Initial Site Screening (ISS)

CON12-15
DOC# 34749

Site Name: TEH - Former Dry Cleaners

Project Manager: Matt Culp Date: 9/12/2018

☐ **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: (Decimal Degree format)

Latitude: 42.4963 Longitude: 96.4049 **County:** Woodbury

USGS Quadrant: Sioux City South

Site Size: 1.5 **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet ☐ Square Miles ☐ Miles

Site Alias Name(s): None

Congressional District: Iowa 4th

Grant Recipient Name: NA

Grant Recipient Address: NA

Grant Recipient Phone: NA **Grant Recipient Email:** NA

Current Owner(s): Lewis Weinberg

Current Owner Address: Warrior Hotel Limited Partnership 505 5th Street Suit 200 Sioux City, IA 51101

If different from current owner:

Responsible Party Name(s): same

Responsible Party Address: same

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

616 Pierce Street, Sioux City Iowa

Directions to site: From Des Moines travel west on Interstate 80- to Interstate 29 North. Travel north on I-29 to Sioux City. Turn on South Floyd Blvd. Travel north to 6th Street and turn west and travel to the site located in the middle of the block on the east side of Pierce 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, SW burial, etc.)

The Site currently includes the Davidson Building in the SW ¼ of the Block, the vacant Warrior Hotel located in the SE ¼ of the Block, and the NE ¼ which is used for parking. The Site contains multiple city lots that were first developed in the 1880s as residential buildings, a church and a carriage repair shop. In the 1920s shops, and the Davidson Building were constructed along with an auto sales business, a printing shop and a creamery. In the 1940 the Warrior Hotel was constructed and by the 1960 the entire site was limited to the two hotels and related parking. The Site is serviced by city water and sewer and there are no reports of hazardous or solid wastes stored on the site (See Site Air Photo).

Recognized Environmental Conditions:

One Recognized Environmental Condition, (REC) was identified. This REC was the Underground (Gasoline Tanks) located on Lot 12 of Block 3,

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 test pit excavations where conducted to look for the presence of and impacts from underground storage tanks (USTs). No tanks were encountered and the side walls of each test pit were physically probed and no tanks were encountered. Two of the test pits did have clean sand in the upper part of the excavation that may indicate that the USTs were removed previously. Underground piping was observed in one test pit that may have been associated with a former UST (See attached site excavation photos).

A total of four soil samples were collected. One sample was collected at a depth of 4 feet from two test pits and two samples were collected at 4 and 5 feet from the third test pit. The soil samples collected were analysis for Volatile Hydrocarbons by the EPA Method 8260 and Semi-Volatile Hydrocarbons by the Iowa Method OA-2. No groundwater samples were collected and no groundwater was encountered.

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 Findings

Volatile and semi-volatile hydrocarbon compounds were detected at two of the sample pits. Ethyl-benzene was detected at 0.015mg/kg which is below the Tier 1 screening standard of 15mg/kg and the SWS of 7,600mg/kg. TEH as waste oil was detected in one test pit at 10,200 mg/kg which exceeds the SWS of 9,400 mg/kg. TEH as gasoline was also detected, however there is no screening standard for this compound. Ten VOCs were detected in one test pit but the concentrations of these VOC s were all below their established SWS. The soil results are summarized on the attached Soil Analysis Table (with corrections).

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 are no on-site actual or potential receptors to soil contamination because the site is currently a paved parking lot. There are no off-site receptors because there is no evidence of an on-site source of (groundwater) contamination (No potential receptor map included).

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

Priority 3: One detection of waste oil did exceed the SWS.

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

A risk calculation for exposure to indoor air from groundwater source was not conducted by DNR. All contaminant concentrations are in soil.

Soil Risk Calculation:

A Risk Calculation for soil exposure to detected VOCs was conducted for the maximum concentrations of acetone, n-butyl-benzene, ethylbenzene, isopropyl-benzene, naphthalene and 1, 2, 4-trimethylbenzene. The Site passes for cancer and non-cancer risk to all exposure scenarios.

