CON 12-15
Doc # 4544

Dubuque Hardwoods
Initial Site Screening (ISS)

Hylton Jackson

12/7/2005

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 8.4 acre site was historically a slough from at least 1884 until at least 1909, and a partial slough until at least 1950. A portion of the site was developed as a sawmill by at least 1950 and completed by 1960. Fill used to develop the site is from river dredge and possibly other unknown sources. The site is listed in IDNR's LUST database (8LTN99) with a "Low Risk" designation. Six buildings occupied the site at the time of the Phase I, June 2, 2003. Building 1 was used as the facility office, equipment shop, and storage. Building 2 was utilized as a sawmill and was occupied by Midwest Hardwoods. Two buildings served as mulch storage, 1building was used as an electrical building for the site, and the remaining building was an empty barn. A 200-gallon used oil AST and unlabeled 55-gallon drums were present on-site. An on-site waste water leach field was also observed north of the former office building. Site has been cleared (spring of 2004) and grass seeded and is now vacant.

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.)
The site is part of the Port of Dubuque Brownfield Redevelopment Project. There were 15 soil borings advanced to between 10 to 18 feet bgs on this specific site. These soil borings were designated SB-01 through SB-15. Soil samples were collected continuously to 10 feet bgs. From each boring, one soil sample from 0-2 feet bgs and one from 2-10 feet bgs (a total of 30 from the site) were submitted for analysis. Soil samples were analyzed for VOCs, SVOCs, pesticides, PCBs, and RCRA metals. Soil boring SB-02, SB-03, SB-08, and SB-10 were advanced to 18 feet bgs, each was developed as a monitoring well and hydraulic conductivity was established. Unfiltered groundwater samples were analyzed for VOCs, SVOCs, pesticides, PCBs, and RCRA metals.

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.

Soils:
Exceedances in **Bold**

Contaminant (mg/kg)	Max	Location	Statewide Standard
Arsenic	**34.1**	**SB-07**	1.4
Lead	**2638**	**SB-06**	400
Benzo(a)anthracene	2.4	SB-07	2.9
Benzo(a)pyrene	**1.8**	**SB-07**	0.29
Benzo(b)fluoranthene	2.2	SB-07	2.9
Dibenzo(a,h)anthracene	**0.51**	**SB-05**	0.29
indeno(1,2,3-c,d)pyrene	**3.3**	**SB-07**	2.9

Groundwater:
Exceedances in **Bold**

Contaminant (mg/L)	Max	Location	Statewide Standard
Arsenic	0.031	SB-10	0.05
Barium	1.43	SB-03	2
Cadmium	**0.0055**	**SB-03**	0.005
Lead	**1.808**	**SB-03**	0.015
Acetone	0.61	SB-03	0.7
Benzene	**0.86**	**SB-03**	0.005
Benzyl alcohol	0.18	SB-03	na
Bis(2-ethylhexylphthalate)	**1.5**	**SB-03**	0.006
Dimethylphenol, 2,4-	0.14	SB-03	230
Methylphenol-4	**1.7**	**SB-03**	0.0035
Naphthalene	0.0046	SB-03	0.02
Phenol	0.66	SB-03	4

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.
This site is part of the Port of Dubuque Brownfields Redevelopment Project and is located within 1,250 feet of the Mississippi River. Records do not indicate the presence of water wells on or near the site. While not identified, it can be assumed that municipal water/sewer and gas utilities are present.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.
2

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

Future uses for the site have not been specified. Lead and PAHs are a concern in site soils and their concentrations along with benzene are an issue in groundwater. While redevelopment plans currently key on commercial activities, the City of Dubuque would like to preserve as many options as possible, including possible residential uses. The city has agreed to further environmental investigation of soils and groundwater at the site. The city's consultant will submit a work plan for review. The site will go on to an ESS.

United States
EPA ENVIRONMENTAL PROTECTION AGENCY
Washington, DC 20460

Form Approved.
OMB No. 2050-0192
Expires 08-31-2006

PROPERTY PROFILE FORM
Iowa Brownfields

PART I – GRANT RECIPIENT INFORMATION

1a. Grant Recipient Name Port of Dubuque Brownfields

1b. Site Name Dubuque Hardwoods

2a. Grant Number BP-98719701

2b. Activity Code

PART II – PROPERTY INFORMATION

3. Property Background Information

3a. Current Owner	**3b.** Property Name (if different from site name)
City of Dubuque	Dubuque Hardwoods

3c. Street Address
205 East 6th Street

3d. City	**3e.** State	**3f.** Zip Code	**3g.** Size (in acres)
Dubuque	IA	52001	8.4

4. Property Geographic Information
(EPA Headquarters, or its contractors, will provide lat/long information if grant recipients are unable.)

4a. Latitude	**4b.** Longitude
42.502206	90.659234
4c. Horizontal Collection Method IDNR GIS database	**4d.** Source Map Scale Number (only if a map/photo was used)
4e. Reference Point Area center	**4f.** Parcel Number(s)

5. Property History Information (optional)

5a. Property Description / History / Past Ownership

The 8.4 acre site was historically a slough from at least 1884 until at least 1909, and a partial slough until at least 1950. A portion of the site was developed as a sawmill by at least 1950 and completed by 1960. Fill used to develop the site is from river dredge and possibly other unknown sources. The site is listed in IDNR's LUST database (8LTN99) with a "Low Risk" designation. Six buildings occupied the site at the time of the Phase I, June 2, 2003. Building 1 was used as the facility office, equipment shop, and storage. Building 2 was utilized as a sawmill and was occupied by Midwest Hardwoods. Two buildings served as mulch storage, 1building was used as an electrical building for the site, and the remaining building was an empty barn. A 200-gallon used oil AST and unlabeled 55-gallon drums were present on-site. An on-site waste water leach field was also observed north of the former office building. Site has been cleared (spring of 2004) and grass seeded and is now vacant.

