

**Site Name: Holiday Inn Express, Carter Lake**

**Brownfield Initial Site Screening (ISS)**

**Project Manager: Tami S. Rice**

**Date: April 21, 2006**

***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 site is located at 2510 Abbott Plaza in Carter Lake, Iowa and encompasses 2.4 acres. The site is currently occupied by Holiday Inn Express which includes a hotel building, attached pool facility, detached garage for storage of maintenance tools and equipment, and a paved parking lot. The site appears to have been vacant land up until the time that the Holiday Inn Express was built.

The initial Phase I Report completed in November of 2000 included 8 acres of land, which included the site and some adjacent property located in Nebraska. The second Phase I Report completed in April of 2006 broke the site down into the current 2.4-acre lot. The November 2000 report noted that the overall 8 acres were bought by Anderson EC in the late 1970's and he used the property to stockpile excavated fill material for reuse. In 1985-1987, some residential buildings located on the 8-acre site were removed and disposed of off-site. Based on the historical photography, it is difficult to determine if the residential buildings were located on the current site (2.4 acres) or the adjacent properties included in the 2000 Phase I Report. It appears the current buildings on-site were constructed between the November 2000 and the April 2006 Phase I Reports.

***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.)***

Assessments were conducted on the property in 2001 and 2003. The 2001 assessment included four borings of which two (MW-2 and MW-3) were located in Iowa and two (MW-1 and MW-4) were located in Nebraska. Only groundwater samples were collected from these borings and analyzed for Total Extractable Hydrocarbons (TEH), Volatile Organic Compounds (VOCs), and the eight RCRA Metals. Water levels on-site ranged from 9.77 to 15.56 feet below ground surface.

The assessment conducted in 2003 was an expansion of the initial assessment. The 2003 sampling consisted of two borings (B-1 and B-2) with soil and groundwater samples collected and analyzed for ammoniacal nitrogen (ammonia) and nitrate/nitrite nitrogen (nitrate).

***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.***

The 2001 sampling resulted in all contaminant concentrations below the statewide standards in MW-2 and arsenic concentrations of 0.0763 ppm found in MW-3. The statewide standard for arsenic in groundwater is 0.05 ppm. Other contaminant concentrations in MW-3 were below the statewide standards.

The results of the 2003 sampling included groundwater concentrations of ammonia in B-1 of 54.0 ppm and B-2 of 78.0 ppm, which is above the statewide standard of 30.0 ppm. All soil contaminant concentrations were below the statewide standards. In addition, an EPA model was used to determine if there is potential for ammonia vapor intrusion into an enclosed space from the soil or groundwater. Based on the model output, it was determined that the slab-on-grade foundation proposed is not likely to incur intrusion that would be adverse to human health. The consultant suggested that a vapor management system be included into the design of the slab-on-grade building as an additional measure of protection.

***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.***

It appears there are no nearby drinking water wells within a half-mile of the site. The Missouri River is approximately 2,700 feet southeast of the site.

Properties surrounding the site generally consist of vacant land, commercial, and industrial property. Adjoining properties include: Kicks 66 gas station and car wash to the east; vacant land to the northeast, north, and west; LaQuinta Inn Motel to the southwest; and Sarie's International Lounge to the south.

It was noted in the Phase I Report that within the City of Carter Lake, any parcel located near a city water main has to be connected to city water. Therefore it is unlikely that wells will be installed in the City of Carter Lake.

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

3

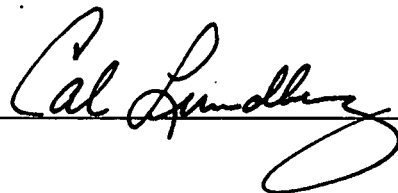
***Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.***

Arsenic and ammonia were found in groundwater at the site; however, the concentrations found are not a major environmental or human health concern.

It was noted in the 2006 Phase I Report that Praxair Distribution, Inc., which stores and distributes industrial gases, is located about 550 feet west of the site and has been known to handle ammonia on-site. This could be a potential source of ammonia found in the groundwater. Further investigation of this facility is not required at this time due to the lack of nearby drinking water wells.

