



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: Former McGrath Automotive *Identified By: Removal Site Assessment Federal Facilities

States Other Federal Agency Check if: FUD Site

*Address: 404 2nd Street *County: Johnson

*City, State, Zip: Coralville, Iowa 52241 State ID (if one exists): 2862 Congressional District: Iowa 1

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): _____

Directions to Site: Driving on Interstate 80, take the exit for 1st Avenue in Coralville. Drive south on 1st Avenue for approximately 1 miles and turn right on 2nd Street. Proceed for approximately 0.35 mile and the site is on the left.

Site Description: The approximately 3.3 acre site is improved with a former used car dealership and associated parking lot.

*Latitude: 41.6705 *Longitude: -91.5724 USGS Quadrant: Iowa City West USGS Hydro Unit: 070802090103

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

*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: State Lead
 Not a Valid Site or Incident: NRC Lead Not a Valid Site or Incident: Tribal Lead

*Add Action: OU *PRE-CERCLIS SCREENING: _____ *Planned Complete: _____ *Actual Complete: _____

*Lead code (choose one) F-EPA Fund Financed FF - Federal Facility S - State, Fund Financed

SCAP Note: _____

Lead: _____

Add below Action (if No Further Action): OU 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: COmmercial

- | | |
|---|---|
| <p><input type="checkbox"/> MP-Manufacturing/Processing/Maintenance - Applicable sub-categories:</p> <ul style="list-style-type: none"> <input type="checkbox"/> CA-Chemicals and allied products <input type="checkbox"/> CG-Coal gasification <input type="checkbox"/> CP-Coke production <input type="checkbox"/> EP-Electric power generation and distribution <input type="checkbox"/> FT-Fabrics/textiles <input type="checkbox"/> EE-Electronic/electrical equipment <input type="checkbox"/> LW-Lumber and wood products/pulp and paper <input type="checkbox"/> WP-Lumber and wood products/ wood preserving/ preserving/ treatment <input type="checkbox"/> MF-Metal fabrication/finishing/coating and allied industries <input type="checkbox"/> OR-Oil and gas refining <input type="checkbox"/> OP-Ordnance production <input type="checkbox"/> OT-Other-Description (needed): _____ <input type="checkbox"/> PR-Plastics and rubber products <input type="checkbox"/> PM-Primary metals/mineral processing <input type="checkbox"/> RA-Radioactive products <input type="checkbox"/> TA-Tanneries <input type="checkbox"/> TS-Trucks/ships/trains/aircraft and related components <p><input type="checkbox"/> RE-Recycling - Applicable sub-categories</p> <ul style="list-style-type: none"> <input type="checkbox"/> AT-Automobiles/tires <input type="checkbox"/> BS-Batteries/scrap metals/secondary smelting/precious metal recovery <input type="checkbox"/> CC-Chemicals/chemical waste (e.g., solvent recovery) <input type="checkbox"/> DT-Drums/tanks <input type="checkbox"/> OT-Other-Description (needed): _____ <input type="checkbox"/> WO-Waste/used | <p><input type="checkbox"/> MI-Mining - Applicable sub-categories</p> <ul style="list-style-type: none"> <input type="checkbox"/> CO-Coal <input type="checkbox"/> ME-Metals <input type="checkbox"/> NM-Non-metal minerals <input type="checkbox"/> OG-Oil and Gas <input type="checkbox"/> OT-Other-Description (needed): _____ <p><input type="checkbox"/> WM-Waste Management - Applicable sub-categories</p> <ul style="list-style-type: none"> <input type="checkbox"/> CL-Co-disposal landfill (municipal and industrial) <input type="checkbox"/> ID-Illegal disposal/open dump <input type="checkbox"/> IF-Industrial waste facility (non-generator) <input type="checkbox"/> MD-Mine tailings disposal <input type="checkbox"/> OT-Other-Description (needed): _____ <input type="checkbox"/> ML-Municipal solid waste landfill <input type="checkbox"/> RW-Radioactive waste treatment, storage, disposal (non-generator) <p><input checked="" type="checkbox"/> OT-Other - Applicable sub-categories</p> <ul style="list-style-type: none"> <input type="checkbox"/> AG-Agricultural (e.g., grain elevator) <input type="checkbox"/> CS-Contaminated sediment site with no identifiable source <input type="checkbox"/> DC-Dust control <input type="checkbox"/> OT-Other-Description (needed): _____ <input type="checkbox"/> GP-Ground water plume site with no identifiable source <input type="checkbox"/> MO-Military/Other Ordinance <input type="checkbox"/> PS-Product Storage/distribution <input checked="" type="checkbox"/> RC-Retail/commercial <input type="checkbox"/> RD-Research, development, and testing facility <input type="checkbox"/> SE-Spill or other one-time event <input type="checkbox"/> TP-Transportation (e.g., railroad yards, airport, barge docking, site) <input type="checkbox"/> TW-Treatment works/septic tanks/other sewage treatment |
|---|---|

Signatures: _____

States: _____ Date: _____
RPM/OSC/SAM: _____ Date: _____



Initial Site Screening (ISS)