Site recommended for:

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

Form Reviewed: Amie Davidson **Date Reviewed:** 9-14-18

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:

Name/Title Matt Culp Senior Environmental Specialist Date 9/12/2018

Address 502 East 9th Street City/State/Zip Des Moines IA 50319

E-mail matt.culp@dnr.iowa.gov Phone 1-515-725-8337

Site Name: TEH - FORMER DRY CLEANERS

Previous Names (if any): NONE

Site Location:

Address 616 Pierce Street City/State/Zip Sioux City, Iowa 51101

Latitude: 42.4963 **Longitude:** 96.4049

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:

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:

Soil contamination with waste oil was detected slightly above the Statewide Standard (SWS) in one soil sample location. There are not receptors in the area.

- ten VOCs were detected all below SWS

Regional EPA Reviewer: _____ _____

Print Name/Signature — Date

State Agency/Tribe: Amie Davidson Amie Davidson 9-14-18

Print Name/Signature — Date

REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM

(Required information marked with a * and in red)

*Site Name: VOC - FORMER DRY CLEANERS *EPA ID:

*Latitude: 42.4963 *Longitude: 96..4049 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
- ☐ Census Block - 1990 - Centroid
- ☐ Census Block/Group 1990-Centroid
- ☐ Census Block/Tract - 1990 - Centroid
- ☐ Census - Other
- ☐ GPS Carrier Phase Static Relative Position
- ☐ GPS Carrier Phase Kinematic Relative Position
- ☐ GPS, with Canadian Active Control System
- ☐ Interpolation-Digital Map Source (TIGER)
- ☐ Interpolation-Map
- ☐ Interpolation -MSS
- ☐ Address Matching -Nearest Intersection
- ☐ Address Matching - Primary Name
- ☐ Address Matching - Digitized
- ☐ ZIP+2 Centroid
- ☐ ZIP+4 Centroid
- ☐ ZIP Code - Centroid
- ☐ 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
- ☐ Interpolation -Photo
- ☒ Interpolation – Satellite
- ☐ Interpolation - SPOT
- ☐ Address Matching - Other
- ☐ Public Land Survey-Footing
- ☐ Public Land Survey-Section
- ☐ Public Land Survey-Quarter Section
- ☐ Public Land Survey-Eighth Section
- ☐ Public Land Survey-Sixteenth Section
- ☐ GPS-Unspecified
- ☐ Classical Surveying Techniques
- ☐ LORAN
- ☐ Unknown
- ☐ Interpolation-TM
- ☐ Interpolation - Other

*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
- ☐ Release Point
- ☐ SE Corner of Land Parcel
- ☐ Solid Waste Storage Area
- ☐ Solid Waste Trtmnt/Disp. Unit
- ☐ Storage Tank
- ☐ SW Corner of Land Parcel
- ☐ Treatment/Storage Plant
- ☐ Unknown
- ☐ Water Monitoring Station
- ☐ Water Release Pipe
- ☐ Well
- ☐ Well Protection Area

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

*Accuracy Meters +/-: ☒ *Accuracy Unknown *Collection Date:

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

*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:**

Comment 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

(Required information marked with a * and in red)
NPL Status = O-Not a Valid Site or Incident

*Site Name: VOC-FORMER DRY CLEANERS *Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

*Address: 616 PIERCE STREET *County: WOODBURY

*City, State, Zip: SIOUX CITY IA 51101 State ID (if one exists): Congressional District: Iowa 4TH

NPL Status = O-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 80- to Interstate 29 North. Travel north on I-29 to Sioux City. Turn on South Floyd Blvd. Travel north to 6th Street and turn west and travel to the site located in the middle of the block on the east side of Pierce Street.

Site Description: The site is a parkng lot

*Latitude: 42.4963 *Longitude: 96.4049 USGS Quadrant: Sioux CitySouth USGS Hydro Unit:

(Decimal Degree Format) (with release of 3.17 see attached required location data form

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

*Owner Operator Type:
☐ Bank/Loan Company ☐ Brownfields/Public ☐ County Owned ☐ District Owned
☐ Federally-Owned ☐ Former Federally Owned or Operated ☐ Government Owned/Contractor Operated ☐ Mixed Ownership ☐ Municipality
☐ Other ☒ Private ☐ Privately Owned/Government Operated ☐ Property Defaulted Back to Government ☐ 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
- ☐ OT-Other-Description (needed):
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA-Tanneries
- ☐ TS-Trucks/ships/trains/aircraft and related components

