



Site  
Investigation  
Report  
Review

SIRR Report  
for  
Unassigned Uncontrolled Sites

SIRR ID P97-0010  
Site Name FORMER HOG HOTEL PROPERTY  
City Location Sioux City  
Site Type Property Audit  
County Woodbury

Screening Activity Initial Site Screening

**SITE INFORMATION**

Property Owner City of Sioux City  
Mailing Address City Hall  
City of Sioux City, Iowa  
Location/Legal Description 1201 Cunningham Drive  
Sioux City, Iowa  
AKA Lot No. 050644 (southern portin of Tax lot  
9)  
in the west 1/2 of Section 34 T89N R47W  
Size Of Property 13 acres  
Report Prepared By Howard R. Greene  
Report Submitted By Howard R. Greene

Date Report Submitted 12/03/2001

Current Usage Vacant

**REPORT INFORMATION SUMMARY**

**I. Summarize the data submitted (no., type, depth of soil borings, surface samples, ground water samples, other sampling conducted, analyses performed, contamination identified, etc.)**

Ten soil borings were advanced on this site in locations determined to be Areas of Concern (AOC's) as described in the Phase I report. There are 5 areas of concern. All soil borings were field screened with PID and a selected subset of samples collected for lab analysis for VOC's SVOC's, RCRA metals, pesticides, and PCB's. Three of these soil borings were completed as temporary monitoring wells and ground water samples collected for the same list of compounds as for soils. Boring depths ranged from 11 feet to 30 feet. Groundwater gradient was determined to be west toward the Missouri River. Contaminants identified were metals arsenic, barium, chromium and lead and the only metal in excess of a state standard was arsenic. No contaminants were detected in ground water.

**II. Summarize the site history (past usages, known or suspected contamination pathways such as tanks, S.W. burial, septic tank/tile field, lagoon, land application, etc.)**

The site has been used for livestock holding and processing since 1880's. Phase I investigation identified Recognized Environmental Concerns (REC's) that include: (1) the former railcar spur and platform, that had fuel, lubricants, and solvents, lead acid batteries, paint, metallic parts and creosol based preservatives. (2) Former Gas House that had fuels, lubricants, and solvents, (3) Former Livestock Holding Pens that had pesticides used around them, (4) Former Grain Elevator that had



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pesticides and PCB's and (5) the Former Corn Crib areas that may have had pesticides used around them.

### III. Summarize the other relevant information (include what may have been learned or known from sources other than the report itself, such as DNR files)

ARCVIEW review: Data base search indicates three UST sites north of the subject site and one (Geosam) well site utilizing quaternary and bedrock aquifer sources. See map.

### REVIEW SUMMARY

Contaminant Type Other

#### I. Summarize your findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values known criteria such as water quality standards, MCLs, established cleanup levels, background or any other relevant or useful benchmarks used to determine the site's priority.

Contaminants found above MDL were limited to metals previously mentioned. The only metal detected above applicable standard was arsenic maximum concentration in soil was 9 ppm in excess of state standard of 1.4 ppm but below site specific standard of 60 ppm for >10 feet non residential soil. No contaminants were detected in excess of state standards in ground water.

#### II. Summarize the potential or actual impacts of the contamination. What is known about the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there wells in the area that could be potentially impacted? Are there identified contaminant pathways such as water or sewer lines, drain tiles, or fissures? Identify any other use/location issues that deserve consideration in any priority assignment.

Actual impacts are limited to on site soil. No potential impacts are expected from site conditions if site use is limited to agriculture/ industrial and disclosure of conditions is recorded on property deed.

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

Priority 3: No further action under CERCLA or state authority. Extent and concentration of contamination (metals) is low and limited to on site soils.

