

FINAL ACTIVITY REPORT

CLINTON UST FIELD'S PROJECT

CLINTON, IOWA

PREPARED FOR:

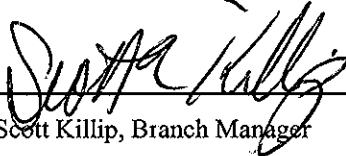
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1.0 INTRODUCTION AND PURPOSE

Seneca Environmental Services is submitting the Final Activities Report – Clinton UST Fields Project. The work completed complies with Section 1A – Method of Performance, outlined in Seneca’s accepted technical proposal for the project. There were initially thirteen properties proposed for investigation within this project. A table with each property and address is attached to this report. A letter designation was determined for each property for easy reference. Property access agreements were not executed for two of the properties (Former Hardee’s and Praxair). IDNR determined that no work was to be done at the Starbuck Property due to non-petroleum storage issues. The remaining ten properties were investigated for the presence and/or former presence of underground storage tanks. Five of these sites have been determined to be leaking underground storage tank (LUST) sites by the Iowa DNR (IDNR). These include: James Golinvaux Property, 2019 Camanche Ave, IDNR Registration No. 197910540, IDNR LUST No. 9LTL93; City of Clinton Property, 1101-1105 South 4th Street, IDNR Registration No. 197910538, IDNR LUST No. 9LTL91; Hairitage Design, 412 12th Avenue, IDNR Registration No. 200300024, LUST No. 9LTL89; Bossen Strip Mall Property, 2201-2209 Camanche Ave, IDNR Registration No. 197910537, IDNR LUST No. 9LTL90; Former McDonald’s, 1616 Camanche Ave, IDNR Registration No. 197910539, IDNR LUST No. 9LTL92.

These ten properties all are located on or near Camanche Avenue in Clinton, Iowa and are within the Liberty Square redevelopment corridor. The properties were investigated in order for them to be available for possible development opportunities in the future and also for any remaining tanks to be removed before road construction activities begin. All of the properties except the Former McDonald’s had bedrock encountered during drilling before groundwater. The general groundwater flow direction in the area is to the south and east (toward the Mississippi River). A map of the area showing the thirteen properties is attached.

2.0 SITE ACTIVITIES

2.1 Leslie Electric (A) – 1801 Camanche Avenue, Clinton

The property access agreement was signed by Gilbert Leslie on March 24, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. This historical research indicated that a gasoline station was located at this address during the 1940's to 1960's. No indication of ownership by a major oil company was indicated from the research. On April 13, 2004 Seneca performed a site walk through to determine the presence and/or former presence of underground storage tanks. During a phone conversation, the former owner of the property, Gilbert Leslie did indicate that tanks had been removed from the northeastern side of the property. No indications of underground tanks were noted on the surface however on a subsequent visit indications of former pump islands were found.

On June 10, 2004 five soil borings were advanced according to the map included with the July 2, 2004 Monthly Project Update. These borings were advanced in the apparent area of the former tanks and pump islands. No analytical results were above Tier 1 target levels. Three bedrock monitoring wells were installed at the site on September 16, 2004. An additional soil sample was taken at B3 at the request of the DNR. Groundwater samples were taken October 6, 2004, the analytical results were below Tier 1 target levels. The locations of these monitoring wells are shown on the map included for the property in the final data transmittal report dated January 25, 2005. This site does not appear to be a LUST site and no further work is recommended at this time.

2.2. James Golinvaux Property (B) – 2019 Camanche Avenue, Clinton.

IDNR Registration No. 197910540, IDNR LUST No. 9LTL93

The property access agreement was signed by James Golinvaux on April 14, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. This historical research indicated that the site was a Shell Service station from approximately 1956 through 1966. On June 3, 2004 Seneca performed a site walk through to determine the presence and/or former presence of underground storage tanks.

There were indications of a former pump island noted on the northern side of the property, a soil boring and monitoring well scars were noted. These appear to be from the investigation done at Norm's 66 (7LTO09) that is located across Camanche Avenue from the property. This site received a No Further Action classification on December 18, 2001.

On July 21 and 22, 2004 thirteen soil borings were advanced at the property, all field screenings were zero and analytical results were below IDNR Tier 1 target levels. The soil borings were installed in a grid pattern across the property. No indications of underground storage tanks were encountered during drilling. A copy of the map showing soil boring locations was included in the August 11, 2004 Monthly Project Update. Three bedrock monitoring wells were installed at the site on September 16, 2004. The locations of these monitoring wells are shown on the map included for the property in the final data transmittal report dated January 25, 2005. Groundwater samples were taken October 6, 2004, analytical results were above Tier 1 target levels at MW3. It is Seneca's opinion that this site may be a LUST site, we recommend that this site progress to a Tier 2 Site Cleanup Report to determine the risk classification for the site.