☐ **RE-Recycling** - *Applicable sub-categories*
- ☐ AT-Automobiles/tires
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ DT-Drums/tanks
- ☐ OT-Other-Description (needed):
- ☐ WO-Waste/used

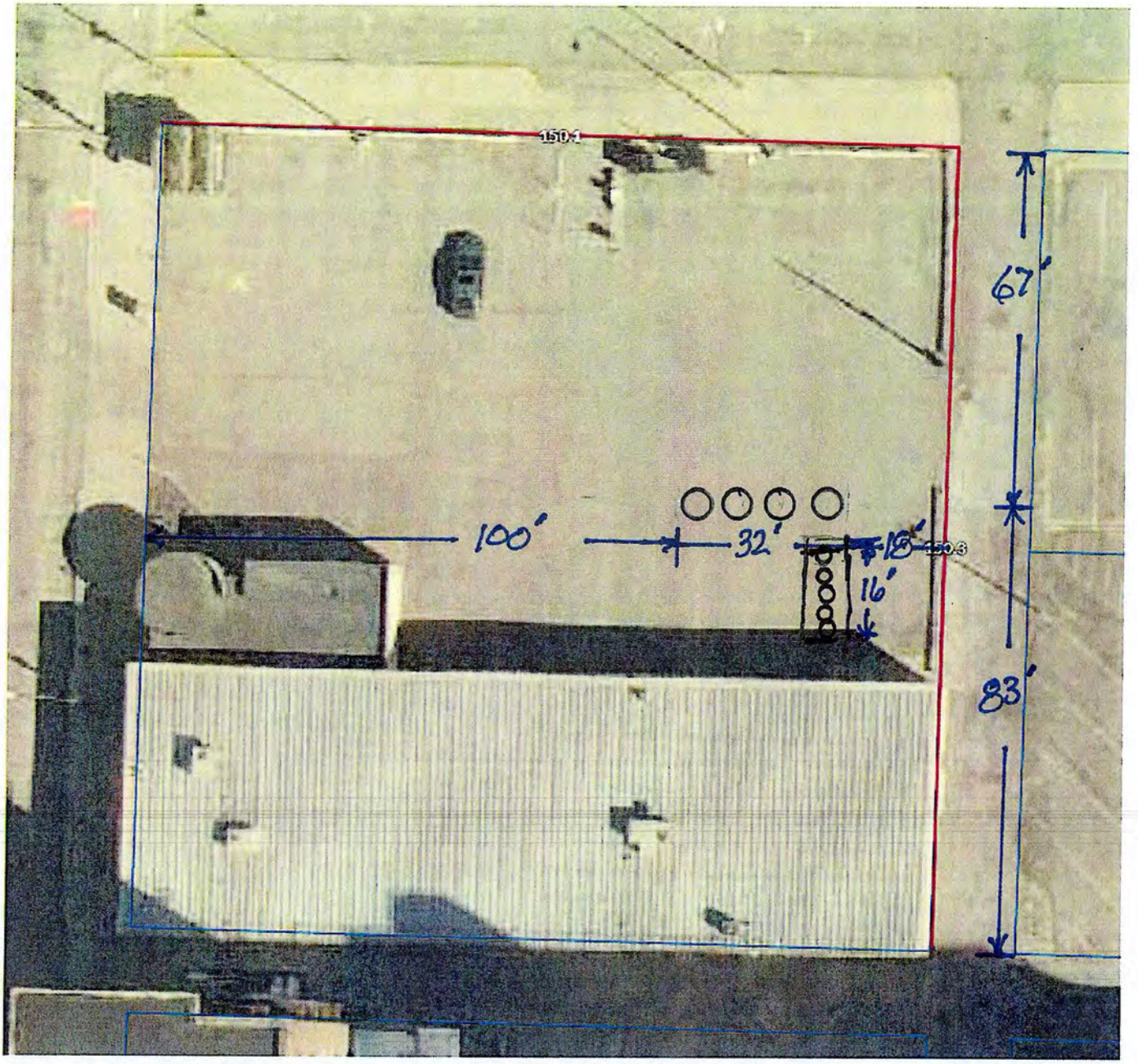
☐ **MI-Mining** - *Applicable sub-categories*
- ☐ CO-Coal
- ☐ ME-Metals
- ☐ NM-Non-metal minerals
- ☐ OG-Oil and Gas
- ☐ OT-Other-Description (needed):

