former Federally Owned or Operated
- ☐ Government Owned/Contractor Operated
- ☐ Privately Owned/Government Operated
- ☐ Property Defaulted Back to Government
- ☐ Brownfields/Public
- ☐ Municipality
- ☐ Other
- ☒ Private
- ☐ Mixed Ownership
- ☐ State Owned
- ☐ State Owned
- ☐ Trustee, Federal
- ☐ Trustee, State
- ☐ Unknown

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: RCRA Lead
☐ Not a Valid Site or Incident: NRC 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: _____

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: 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):_____

Signatures:
States: _____ Date: 3/7/16 RPM/OSC/SAM: _____ Date __/__/__

Updated by The Newberry Group/Last Update: 01/08/2008

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

Updated by Systems Research Group 03MAR06