ENVIRONMENTAL • GEOTECHNICAL
BUILDING SCIENCES • MATERIALS TESTING

Environmental Site Assessment Work Plan

ATC Project #: 204EM01865

April 13, 2018

RB INVESTMENTS, LLC

FORMER DRY CLEANERS

4103 CENTER POINT ROAD NE

CEDAR RAPIDS, IA

Prepared By:

ATC Group Services LLC
328 LaPorte Road
Waterloo, IA 50702

Prepared For:

RB Investments, LLC
4630 Westchester Dr. NE
Unit A
Cedar Rapids, IA 52402

April 13, 2018

RB Investments, LLC
c/o Rick Bartels
4630 Westchester Dr. NE
Unit A
Cedar Rapids, IA 52402

Re: Environmental Site Assessment Work Plan
Former Dry Cleaners
4103 Center Point Road NE, Cedar Rapids, IA

Dear Mr. Bartels,

ATC Group Services LLC (ATC) is pleased to present this Environmental Site Assessment Work Plan outlining the installation of four (4) monitoring wells and the collection of soil and groundwater samples at the above mentioned location.

ATC appreciates the opportunity to submit this Environmental Site Assessment Work Plan and looks forward to working with you on the project. If you have any questions or concerns, please don't hesitate to contact us at 319-233-0441.

Work Plan by:

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Reviewed by:

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cc: Matt Culp, Senior Environmental Specialist, Contaminated Sites Section, Iowa DNR, Wallace Building, 502 E 9th St., Des Moines, IA 50319

Attachments:

Appendix A: Proposed Monitoring Well Locations

Table of Contents

Appendices

1.0 INTRODUCTION

ATC was retained by RB Investments, LLC (Client) to prepare an Environmental Site Assessment (ESA) Work Plan for the former dry cleaners located at 4103 Center Point Road NE in Cedar Rapids, IA (the site).

A previous site assessment conducted at the site [Phase II Environmental Site Assessment of the Proposed Kwik Trip store #106 adjacent property, located at 4103 Center Point Road Cedar Rapids, Iowa] indicated that Tetrachloroethylene (PCE) is present in the groundwater exceeding the Iowa DNR action limit of 5 µg/L at three (3) sample locations on the property containing the former dry cleaners. Per a letter from the IDNR, dated March 30, 2018, a work plan outlining additional site assessment activities is required to assess the potential risk the contaminant presents to the environment and public health.

2.0 SITE ASSESSMENT PROCEDURES

ATC proposes the following work plan to be performed as part of an Environmental Site Assessment at the site:

2.1 MONITORING WELL INSTALLATION & SAMPLING

To better define the PCE plume in the subsurface, ATC proposes to mobilize a drill rig and the necessary personnel to the site to install four (4) monitoring wells at the site.

- ATC will mark the four (4) proposed locations for monitoring well installation, and contact Iowa One-Call, 48 hours prior to the beginning of drilling operations at the site. If necessary, the client will mark any private utility lines not marked by the One-Call service, or a visit from a private utility locator will be organized with the client.

- ATC proposes to mobilize necessary equipment, personnel and supplies to the site to install four (4) monitoring wells at the site to the east, southeast, southwest, and west of the three (3) borings advanced in the previous site assessment (Appendix A). For each boring, a hand auger will be used to advance the boring to a depth of 5 feet, in order to clear potential unmarked utility lines, while collecting soil samples for every 1 foot interval. A licensed drill crew will advance the borings beyond 5 feet to a depth of approximately 20 feet or the first confining bed. In general, borings will be advanced via hollow stem auger with a two foot long split-spoon attachment for soil sampling. Soils from the borings will be divided into one foot interval samples. All soil samples will be performed per applicable ASTM Standards and/or IDNR guidelines, and field screened at one foot intervals with a photo ionization detector (PID) capable of detecting PCE.

- ATC will collect a representative soil sample of the interval containing the highest field screening reading in each boring. Soil samples will be containerized in clean, laboratory provided, glass jars and delivered to a State of Iowa certified laboratory for analysis of volatile organic compounds (VOCs) per EPA method 8260.

- ATC proposes the installation of four (4) permanent, flush-mounted monitoring wells at the site to a depth of approximately 20 feet. All soil borings / monitoring wells, will be surveyed at ground surface and the top of the installed well casings and have their elevations referenced to either an existing benchmark or a temporary benchmark on-site. All measurements will be reported to the nearest 0.01 foot.

- Tetrachloroethylene is denser than water, thus sampling will be performed using peristaltic pumps with their input end placed at well bottom. Three to five well volumes will be purged from the monitoring well and static water level will be allowed to recover to 90% of the originally recorded depth. ATC will collect water samples into clean, laboratory provided, containers and deliver them, on ice, under chain of custody procedure to a State of Iowa certified laboratory for analysis of VOCs per EPA method 8260.

- ATC will research and document sensitive receptors within select distances from the site. For the purpose of this work plan, ATC proposes to utilize the receptor criteria per Iowa Code 567-135.2(455B) as utilized by the UST section of IDNR (i.e. 1,000 feet for water wells, 500 feet for confined spaces, 200 feet for water transmission lines, and 200 feet for surface water bodies).

- ATC proposes to compile all field data, receptor information, and analytical reports into an Environmental Site Assessment Report outlining our findings and recommendations. The report will also include site maps depicting boring locations and soil boring logs.