Site Name: Former McGrath Automotive

Project Manager: Jake Bucklin Date: 9/16/2025

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: 41.6705 Longitude: -91.5724 County: Johnson

USGS Quadrant: Iowa City West 7.5'

Site Size: 3.3 Site Dimension: Acres Square Feet Feet Square Miles Miles

Site Alias Name(s):

Congressional District: Iowa 1

Grant Recipient Name:

Grant Recipient Address:

Grant Recipient Phone: Grant Recipient Email:

Current

Owner(s): Warrior Enterprises, LLC

Current Owner Address: 1600 51st St NE, Cedar Rapids, IA 52402

If different from current owner:

Responsible Party Name(s):

Responsible Party Address:

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

404 2nd Street, Coralville, IA 52241

Directions to site: Driving on Interstate 80, take the exit for 1st Avenue in Coralville. Drive south on 1st Avenue for approximately 1 mile and turn right on 2nd Street. Proceed for approximately .35 mile and the site is 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, SW burial, etc.)

Site History:

Historical records dating back to 1891 depict the site as undeveloped until a car dealership and auto body shop was constructed on the eastern portion of the site around 1966, which remained in operation under various business names until 2023. This building has remained vacant since 2023, and a portion of the building appears to have been demolished between 2015 and 2017. Additionally, a gas station was constructed on the western portion of the site by the 1970s, and that gas station continued operation under various names into the 2010s. The former gas station was demolished by 2015 and the area was paved for additional parking associated with the car dealership on the eastern portion of the site. The former gas station is a Leaking Underground Storage Tank (LUST) site that has been thoroughly assessed through the Iowa DNR LUST section and was issued a No Further Action certificate and subsequently closed.

Recognized Environmental Conditions (REC):

A Phase I Environmental Site Assessment (ESA) was performed in 2025 to facilitate the purchase of the property. The following RECs were identified during the Phase I ESA:

- While operations associated with the former on-site gas station have been thoroughly assessed through the LUST investigation, potential releases associated with the former on-site car dealership/auto body shop would not have been fully assessed by the prior LUST assessment. As such, potential releases at the site associated with the former on-site car dealership/auto body shop operations are considered a REC.
- Based on the completed closure activities and the levels of contamination remaining on the site above IDNR target levels, the closed LUST is considered a controlled REC (CREC).

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.)

A Limited Site Investigation was completed following the completion of the Phase I ESA to investigate the RECs identified at the site. To investigate the RECs, three (3) borings were advanced at the site for the collection of soil samples. One soil sample was collected from each of the three borings from the depth interval exhibiting the highest probability of contamination based on photoionization detector (PID) readings in the field. The soil samples were submitted to a properly accredited laboratory for analysis of volatile organic compounds (VOCs) via EPA Method 8260D, total extractable hydrocarbons (TEH) as diesel and waste oil via Iowa Method OA-2, and resource conservation and recovery act (RCRA) metals via EPA Methods 6020B and 7471B.

Following collection of the soil samples, each of the three borings were converted to temporary monitoring wells for the collection of groundwater samples. Once the temporary monitoring wells were installed and prior to sample collection, each well was developed by purging water from the well using a peristaltic pump until the purge water was relatively free of sediment or until the well ran dry. After development, groundwater samples were collected from each well and submitted for laboratory analysis of VOCs via EPA Method 8260D, TEH as diesel and waste oil via Iowa Method OA-2, and RCRA Metals via EPA Methods 6020B and 7471B.

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

Soil samples collected at the site returned detections of Arsenic, Barium, Chromium, Lead, Mercury, Waste Oil, and total TEH above laboratory detections limits. Of these detections, only Arsenic (5.29-8.86 mg/kg) was detected at levels that exceed statewide standards but those detections were consistent with typical naturally occurring background concentrations observed in the state of Iowa.

Groundwater Findings:

Groundwater samples collected at the site returned detections of methyl tert-butyl ether, dissolved arsenic, dissolved barium, and dissolved lead at concentrations above laboratory detection limits. Of these, only arsenic was detected in excess of statewide standards at one location (TMW-1).

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 site is classified as commercial and adjoining properties include Clear Creek to the east, railroad tracks and Clear Creek to the south, 2nd Street followed by commercial properties to the north, and commercial properties to the west. A well survey conducted as part of the Limited Site Investigation did not reveal evidence of any water wells within 1,000 feet of the site and the City of Coralville has a DNR-approved well ordinance in place that prohibits the installation of water wells within city limits. The site is serviced by the City of Coralville for drinking water and wastewater, Alliant for electric, and MidAmerican for natural gas.

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

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

Although some contaminants were detected in soil and groundwater at concentrations in excess of laboratory detection limits, none of those contaminants exceeded applicable regulatory levels with the exception of Arsenic which, although exceeding statewide standards, was detected at concentrations consistent with typical background concentrations observed across the state. Given the commercial classification of the property, lack of detections in excess of regulatory standards, and lack of complete exposure pathways the site is unlikely to pose a hazardous condition to users.

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: _____

Date Reviewed: _____