5b. Current Use(s)
Vacant

PART III – ENVIRONMENTAL ASSESSMENT INFORMATION (optional for cleanup and RLF grant recipients)

6. Environmental Assessment Activity Information (use mm/dd/yyyy format)

6a. Phase I (preliminary assessment / all appropriate inquiry) Report Completion Date(s) 6/27/2003	6b. Phase II (supplemental assessment) Report Completion Date(s) 11/03/2004	6c. Phase III (cleanup planning) Report Completion Date(s)

7. Environmental Assessment Findings

7a. Classes of Contaminants Found (check all that apply)

- ☒ Petroleum / Petroleum Products
- ☐ Controlled Substances
- ☐ Asbestos
- ☐ PCBs
- ☒ VOCs
- ☒ Lead
- ☐ Other Metals
- ☒ PAHs
- ☐ Other (describe)

7b. Media Affected (check all that apply)

- ☒ Soil
- ☐ Air
- ☐ Surface Water
- ☒ Ground Water
- ☐ Drinking Water
- ☐ Sediments
- ☐ Unknown

7c. Cleanup Required

- ☐ Yes
- ☐ No
- ☒ Unknown

8. Environmental Assessment Funding Information

Table A – Funds Used to Perform Assessment Activities

Source	Amount	Source	Amount
8a. US EPA – Brownfields Assessment Grant		8d. Local Funding	
8b. Other Federal Funding		8e. Private Funding	
8c. State / Tribal Funding		8f. Other Funding	

PART IV – REPORT SUMMARY

9a. 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.) There were 15 soil borings advanced to between 10 to 18 feet bgs on this specific site. These soil borings were designated SB-01 through SB-15. Soil samples were collected continuously to 10 feet bgs From each boring, one soil sample from 0-2 feet bgs and one from 2-10 feet bgs (a total of 30 from the site) were submitted for analysis. Soil samples were analyzed for VOCs, SVOCs, pesticides, PCBs, and RCRA metals. Soil boring SB-02, SB-03, SB-08, and SB-10 were advanced to 18 feet bgs, each was developed as a monitoring well and hydraulic conductivity was established. Unfiltered, groundwater samples were analyzed for VOCs, SVOCs, pesticides, PCBs, and RCRA metals.

9b. Summarize the findings and conclusions regarding the contaminants detected and their extent and concentrations. Relate these values to known criteria such as MCLs, statewide standards, water quality standards, background levels or other benchmarks used to determine site priority

Soils:

Exceedances in **Bold**

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Phenol	0.66	SB-03	4

9c. Rate the site on a scale of 1 to 4, in decreasing order severity (1 being the most severe)
2

9d. Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site
Future uses for the site have not been specified. Lead and PAHs are a concern in soils and their concentrations along with benzene are an issue in groundwater. While redevelopment plans currently key on commercial activities, the City of Dubuque would like to preserve as many options as possible, including possible residential uses. The City has agreed to further environmental investigation of soils and groundwater at the site. The City's consultant will submit a work plan for review. The site will go on to an ESS.

9e. Photographs Available	**9f.** Video Available
☒ Yes ☐ No	☐ Yes ☒ No

PART V - APPROVALS

10. Grant Recipient Project Manager

Name	Signature	Date

11. US EPA Regional Representative

Name	Signature	Date

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: Hylton Jackson (Name/Title) 12/07/2005 (Date)
502 East 9th Street (Address) 515 242 5084 (Phone)
Hylton.Jackson@dnr.state.ia.us (E-mail Address)

Site Name: Dubuque Hardwoods

Previous Names (if any):

Site Location: 205 East 6th Street
Dubuque (City) IA (ST) 52001 (Zip)

Latitude: 42.502206 **Longitude:** 90.659234

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:
Future uses for this site have not been specified. Lead and PAHs are a concern in these soils and their concentrations along with benzene are an issue in groundwater. While redevelopment plans currently key on commercial activities, the City of Dubuque would like to preserve as many options a possible, including possible residential uses. The city has agreed to further environmental investigation of soils and groundwater at the site. The city's consultant will submit a work plan for review. The site will go on to an ESS.

Regional EPA Reviewer:

Print Name/Signature | Date

State Agency/Tribe:

Print Name/Signature | Date 12/9/05

REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

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

SITE NAME: dubuque Hardwoods **EPA ID:** _____

Latitude: 42.502206 *(Decimal Decree format)* **Longitude:** 90.657234 **Measurement Sequence:** _____ (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

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-Footin
☐ Public Land Survey-Quarter Section ☐ Public Land Survey-Section ☐ Public Land Survey-Sixteenth Section
☐ ZIP+2 Centroid ☐ ZIP+4 Centroid ☐ ZIP Code - Centroid ☐ (Blank) ☐ Unknown

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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 Entranc
☐ 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 ☐ (Blank) ☐ Release Point ☐ Treatment/Storage Plant

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Reference Datum: ☐ NAD27 ☒ NAD83 ☐ Other ☐ Unknown ☐ WGS84 ☐ (Blank)

Accuracy Meters +/-: 5 **Collection Date:** 12/07/2005

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:
☐ (BLANK) ☐ 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:**____/____/____

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.

Dubuque Hardwoods

Dubuque Co. - Rivers
Nonmunicipal PWS
Municipal wells
Source Water Protection Area
2-year
5-year
10-year
2500-foot
1-mile
primary protection area
surface runoff area
hydrologic boundary
County

0.2 0 0.2 0.4 Miles

N
W E
S