3.0 QUALITY CONTROL

3.1 DECONTAMINATION

The risk of cross-contamination of soil and water samples will be minimized by incorporating decontamination procedures during sampling events. The field equipment used to sample soils and groundwater (split spoon, hand auger, peristaltic pump, tubing, etc.) will be decontaminated with an Alconox detergent and potable water solution, followed by a potable water rinse between each boring / monitoring well location. Furthermore, single-use PPE will be discarded between borings / monitoring wells to reduce cross-contamination potential.

3.2 INVESTIGATION DERIVED WASTE

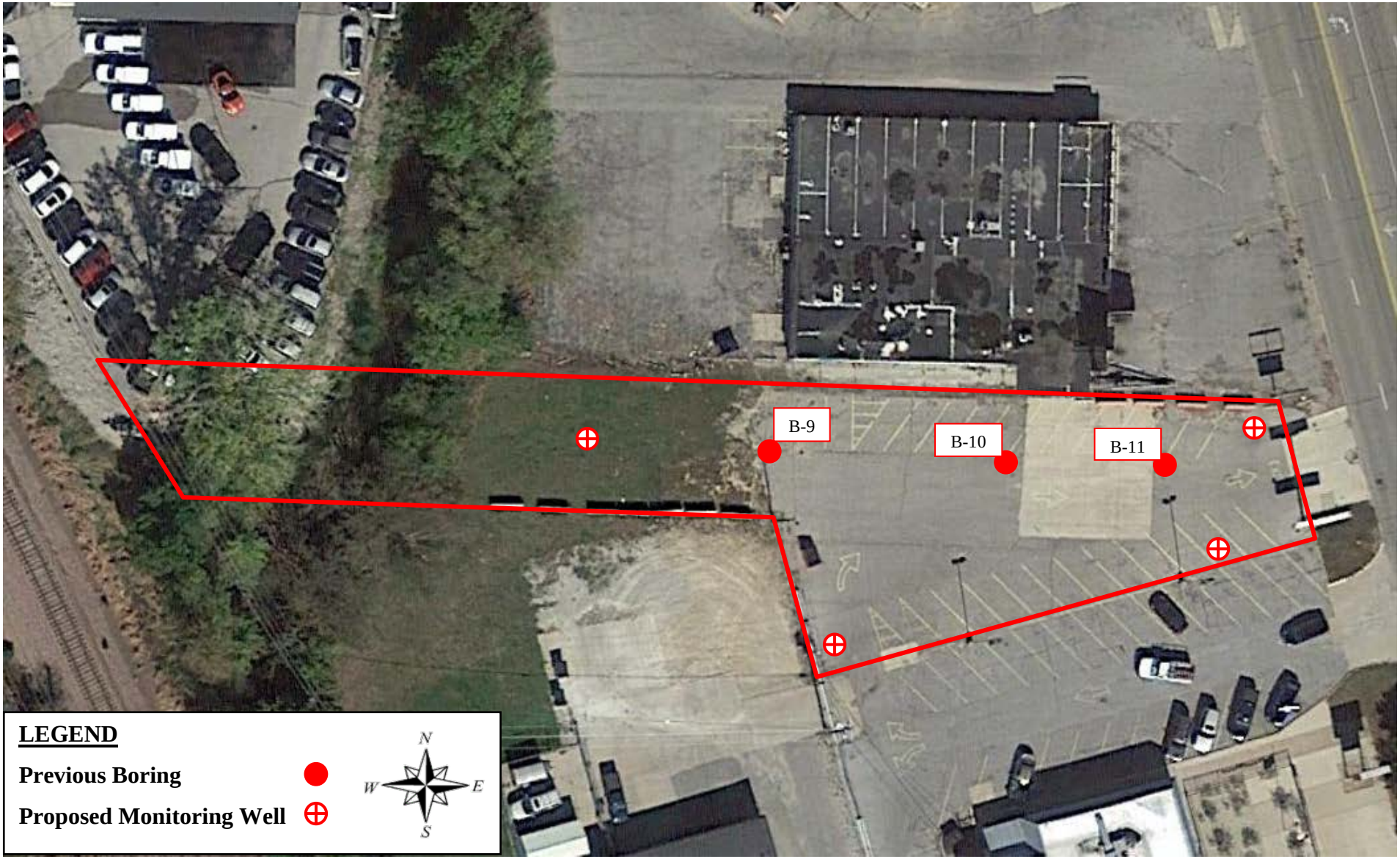
Soil and groundwater sourced from the borings / monitoring wells will be containerized into 55 gallon drums, labeled, and stored on-site until the receipt of laboratory results in order to determine proper disposal methods. Decontamination fluids will be discharged on the ground surface of the property. Single-use PPE and other generated wastes will be collected and disposed of at a local sanitary landfill.

4.0 PROJECT TIMETABLE

Scheduling of events will proceed upon approval from the IDNR and client. ATC will agree to act in good faith to satisfy the terms and conditions / deadlines set forth by the IDNR. The estimated time for the commencement of field activities is approximately 30 days from the date the work plan is approved by the IDNR, assuming favorable weather conditions. Upon receipt of the results of soil and groundwater sampling, ATC anticipates 30 to 45 days are required to prepare a report for submittal to the client.

Appendix A

Proposed Monitoring Well Locations



Proposed Monitoring Well Locations

4103 Center Point Road Northeast
Cedar Rapids, IA 52402

ATC

PROJECT #: 204EM01865	APPENDIX A
DRAWN BY: JDL	REVIEWED BY: GDH
DATE: 4/12/2018	SCALE: 1 in ≈ 50 ft