2.3 City of Clinton Property – 1101-1105 South 4th Street, Clinton.

IDNR Registration No. 197910538, IDNR LUST No. 9LTL91

The property access agreement was signed by Melvin Lipardt on March 8, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. This historical research indicated that in approximately 1917 there was some type of auto company located at the site. Sanborn maps indicated that there was a tank near the street on the west side of the property. No indication of ownership by a major oil company was indicated from the research. On April 13, 2004 Seneca performed a site walk through to determine the presence and/or former presence of underground storage tanks. No indications of underground storage tanks were found.

Eight soil borings were advanced at the site on June 10, 2004. The soil borings were installed in a grid pattern across the property. A copy of the map showing soil boring

locations was included in the July 2, 2004 Monthly Project Update, all field screenings were zero and analytical results were below IDNR Tier 1 target levels. No indications of underground storage tanks were encountered during drilling. Three bedrock monitoring wells were installed at the site on September 14, 2004. The locations of these monitoring wells are shown on the map included for the property in the final data transmittal report dated January 25, 2005. Groundwater samples were taken October 6, 2004, analytical results were above Tier 1 levels for Waste Oil at MW1 and MW2. Both of these wells were resampled on November 16, 2004 for Diesel and Waste Oil only. MW2 again had analytical results above Tier 1 levels for Waste Oil and also for Diesel. Based on these results it is Seneca's opinion that this site may be a LUST site and a Tier 2 Site Cleanup Report is recommended. This site was formerly known as Papa Pete's BBQ and owned by Melvin Lipardt, the IDNR discovered that it is actually owned by the City of Clinton.

2.4 Hairitage Design (D) and ESB, Inc. (G) – 412 & 400 12th Ave South, Clinton IDNR Registration No. 200300024, IDNR LUST No. 9LTL89

Each property access agreement was signed by the respective property owners (Cindy Gifford and John Rausenberger) on March 24, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. This historical research however did not offer any information about underground storage tanks at either property. Upon conversation with Mr. Rausenberger, the owner of ESB, Inc. it appears that both the Hairitage Design property and the ESB, Inc. properties were originally one property. The properties were split into two with three tanks on the ESB property and one tank on the Hairitage Design property. ESB removed their tanks previously and Seneca removed the Hairitage Design tank on September 23, 2004. There were visible holes in the tank and some soil staining in the tank basin. One soil sample was taken from this area and the analytical results were above Tier 1 target levels. An Underground Storage Tank Removal report was submitted to the IDNR January 27, 2005.

Three soil borings were installed at the Hairitage Design/ESB, Inc. site on September 8, 2004. All soil analytical results were below IDNR Tier 1 target levels. The location of

these soil borings is shown on the map included for the property with the September 29, 2004 monthly project update. Three bedrock monitoring wells were installed at the site November 9, 2004. The locations of these monitoring wells are shown on the map included for the property in the final data transmittal report dated January 25, 2005. Groundwater Samples were taken November 16, 2004, the analytical results were above Tier 1 target levels. Based on these results it is Seneca's opinion that this site may be a LUST site and a Tier 2 Site Cleanup Report is recommended for the Hairitage Design/ESB, Inc. property.

2.5 Bossen Strip Mall Property (F) – 2201-2209 Camanche Avenue, Clinton.

IDNR Registration No. 197910537, IDNR LUST No. 9LTL90

The property access agreement was signed by the property owner Lee Bossen on March 25, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. This research indicated that the site was a gasoline station from approximately 1942 through 1961. No indication of ownership by a major oil company was indicated from the research. Sanborn Maps also indicated the likely presence of three underground storage tanks. On April 13, 2004 Seneca performed a site walk through to determine the presence and/or former presence of underground storage tanks. No indications of underground storage tanks were found.

Eight soil borings were advanced at the site between June 7 and June 10, 2004. These were installed in a grid pattern. The location of these soil borings is shown on the map included for the property with the July 2, 2004 monthly project update. No soil analytical results were above Tier 1 target levels. During soil drilling one tank was discovered near the northeast corner of the property. Three bedrock monitoring wells were installed at the site on September 13, 2004. The locations of these monitoring wells are shown on the map included for the property in the final data transmittal report dated January 25, 2005.