This site does not require further investigation under CERCLA or Chapter 133 and is not a candidate for an ESS.

Form Reviewed:



Date Reviewed:

4/27/06

## 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:** Tami Rice, Environmental Specialist April 21, 2006  
 (Name/Title) (Date)  
502 East 9th Street, Des Moines, Iowa 50319 515-281-4420  
 (Address) (Phone)  
tami.rice@dnr.state.ia.us  
 (E-mail Address)

**Site Name:** Holiday Inn Express

**Previous Names (if any):** \_\_\_\_\_

**Site Location:** 2510 Abbott Plaza

Carter Lake Iowa 51510  
 (City) (ST) (Zip)  
**Latitude:** 41.2822 **Longitude:** -95.9118

Compare the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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:**

Arsenic and ammonia were found in groundwater at the site; however, the concentrations found are not a major environmental or human health concern.

It was noted in the 2006 Phase I Report that Praxair Distribution, Inc., which stores and distributes industrial gases, is located about 550 feet west of the site and has been known to handle ammonia on-site. This could be a potential source of ammonia found in the groundwater. Further investigation of the Holiday Inn Express is not required at this time due to the lack of nearby drinking water wells.

This site does not require further investigation under CERCLA or Chapter 133 and is not a candidate for an ESS.

**Regional EPA Reviewer:**

Print Name/Signature

Date

**State Agency/Tribe:**

Print Name/Signature

Date

*Cal Lundberg* *Cal Holly* *4/27/06*



## REGION VII U.S. EPA SUPERFUND

## SITE DISCOVERY ENTRY FORM

Discovery Lead (choose one):

Discovery Date: 2/24/2003 ☐ F-EPA Fund Fin ☒ S-State Fund Fin ☐ FF-Fed Fac Removal ☐ EP-EPA-In-house ☐ TR Tribal Lead - Fund FinSite Name: Holiday Inn Express  
☐ StatesCheck if, ☐ FUD SiteInitiated Date 4/21/2006 Identified By: ☐ Removal ☒ Site AssessmentAddress: 2510 Abbott Plaza☐ Fed. Facilities ☐ Other Fed. AgencyCounty Name: PottawattamieCity, State, Zip: Carter Lake, Iowa 51510State ID (if one exists): \_\_\_\_\_ Congressional District: 5NPL Status: ☐ Currently on the Final NPL  
☐ Proposed for NPL☒ Not on the NPL ☐ Deleted on the final NPL ☐ Pre-Proposal Site ☐ Site is Part of NPL Site  
☐ Removed from Proposed NPL ☐ WithdrawnSection: ☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch  
☐ F-(FFSE) Federal Facilities/Apecial Emphasis Brnach  
☐ I-(IANE) IA/NE Remedial Branch☒ L-(EFLR) Enfr/Fund Lead RV Branch **Fed Fac Ind:** ☐ Federal Facility  
☐ M-(MOKS) MO/KS Remedial Branch ☐ Not a Federal Facility  
☐ O-(ER&R) Emergency Response & RV Branch ☐ Status Undetermined

List Site Alias Name (s):

Directions to Site: Take I-80 West toward Council Bluffs. Merge onto I-29 North via EXIT 1A toward Sioux City. Merge onto I-480 West / US-6 West via the exit on the left toward Omaha, Nebraska. Take the US-6 / Dodge Street exit toward Eppley Airfield / Carter Lake, Iowa. Stay straight to go onto Dodge Street / US-6 West. Turn right onto North 10th Street. Turn right onto Abbott Drive. Turn left onto Avenue H. Turn right onto Abbott Plaza Circle and the site is located on the west side.Site Description: The site is currently occupied by Holiday Inn Express but appears to have been vacant land up until the time that the Holiday Inn Express was built (between 2000 and the present).Site Size: 1.8Site Dimension: ☒ Acres ☐ Square Feet  
☐ Feet ☐ Square Miles ☐ MilesUSGS Quadrant: Omaha North USGS Hydro Unit: \_\_\_\_\_Latitude: 41.2822 Longitude: -95.9118

