



Site
Investigation
Report
Review

SIRR Report
for
Unassigned Uncontrolled Sites

SIRR ID P97-0011

Site Name FORMER NEEDHAM PACKING PLANT

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 of Sioux City, Iowa

Location/Legal Description SE 1/4 SE1/4 SW 1/4 Section 34 T89N R47W
(42.28.39 Lat. 96.22.57 lon.)

Size Of Property 7.45 acres

Report Prepared By Howard R. Green

Date Report Submitted 11/30/2001

Report Submitted By Howard R. Green

Current Usage abandoned

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.)

Phase II assessment consisted of seven soil borings that were completed to collect soil and groundwater to characterize conditions on site on five recognized areas of concern (REC's). Three soil borings were completed as temporary ground water wells. Soil and ground water samples were analyzed for VOC's, SVOC's 8 RCRA metals, selected pesticides, and PCB's. The only contaminants identified were four of the RCRA metals arsenic, chromium, lead and barium and the only one in excess of a state standard was arsenic in both soil and 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 was used as part of a large complex of livestock transport and processing known as the Sioux City Stockyards that functioned in this capacity since the 1880's and is no longer in operation. Suspected sources are summarized in the next section.

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)

Phase I report identified five areas of concern that include (1) the former gas house due to use of fuels, lubricants, and solvents, (2) transformer building due to PCB's (3) former truck wash and garage due to fuels, lubricants, solvents and metals, (4) the former livestock pens due to use of pesticides, (5) the processing Plant due to fuels, lubricants, cleansers, sealants, metals. DNR ARCView review indicates no receptors (wells) in the vicinity.



Site Investigation Report Review

SIRR ID P97-0011

Site Name FORMER NEEDHAM PACKING PLANT

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.

The contaminants found were arsenic (4.4 PPM) in soil and (0.031 PPM) in ground water as well as lead (0.025 PPM) in ground water that exceeded the state wide standards of 1.4 PPM for arsenic in soil and (0.05 PPM) for arsenic in ground water and (0.015 PPM) for lead in ground water. These exceedances, however, are slight and do not constitute a significant threat to human health or the environment.

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.

The actual impacts to soil and ground water are from metals arsenic and lead and are considered low and limited to on site.

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

Recommend priority 3 based on low detection of only RCRA metals,
No further action recommended under CERCLA or state authority.

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 12/17/2001

ESS Completed By

Date ESS Completed

Date Completed

Form Reviewed

Date Reviewed

12/18/01

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:	<u>Matthew Culp/ Senior Environmental Specialist</u>	<u>12/18/01</u>
	(Name/Title)	(Date)
	<u>IDNR , Wallace Building Des Moines, IA</u>	<u>1-515-242-5087</u>
	(Address)	(Phone)
	<u>Matt.culp@dnr.state.ia.us</u>	
	(E-mail Address)	
Site Name:	<u>Former Needham Packing Plant Property</u>	
Previous Names (if any):	<u>Sioux City Stockyard</u>	
Site Location:	<u>1911 Cunningham Drive</u>	
	(Street)	
	<u>Sioux City</u>	<u>Iowa</u>
	(City)	(ST) (Zip)
Latitude:	<u>42.28.39</u>	Longitude: <u>96.22.57</u>

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 (very low) concentrations of arsenic in soil and groundwater present 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 4.4 ppm in soil, which could be a natural occurring concentration of arsenic in soil. Arsenic above a state standard was detected in ground water at 0.31 PPM and the state standard is 0.015 PPM.

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 maximum concentrations of 4.4 PPM in soil and 0.031 PPM in ground water.

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

Regional EPA Reviewer:

State Agency/Tribe:

Print Name/Signature

Date

Stuart C. Schmitz / S.C.S.

12/18/01

Print Name/Signature

Date



NO EPA ID

NO DISCOVERY DATE

NPL Status = O- NOT A VALID SITE OR INCIDENT

Site Name former Needham Packing Plant

Initiated Date: 12/18/21

Initiated By: ☐ Removal ☒ Site Assessment

Address: 1911 Cunningham Drive

County Name: Woodbury

City, State, Zip: Sioux City

State ID (if one exists): P97-0011

Congressional District: 5th

NPL Status: = ☒ Not a Valid Site or IncidentFederal Facility? ☐ Yes ☒ No

Section: ☐ C-(SACR) Site Assessment/Cost Recovery Branch ☒ 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 Interstate 80 to interstate 680 west then north on I-29 to Sioux City.

Site Description: vacant ag/industrial

Site Size: 7.45

Site Dimension: ☒ Acres ☐ Square Feet
☐ Feet ☐ Square Miles 0 Miles

USGS Quadrant: Sioux City South USGS Hydro Unit:

Latitude: 42. 28.39 Longitude: 96..22.57

(With the release of 3.9 lat/long are in Decimal Degree format)

Lat/Long Accuracy: ☒ Seconds ☐ Miles ☐ Feet
☐ Degrees ☐ Minutes ☐ Kilometers ☐ Meters

Lat/Long Source: ☐ EPA Region 7 ☐ EPIC
☐ Regulated Entity ☐ Private ☐ Geograph
☐ SNAP ☒ Other ☐ Other Fed Agency
☐ Contractor ☐ EPA HQ

Owner ☐ Bank/Loan Company ☐ Indian Lands
Operator ☐ County Owned ☐ Other
Type ☐ District Owned ☐ Private
(choose 1): ☐ 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
☒ Municipality

Operational Status: ☐ Active ☒ 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-Ordinance 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
☒ 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 00Lead code (choose one): ☐ F-EPA Fund Financed ☐ FF - Federal Facility ☒ S - State, Fund Financed SCAP Note:Comment: ☐ Site or ☐ Action:

Signatures:

No further action under CERCLA or State authority

State: SCS Date: 12/18/01 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 Screen 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