The underground storage tank was removed September 23, 2004. The tank appeared to be in relatively good condition and only a small amount of soil staining was noted. One soil

sample was taken from beneath the UST during closure activities, the analytical results were below Tier 1 target levels. One groundwater sample was taken from MW2 during the tank removal. The analytical result from this sample was well above Tier 1 target levels.

Groundwater samples from MW1 and MW3 were taken October 6, 2004, the analytical results from MW3 were above Tier 1 target levels. MW2 was sampled again October 20, 2004 to confirm the initial results. The results were again well above Tier 1 target levels. Based on these results it is Seneca's opinion that this is a LUST site and a Tier 2 Site Cleanup Report is recommended.

2.6 Scrub and Pub (H) – 1917 Camanche Avenue, Clinton

The property access agreement was signed by the property owner Jeffrey Minner on May 5, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. The historical research indicated that the property had been a trucking company and a Motor Freight Station in the past. No indications of tanks were found during the historical research and no indication of ownership by a major oil company was indicated. On June 3, 2004 Seneca performed a site walk through to determine the presence and/or former presence of underground storage tanks. No indications of underground storage tanks were found.

On July 20 and 21, 2004 thirteen soil borings were advanced in a grid pattern at the site as shown on the map included with the August 11, 2004 monthly project update. Field PID screenings were zero and analytical results were less than IDNR Tier 1 target levels. No indications of underground storage tanks were found during drilling. Three bedrock monitoring wells were installed at the site on September 15, 2004. The locations of these monitoring wells are shown on the map included for the property in the final data transmittal report dated January 25, 2005. Groundwater samples were collected from these wells on October 6, 2004. MW3 indicated a slightly elevated waste oil concentration. All other groundwater analytical results were less than IDNR target levels. MW3 was resampled on November 16, 2004 and the waste oil concentration was

below target levels. It is Seneca's opinion that this property is not a LUST site since all analytical results were below IDNR target levels upon resampling.

2.7 Former McDonald's (J) – 1616 Camanche Avenue, Clinton.

IDNR Registration No. 197910539, IDNR LUST No. 9LTL92

The property access agreement was signed by the property owner Todd Puckett on July 9, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. The historical research indicated that the property had been a Gulf Service Gas Station in the 1960's. Gulf is a Major Oil company that is involved in the Global Settlement.

Thirteen soil borings and three monitoring wells were installed at the site on October 13, 2004. None of the analytical results for the soil samples were above Tier 1 target levels. The locations of these soil borings and monitoring wells are shown on the map included for the property in the final data transmittal report dated January 25, 2005. Bedrock drilling was not required as groundwater was present above bedrock. Groundwater samples were collected from the three monitoring wells on October 20, 2004. Analytical results were above IDNR target levels at MW1. Based on these results it is Seneca's opinion that this is a LUST site and a Tier 2 Site Cleanup Report is recommended.

2.8 Gary Foster Property (L) – 2146-2148 Camanche Avenue

The property access agreement was signed by the property owner Pamela Foster on March 3, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. The historical research indicated that the property had been a General Store and the Sanborn Maps indicated a underground storage tank located near the street on the south side of the property. On April 13, 2004 Seneca performed a site walk through to determine the presence and/or former presence of underground storage tanks, no indications of underground storage tanks were found.

One borehole was advanced at the site on June 7, 2004. Borehole placement was limited due to limited Right of Way access outside the traveled portion of Camanche

Avenue/Highway 30. Field screening results were zero and analytical results were less than DNR Tier 1 target levels. One bedrock monitoring well was installed at the site on September 13, 2004. The location of this monitoring well is shown on the map included for the property in the final data transmittal report dated January 25, 2005. A groundwater sample was obtained from this well on October 6, 2004; all analytical results were below IDNR target levels. This site does not appear to be a LUST site and no further work is recommended at this time.

2.9 City of Clinton Property (M) – 2586 Liberty Avenue

The property access agreement was signed by Steve Honse the City Engineer for the City of Clinton (the property owner) on March 4, 2004. Seneca performed historical research as described in the April 7, 2004 Clinton UST fields project update. No city directory coverage or Sanborn map coverage was available. The only information available was from a report submitted by HR Green that indicated that the previous owner operated a trucking company. On April 13, 2004 Seneca performed a site walk through to determine the presence and/or former presence of underground storage tanks. No indications of underground storage tanks were found. The area is residential and according to a neighbor the site was residential before being purchased by the city. The neighbor had no knowledge of any tanks ever being located at the property.