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

Owner ☐ Bank/Loan Company ☐ Indian Lands  
Operator ☐ County Owned ☐ Other  
Type ☐ District Owned ☒ Private  
☐ Federally Owned ☐ Mixed Ownership  
☐ Former Federally Owned or Operated ☐ State Owned  
☐ Government Owned/Contractor Operated ☐ Trustee, Federal  
☐ Privately Owned/Government Operated ☐ Trustee, State  
☐ Property Defaulted Back to Government  
☐ MunicipalityOperational Status: ☒ Active ☐ Inactive ☐ Unknown

Non-NPL Status (Choose one):

☐ Addressed as part of NPL site (AX)  
☐ Combined PA/SI Ongoing (CO)☐ Deferral of NPL Listing Dec. While States

Oversee Resp. (SD)

☐ ESI Ongoing (EO)☐ ESI Start Needed (ES)☐ Fed Fac ESI Review Start Needed (FE)☐ Fed Fac Prelim Assessment Rev Ongoing (PG)☐ Fed Fac Prelim Assessment Rev Start Needed (PN)☐ Fed Fac Site Inspection Rev Ongoing (FG)☐ Fed Fac Site Inspection Rev Start Needed (FS)☐ HRS Ongoing (HO)☐ HRS Package Completed-Further Eval. Needed (HN)☐ HRS Start Needed (HS)☐ Integrated ESI RI Ongoing (IO)☐ Integrated ESI/RI Start Needed (IS)☐ Integrated Removal/Remedial Eval Ongoing (IN)☐ Integrated Removal/Remedial Eval Start Needed (IR)☒ NFRAP (NF)☐ Other Cleanup Activity:

Fed Fac-lead Cleanup (OF)

☐ Other Cleanup Activity:

Private Party-Lead Cleanup (OP)

☐ Other Cleanup Activity:

State-Lead Cleanup (OS)

☐ Other Cleanup Activity:

Tribal-lead Cleanup (OT)

☐ PA Ongoing (PO)☐ PA Start Needed (PS)☐ Ref to Rvl-Further Assess Needed (RW)☐ Referred to Rvl - NFRAP (RR)☐ Removal Only Site (No Site Assess Work) (RO)☐ SI Ongoing (SO)☐ SI Start Needed (SS)☐ SIP Ongoing (SG)☐ SIP Start Needed (SN)☐ Site Reassessment Ongoing (SR)☐ Status Not Specified (SX)☐ Site Reassessment Start Needed (RN)

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.**☐ EE-Electronic/electrical equipment☐ FT-Fabrics/textiles☐ WP-Lumber and wood products/wood 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)☐ IL-Industrial waste landfill☐ MD-Mine tailings disposal ☐ OT-Other-Desc.(needed):☐ 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 oil☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery☐ CC-Chemicals/chemical waste (e.g., solvent recovery)☐ OT- Other-Description (needed):

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

Updated by System Research Group  
17FEB 05

Signatures:

State: Cal Lindberg Date: 4/27/06 RPM/OSC/SAM: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



**REGION VII**  
**U.S. ENVIRONMENTAL PROTECTION AGENCY**

ENFORCEMENT SENSITIVE INFORMATION  
FOR INTERNAL USE ONLY

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

**SITE NAME:** Holiday Inn Express, Carter Lake

**EPA ID:** \_\_\_\_\_

**Latitude:** 41.2822  
(Decimal Degree format)

**Longitude:** -95.9118

**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-Footing  
☐ 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

**Reference Point:** ☐ Administrative Building ☐ Air Monitoring Station ☐ Air Release Stack ☐ Air Release Vent  
☐ Atmos. Emissions Trtmt 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 Trtmt/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

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

**Accuracy Meters +/-:** \_\_\_\_\_ **Collection Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Verification Method:** ☐ Ground Truth Conducted ☐ Point in Polygon (County) ☐ Blank  
☐ Point in Polygon (Zip) ☐ Proximity to Alternative Facility Coordinate ☒ Not Verified  
☐ 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  
☐ Proximity to Polygon Centroid (County) ☐ Point in Polygon (Other)

