Initial Site Screening (ISS)

Site Name: VOC- Docs Automotive Repair

Project Manager: Matt Culp Date: 4/15/2020

☐ **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: 41.7297 Longitude: 92.4433 **County**: Poweshiek

USGS Quadrant: Brooklyn

Site Size: 0.6 **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet ☐ Square Miles ☐ Miles

Site Alias Name(s): None

Congressional District: Iowa 1st

Grant Recipient Name: NA

Grant Recipient Address: NA

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

Current Owner(s): Docs Automotive LLC and Mr. and Ms. Duane Blankenship

Current Owner Address:

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)

219 East 2nd Street, Brooklyn, Iowa 52211

Directions to site: From Des Moines travel east on interstate 80 to Brooklyn, Iowa (Highway V18 north) the site is located at the corner of V18 and 2nd 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.)

Site History:

The Site is located in Brooklyn, Iowa (Figure 1) I and was once occupied by a lumber yard from 1894 to 1972 that likely used and stored petroleum products, various lubricant/solvents, and wood treatment preservatives which can result in wood-treatment contaminants in shallow surficial soils. The site became an automotive repair shop in the 1970s until to present day. The site has three buildings with a 12,296-square-foot primary service building, and two storage smaller storage buildings (Figure 2) which is currently operated as a Docs Auto Repair.

Land use surrounding the site is a mixed use area of town consists of a vacant lots, railroad yard, a car wash, and private residences. The site is served by public utilities, including public potable water and municipal sewer. No potable water wells or septic systems were observed on the Property. The site directly to the west operated as a gas station from 1932 to 1972 that had two underground storage tanks (USTs). Records pursuant to UST closure were not available.

Recognized Environmental Conditions (REC):

- On-Site REC: The former lumber yard likely used and stored petroleum products, various lubricant/solvents, and treatment wood which often set outside to drip dry, which can result in accumulation of wood-treatment contaminants in surficial soils.

- Off-site REC: Based on the lack of information and location adjacent to the west of the site, the historic gas station operations and associated USTs at 104/ 129 Clay Street are an off-site REC.

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 completed to a depth of 30 feet to collect soil samples and were then convert to temporary groundwater monitoring wells (See Figure 2). Soil samples were field screened with a Photoionization Detector (PID). One soil sample was collected from the interval exhibiting the highest PID reading, or if no PID detections were observed, from the soil water table interface. A groundwater sample was collected from each sample location (See Soil Boring logs). Based on the location of Little Bear Creek, and the assumption that shallow groundwater flow mimics local surface topography, the shallow groundwater flow direction at the site is assumed to be toward the south-southeast. The collected samples will be analyzed for VOCs via EPA Method 8260 and Diesel and Waste Oil via Iowa Method OA2

Summarize the soil and groundwater findings and conclusions regarding the contaminants found and the 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

Soil analytical results were compared to Iowa Tier 1 Standards. All soil sample results were below the laboratory method detection limits which are well below Tier 1 Standards. No compounds exceeded a screening standard.

Groundwater Findings:

The contaminants, benzene, toluene, ethylbenzene, xylene, (BTEX), diesel and waste oil were below Iowa Land recycling program statewide standards (SWS). The only compound that exceeded a SWS was TCE at one sample location at a concentration of 6ug/L and the SWS is 5ug/L.

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.

Surface water receptors: Little Bear Creek, located approximately 0.24 miles south of the site, and Big Bear Creek, located approximately 0.97 miles north of the site.

Wetlands: Based on the National Wetland Inventory, there are no wetlands located on or adjacent to the site.

Wells: There are water wells located within 0.5 miles of the Property, though none are located on the site or adjoining the properties.

Land use: The area has a mix of residential and commercial use.

See Potential Sources and Receptors Map.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.
Priority 3: due to a slight exceedance of TCE in groundwater

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

Soil and groundwater concentrations did not exceed RBCA Default Levels for BTEX, diesel, and waste oil in SB1 and SB2. However, TCE was identified in the groundwater collected from SB1 (6.10ug/L) exceeding Iowa's Statewide Standard (SWS) for protected groundwater sources (5ug/L).

A risk calculation for exposure to indoor air was conducted by DNR because the contaminant TCE detected in groundwater is volatile. The concentration of 6ug/L for TCE was evaluated using the EPA VISL vapor intrusion to indoor air spreadsheet and the resulting value was then in put into the Iowa DNR Cumulative Risk Calculator. The results passed for all three risk exposure of residential, site worker and construction worker 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: [signature] **Date Reviewed:** **4/15/2020**