Nine boreholes were advanced at the site on June 10, 2004 in a grid pattern according to the map submitted with the July 2, 2004 monthly update. Field screening results were zero and analytical results were less than DNR Tier 1 target levels. Three bedrock monitoring wells were installed at the site between September 13 and 14, 2004. The locations of these monitoring wells are shown on the map included for the property in the final data transmittal report dated January 25, 2005. Groundwater samples were obtained from these wells on October 6, 2004. MW1 indicated that the waste oil concentration was above IDNR Tier 1 target levels. All other analytical results were below target levels. MW1 was resampled on November 16, 2004 and the waste oil level was below target levels. It is Seneca's opinion that this property is not a LUST site since all analytical results were below IDNR target levels upon resampling.

3.0 CONCLUSIONS AND RECOMMENDATIONS

The IDNR has determined that the following five sites are LUST sites:

1. Golinvaux property (B) – 2019 Camanche Avenue, Clinton.
IDNR Registration No. 197910540, IDNR LUST No. 9LTL93
2. City of Clinton Property (C) – 1101 – 1105 South 4th Street, Clinton.
IDNR Registration No. 197910538, IDNR LUST No. 9LTL91
3. Hairitage Design/ESB Inc. (D & G) – 412 & 400 12th Avenue South, Clinton.
IDNR Registration No. 200300024, IDNR LUST No. 9LTL89
4. Bossen Strip Mall (F) – 2201 – 2209 Camanche Avenue, Clinton.
IDNR Registration No. 197910537, IDNR LUST No. 9LTL90
5. Former McDonald's (J) – 1616 Camanche Avenue, Clinton.
IDNR Registration No. 197910539, IDNR LUST No. 9LTL92

We recommend that each site have a Tier 2 Site Cleanup Report prepared to determine their risk classification. Additional funding would be needed to facilitate closure for the properties where petroleum contamination was observed. A possible funding source would include the Iowa Innocent Landowner (ILO) fund. The IDNR has notified each property owner of the contamination associated with the LUST(s) at their sites and has encouraged them to apply for the ILO fund.

The Clinton USI field's grant was highly successful and effective for detecting contamination and facilitating cleanup of the properties that were investigated. The IDNR was successful in obtaining 11 of the 13 possible property access agreements. Four sites that were investigated were not found to be contaminated (Leslie Electric, Scrub and Pub, Gary Foster, and City of Clinton (Former Jetter)). Two UST's were removed at two properties and considerable investigative data for petroleum compounds were collected. The work completed under this grant will likely be beneficial to future development at these sites. This project proceeded very well with few problems encountered. We attribute this to the Iowa DNR's organizing of the project, facilitating the access agreements, and working closely with the site owners and contractors. The

DNR was successful in securing the access agreements due to their personal contacts with the site owners, this included phone calls and a Public Meeting that was held March 4, 2004 in Clinton. Additional meetings were held December 9, 2003 at the Iowa DNR offices and January 29, 2004 at the City of Clinton City Hall. The December 9 meeting was attended by Mark Diehl and Scott Killip of Seneca Environmental Services, Steve Honse, City of Clinton City Engineer, and Jim Humeston, Verne Schrunk and Karen Anderson of the Iowa DNR. The January 29 meeting was attended by Scott Killip of Seneca Environmental Services, Steve Honse with the City of Clinton, Jim Humeston, Verne Schrunk, Karen Anderson with the Iowa DNR, Todd Knause of Howard R Green Company, and Janet Hallier, Stan Walker and Stephanie Doolan with EPA Region VII.

TABLE 1

**CLINTON USTFIELDS
PROPERTY NAMES AND ADDRESSES**

TABLE 1
CLINTON USTFIELDS
PROPERTY NAMES AND ADDRESSES

PRIORITY	SITE ID	SITE NAME	SITE ADDRESS
1	A	Leslie Electric	1801 Camanche Avenue
2	B	Golinvaux Property	2019 Camanche Avenue
3	C	City Property	1101-1105 South 4th Street
4	D	Heritage Design	412 12th Avenue South
5	E	Former Hardee's	2107 Camanche Avenue
6	F	Strip Mall	2201-2209 Camanche Avenue
7	G	ESB, Inc.	400 12th Avenue South
8	H	Scrub & Pub	1917 Camanche Avenue
9	I	Starbuck Property	425 12th Avenue South
10	J	Former McDonald's	1616 Camanche Avenue
11	K	Praxair	2130-2132 Camanche Avenue
12	L	Gary Foster Property	2146-2148 Camanche Avenue
13	M	City Property	2586 Liberty Avenue