**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.



# Holiday Inn Express, Carter Lake

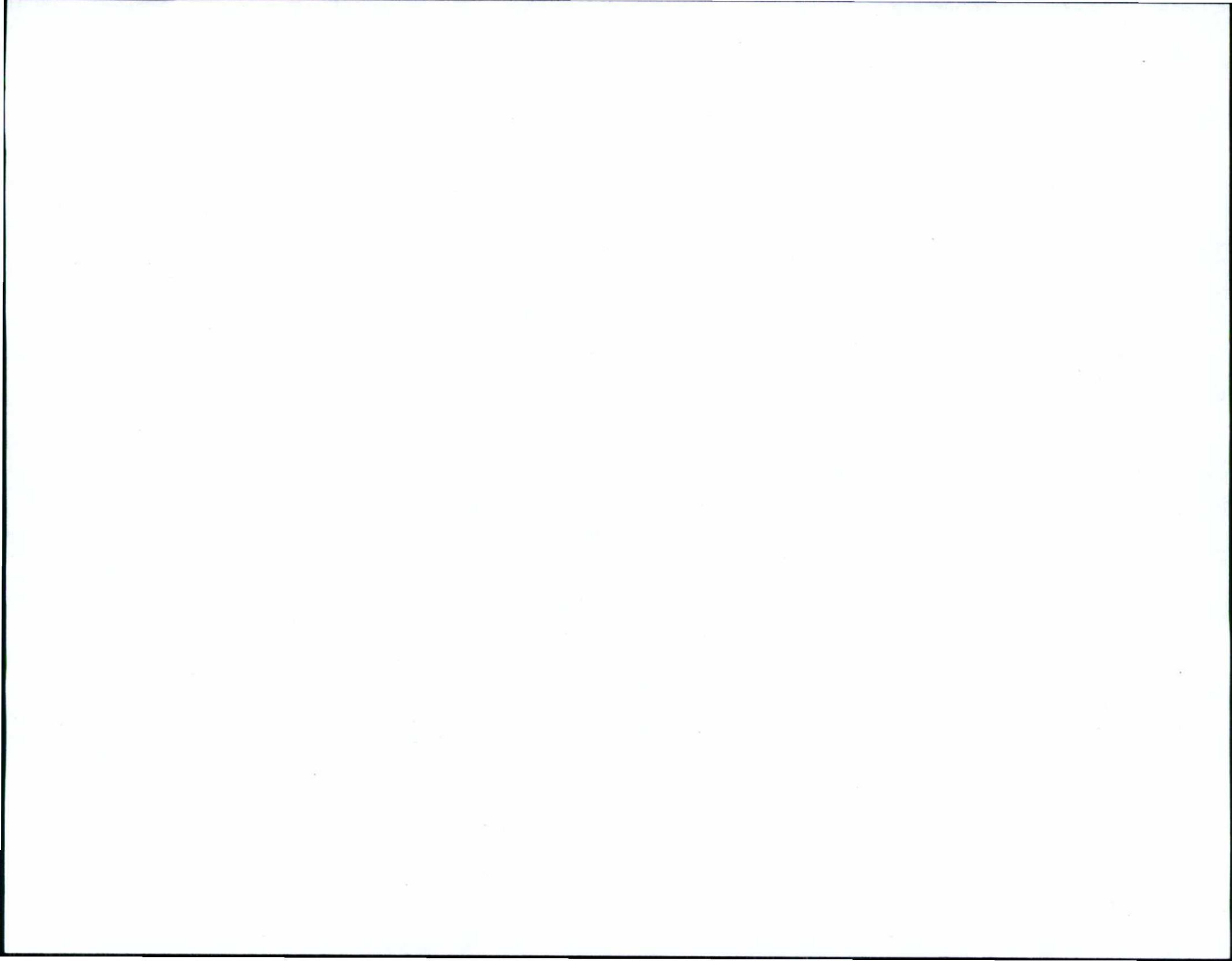


0.4 0 0.4 0.8 Miles

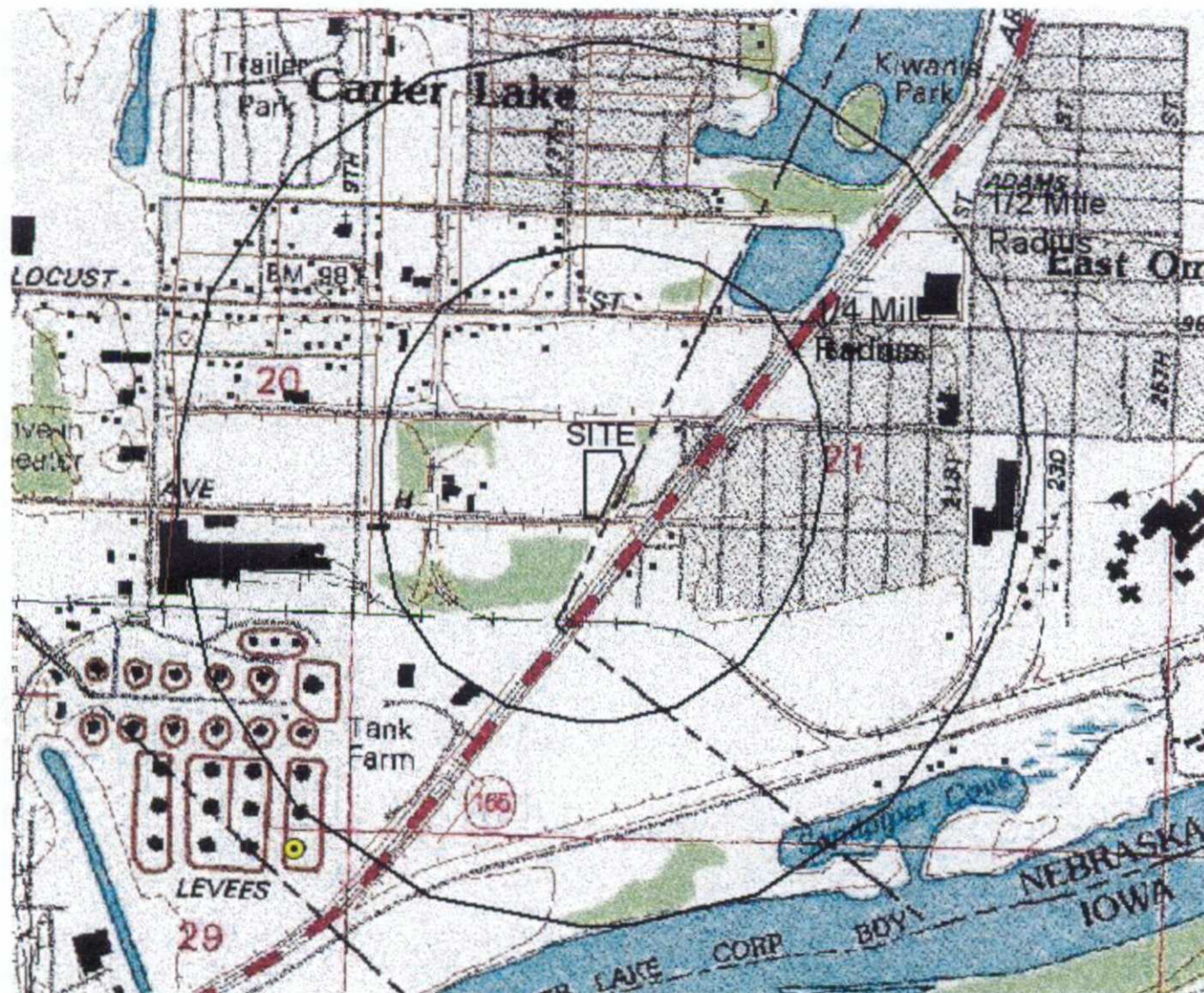
- Pwts\_wells.shp
- Private\_wells.shp
- Municipal wells
- ▲ Nonmunicipal PWS
- Geologic\_sampling\_points.shp
- Pvtperm







# Holiday Inn Express, Carter Lake



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0.4 0 0.4 0.8 Miles