☐ **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-Description (needed):
- ☐ ML-Municipal solid waste landfill
- ☐ RW-Radioactive waste treatment, storage, disposal (non-generator)

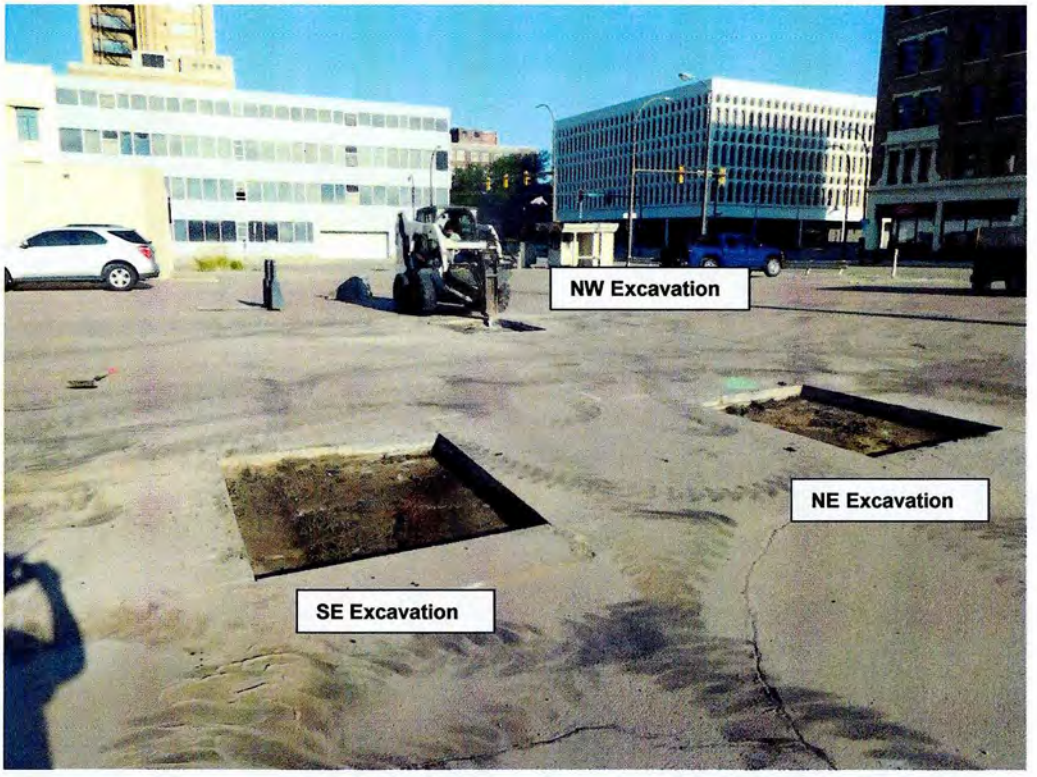
☒ **OT-Other** - *Applicable sub-categories*
- ☐ AG-Agricultural (e.g., grain elevator)
- ☐ CS-Contaminated sediment site with no identifiable source
- ☐ DC-Dust control
- ☐ OT-Other-Description (needed):
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☐ PS-Product Storage/distribution
- ☐ RC-Retail/commercial
- ☐ RD-Research, development, and testing facility
- ☒ 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

Signatures:
States: Amii Davidson Date: 9-14-18
RPM/OSC/SAM: Date:

Warrior Hotel Project
UST Investigation

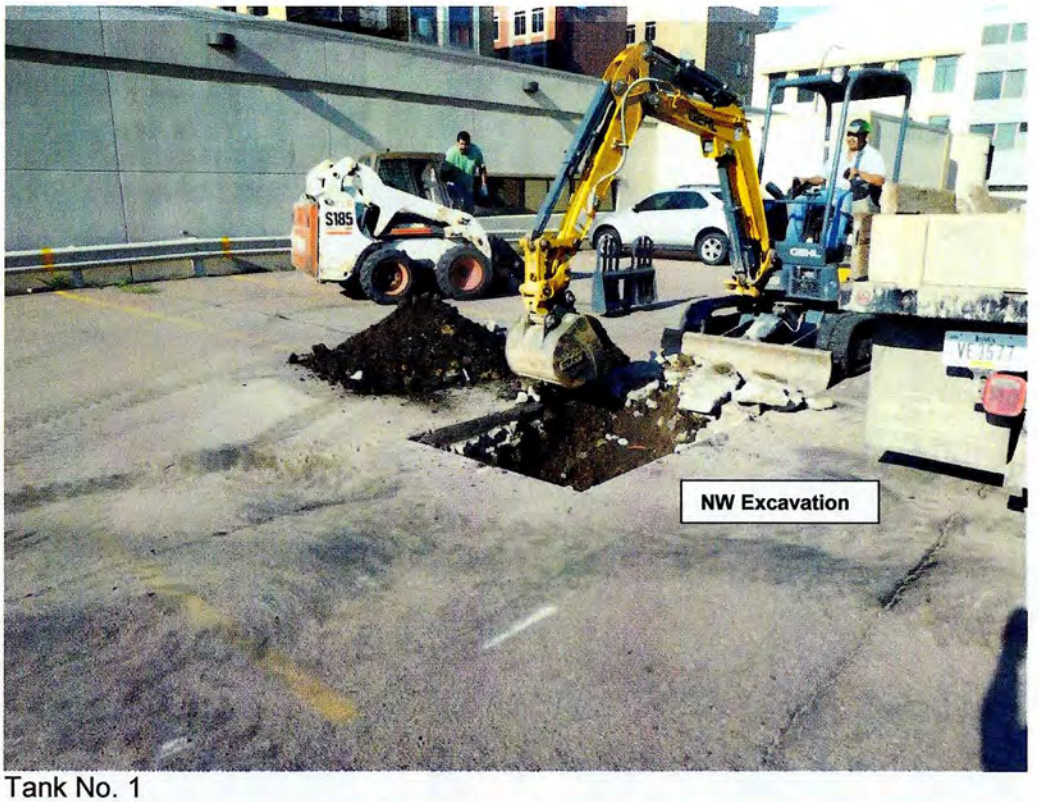


616 Pierce Street
Sioux City, Iowa



Test Pit Excavation Areas; Looking Northwest

NE & SE Excavation Areas; Looking South



Tank No. 1

NW Excavation

SE Excavation. Looking South

SE Excavation. Looking Northeast

SE Excavation. Using prod rod to check sidewalls for USTs. Looking Northeast

NE Excavation Looking North

Soil Analysis
Parts per Million

	(Volatile Hydrocarbons)				OA-2	(Semi-Volatile Hydrocarbons)		
(mg/Kg) PPM	Benzene	Toluene	Ethyl-benzene	Xylenes	TEH-Diesel	TEH-Gas	TEH-Waste Oil	Total Extractable
NW	<0.015	<0.015	<0.015	<0.045	<28.3	<28.3	10,200	9,790
NE	<0.014	<0.014	<0.014	<0.041	<26.5	<26.5	<26.5	<39.7
SE-1	<0.130	<0.130	<0.130	<0.195	<27.9	23,700	<27.9	<41.8
SE-2	<0.015	<0.015	0.015	<0.045	<28.3	17,900	<28.3	<42.5
State Limits	0.54	3.2	15	52	3,800	No Limit	~~No Limit~~ 9,400	No Limit

<28.2 = Less Than the Detection Limit of 28.3 Parts per Million

Soil Analysis
Parts per Million

Compounds Mg/Kg ppm	EPA Method 8260C Volatile Hydrocarbons		
	SE-1 4ft.	SE-2 5ft.	State's Limit
Acetone	<0.649	0.805	68,000
2-Butanone MEK	<0.324	0.206	46,000
n-Butylbenzene	2.84	0.256	~~No Limit Est.~~ 3,800
Sec-Butylbenzene	<130	0.266	No Limit Est.
tert-Butylbenzene	0.976	0.0911	No Limit Est.
Ethylbenzene	<0.130	0.0153	7,600
Isopropylbenzene	0.277	0.0627	No Limit Est.
p-Isopropyltoluene	4.97	0.392	No Limit Est.
Naphthalene	0.520	<0.0746	1,100
N-Propylbenzene	1.38	0.261	7,600
1,2,4 - Trimethylbenzene	<0.0138	0.289	~~No Limit Est.~~ 760