### PRIORITY LEVEL

Priority Level 3

### PROGRAM AUTHORITY REFERRAL

Program Authority Referral No Further Action

#### Other Referral

ISS/Form Completed By Matthew Culp

Date ISS Completed 12/13/2001

ESS Completed By

Date ESS Completed

Date Completed

Form Reviewed

Date Reviewed

12/14/01



## Site Investigation Report Review

**SIRR ID** P97-0010  
**Site Name** FORMER HOG HOTEL PROPERTY



NO EPA ID

NO DISCOVERY DATE

NPL Status = O- NOT A VALID SITE OR INCIDENT

Site Name Fermer Hog Hotel
Address: 1201 Cunningham Drive
City, State Zip: Sioux City

Initiated Date: 12/13/21
County Name: Woodbury
State ID (if one exists): P97-0010

Initiated By: [ ] Removal [X] Site Assessment
Congressional District: 5th

NPL Status: = [X] Not a Valid Site or Incident Federal Facility? [ ] Yes [X] No

Section: [ ] C-(SACR) Site Assessment/Cost Recovery Branch [X] 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): Sioux City Stockyard

Directions to Site: From Des Moines West on Inerstate 80 to interstate 680 west then north on I-29 to Sioux City.

Site Description: vacant ag/industrial

Site Size: 13

Site Dimension: [X] Acres [ ] Square Feet
[ ] Feet [ ] Square Miles 0 Miles

USGS Quadrant: Sioux City South USGS Hydro Unit:

Latitude: 42. 28.59 Longitude: 96.22.51

(With the release of 3.9 lat/long are in Decimal Degree format)
Lat/Long Accuracy: [X] Seconds [ ] Miles [ ] Feet
[ ] Degrees [ ] Minutes [ ] Kilometers [ ] Meters

Lat/Long Source: [ ] EPA Region 7 [ ] EPIC
[ ] Regulated Entity [ ] Private [ ] Geograph
[ ] SNAP [X] Other [ ] Other Fed Agency
[ ] Contractor [ ] EPA HQ

Owner Operator Type (choose 1): [ ] Bank/Loan Company [ ] Indian Lands
[ ] County Owned [ ] Other
[ ] 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
[X] Municipality

Operational Status: [ ] Active [X] Inactive [ ] Unknown
Incident Type: [ ] Non-Oil Spill [ ] Oil Spill [ ] Unknown

Non-NPL Status (Choose one):

Protect: [ ] Yes [ ] No
[ ] Addressed as part of NPL site (AX)
[ ] Combined PA/SI Ongoing (CO)
[ ] Combined PA/SI Start Needed (CS)
[ ] 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: AG

[ ] 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
[ ] LW-Lumber and wood products/pulp and paper
[ ] 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
[ ] T A-Tanneries
[ ] 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

[ ] 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
[ ] ML-Municipal solid waste landfill
[ ] RW-Radioactive waste treatment, storage, disposal non-generator)

[ ] OT-Other - Applicable sub-categories
[X] AG-Agricultural (e.g., grain elevator)
[ ] CS-Contaminated sediment site with no identifiable source
[ ] DC-Dust control
[ ] 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 reco
[ ] CC-Chemicals/chemical waste (e.g., solvent recovery)

Add Action: [ ] PRE-CERCLIS SURVEYS Planned Complete: / / Actual Complete: / / OU 00

Lead code (choose one): [ ] F-EPA Fund Financed [ ] FF - Federal Facility [X] S - State, Fund Financed SCAP Note:

Comment: [ ] Site or [ ] Action:

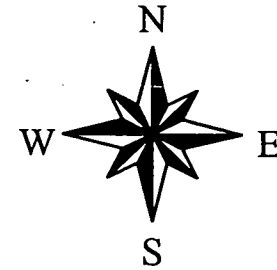
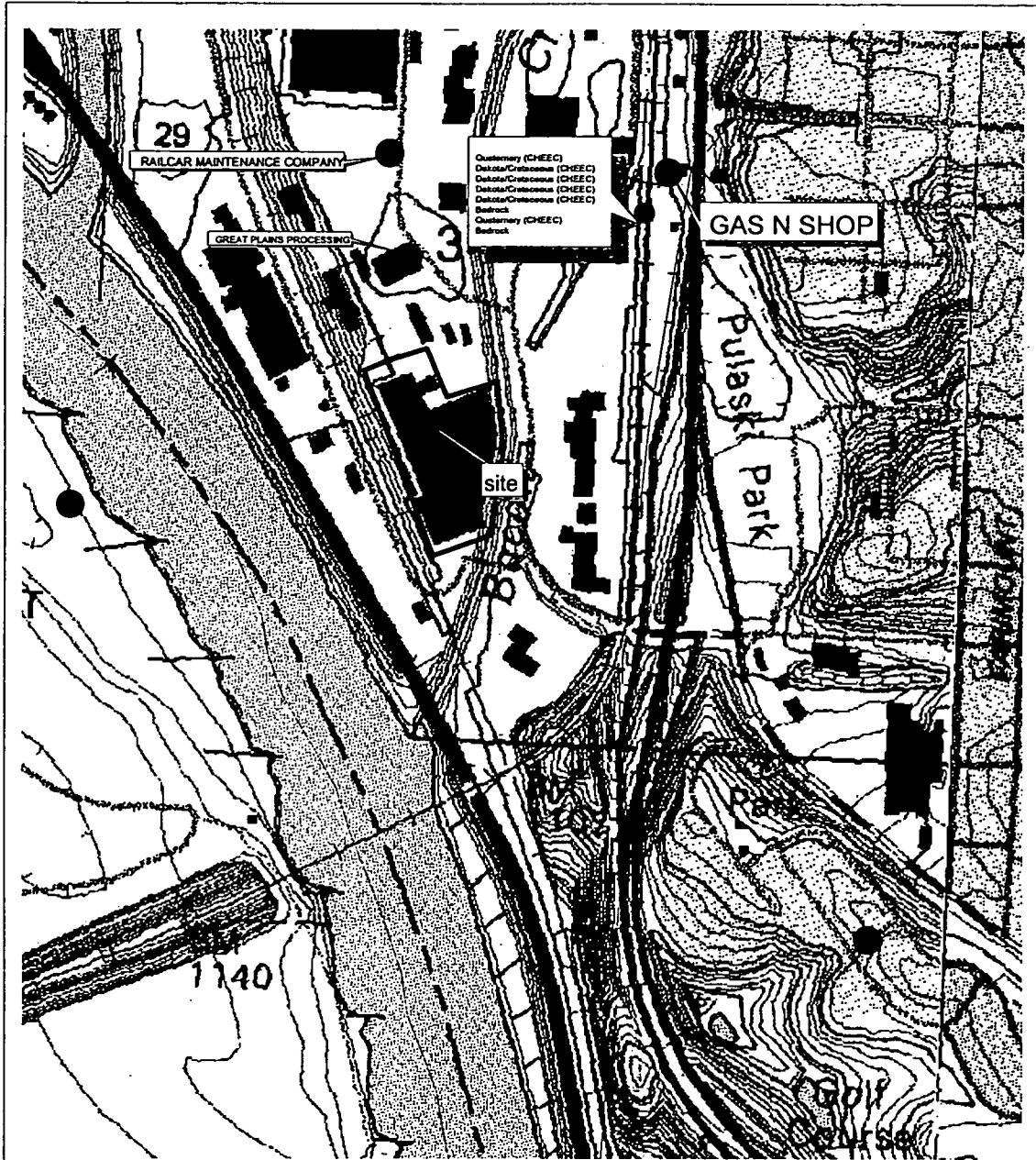
Signatures:

No further action under CERCLA and State authority

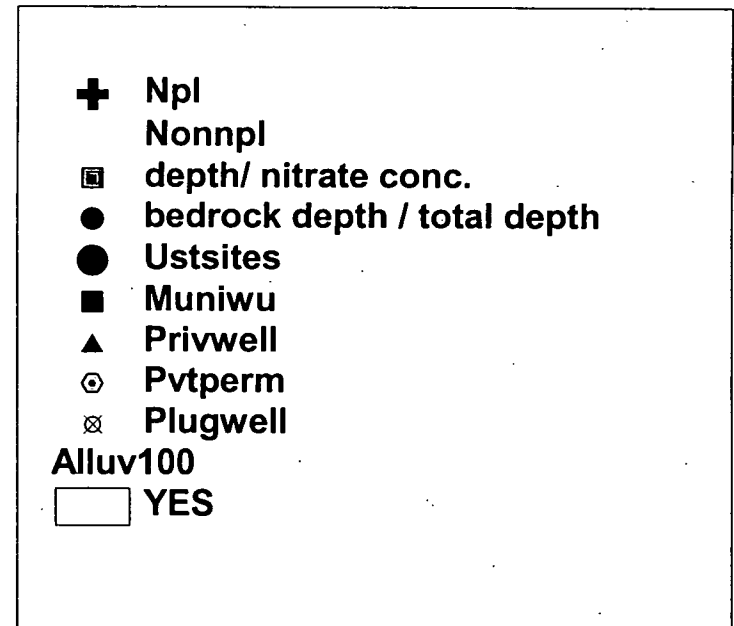
State: SL(2) Date: 12/14/01 RPM/OSC/SAM: \_\_\_\_\_ Date / /

\*\* Pre-CERCLIS sites must be added as a PC Code under the Regional Utility Codes (found under the Utilities pull-down menu) along with the initiated date. Brownfields Assessments, State Voluntary Cleanups and Brownfields Pilots must also be entered into the Regional Utility Code with the initiated dates. The comment "Added as preCERCLIS (date)". If the site becomes a CERCLIS site it must be deleted from this list and the information added to the Discovery Scree as pre-CERCLIS must be deleted by an administrator. \*\*

\*\*Send to file room after data entry and QA to be entered as a part g file.  
ENFORCEMENT SENSITIVE INFORMATION  
FOR INTERNAL USE ONLY



## Former Hog Hotel Site Sioux City, Iowa



# 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:** Matthew Culp/ Senior Environmental Specialist 12/13/01  
(Name/Title) (Date)

IDNR , Wallace Building Des Moines, IA 1-515-242-5087  
(Address) (Phone)

Matt.culp@dnr.state.ia.us  
(E-mail Address)

**Site Name:** Former Hog Hotel

**Previous Names (if any):** Sioux City Stockyard

**Site Location:** 1201 Cunningham Drive  
(Street)

Sioux City Iowa  
(City) (ST) (Zip)

**Latitude:** 42.28.59 **Longitude:** 96.22.51

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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

Please explain all "yes" answer(s), attach additional sheets if necessary:

Based on data provided this (very low) concentration of arsenic in soil presents no threat to the environment or human health. This is based on field data showing concentrations of arsenic only slightly above the state standard of 1.4 ppm and far below the applied standard for soil > 10 feet deep in non-residential soil of 60 ppm. The maximum concentrations detected in soil on site was 9 ppm, which (based on available data) could be a natural occurring concentration of arsenic in soil. No contamination above a state standard was detected in ground water.

Site Determination:  Enter the site into CERCLIS. Further assessment is recommended (Explain below).  
 The site is not recommended for placement into CERCLIS (Explain below).

**DECISION/DISCUSSION/RATIONALE:**

The contamination detected was RCRA metals below state standards with the exception of arsenic at a maximum concentration of 9 ppm in soil.

Recommend no further assessment action of subject property under CERCLA..

Regional EPA Reviewer:

|  |          |
|--|----------|
| Print Name/Signature                     | Date     |
| <i>Sharon C. Schmitz</i> / <i>S.C.S.</i> | 12/17/01 |
| Print Name/Signature                     | Date     |

State Agency/Tribe: