



Site
Investigation
Report
Review

SIRR Report
for
Unassigned Uncontrolled Sites

SIRR ID P78-0009
Site Name AGRI-VALLEY FARM
City Location Minden
Site Type Property Audit
County Pottawattamie

Screening Activity Initial Site Screening

SITE INFORMATION

Property Owner Robert & Leona Petersen Trust

Mailing Address 421 W. Broadway
Suite 505
Council Bluffs, IA 51553

Location/Legal Description 32154 Hwy 83
SW 1/4 of SW 1/4 of Section 15, T 77 N, R41 W.,
approximately 1/2 mile southwest of Minden,
Pottawattamie County

Size Of Property 5,000 sq. ft.

Report Prepared By Lambert A. Nnadi

Date Report Submitted 03/29/2001

Report Submitted By Agri-Valley Farm Management

Current Usage Equipment storage

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.)

Only Phase II site investigation was conducted. Three boreholes, TMW-1, TMW-2 and TMW-3 were drilled in the area where fertilizer and pesticide business was conducted. TMW-1 and TMW-2 were advanced to depths of 15 feet below ground level (bgl). TMW-3 was advanced to 20 feet bgl. A total of four soil samples, two from TMW-1 and one each from TMW-2 and TMW-3, were collected and sent to the laboratory for analysis. The samples were analyzed for organophosphorus herbicides, acid herbicides, and common anions. Groundwater samples were collected from each of the temporary monitoring wells and analyzed for organophosphorus herbicides, acid herbicides and common anions. 2,4-D and atrazine were detected in soil at the highest level of 21.9 and 8.2 mg/kg, respectively. The detects were in TMW-2. In the groundwater samples, nitrate was detected in TMW-1 at 48 mg/L, in TMW-2 at 52 mg/L and in TMW-3 at 1,070 mg/L.

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 is part of a 115-acre farmland near Minden, Iowa. A metal building on-site is currently used for equipment storage. Available information seems to indicated that the building was used by Seed Services of Iowa, Inc. (Seed and Feed Business)

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and Farm Service Company (Farm Chemical and Fertilizer Business). The period of operation by these companies were roughly 1993 - Mid to Late 1990s by Seed Service and 1984 - 1992 by Farm Service Company.

Currently, the farmland is leased to Phil Stroud. Available information indicates that Phil Stroud will, more than likely, sublease the ground to Clark Price. Clark Price intends to use the on-site building for equipment storage and farm the land.

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)

The city of Minden closed a well about 2000 feet east of the site in 1993 due to high nitrates. Given that the metal building on the site was leased to a fertilizer business from roughly 1984 to 1992, there is a definite possibility that contamination from the fertilizer business impacted the well. The city's current wells are all more than 4,000 feet northeast of the site, do not have a nitrate problem, and do not appear to be at risk. Private wells have not been sampled.

REVIEW SUMMARY

Contaminant Type Ag Chemical

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.

2,4-D was detected in soil at TMW-3 at 8.9 mg/kg. Atrazine and 2,4-D were detected in soil at boring TMW-2 location at 21.9 and 8.17 mg/kg. The statewide standards for soil is 2,700 mg/kg for atrazine and 780 mg/kg for 2,4-D.

2,4-D was detected in TMW-2 at 0.150 mg/L and at 0.095 mg/L in TMW-3. Nitrate was detected in TMW-3 at 1,070 mg/L. The statewide standards for 2,4-D in groundwater are 0.07 mg/L and 0.35 mg/L for protected and non-protected groundwater source. The statewide standards for nitrate are 10 mg/L and 56 mg/L for protected and non-protected groundwater source.

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 surrounding area is mainly farmland. There is a well at the site but there is a plan to abandon the well and cap it.

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

The pesticide levels are near or below statewide standards in soil and groundwater. However, the highest nitrate level in TMW-3 of 1,050 mg/L is much higher than the statewide standards. Private wells will be sampled. An ESS is recommended under CERCLA.

PRIORITY LEVEL

Priority Level 2-3

PROGRAM AUTHORITY REFERRAL

Program Authority Referral CERCLA Pre-Remedial



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Other Referral

ISS/Form Completed By Lambert A. Nnadi

ESS Completed By

Date ISS Completed 04/30/2001

Date ESS Completed

Date Completed

Form Reviewed

SLC.L

Date Reviewed

7/27/01

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: Lambert A. Nnadi 6-30-2001
 (Name/Title) (Date)
Iowa DNR., Wallace State Office Bldg, 900 E. 515-281-4117
Grand, Des Moines, IA 50319
 (Address) (Phone)
Lambert. Nnadi@dnr.state.ia.us
 (E-mail Address)

Site Name: Agri-Valley Farm, Minden

Previous Names (if any): _____

Site Location: One-half mile southwest of Linden on Hwy. 83
 (Street)
Minden IA 51553
 (City) (ST) (Zip)

Latitude: 41deg, 27' 52" Longitude: 95deg, 33' 10"

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).

DECISION/DISCUSSION/RATIONALE:

Nitrate release was identified at the site. One of the three borings that were installed at the site showed nitrate concentration in groundwater of 1,070 mg/L. This release was probably not due to the normal application of fertilizers. There is a greater likelihood that the release was due to poor handling practices at the facility. Current information indicates that the hydraulic conductivity is likely to be low or very low, limiting offsite migration. However, Keg Creek is situated to the east of the site and there are a few private wells within a few hundred feet of the facility. The creek and private wells have not been sampled. It is recommended that these targets be sampled in the near future and that the site be continued under CERCLA. An ESS will be conducted when additional receptor information is available.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Stu Schmitz / *[Signature]*
Print Name/Signature

7/27/01
Date

7/12/01 Peterson Property, Minden

Rich Schuning, Minden water operator
712-483-2991

Closed City well #4, 42' deep in 1993 due to nitrate
City well #9 emergency use (e.g. fires) and
for outside fills; is not hooked up to
system.

No plans for developing wells on south side of
town - too far, not good enough yield

Bill Myer, DNR water Supply
nitrate records, Minden

1978 - 5.7

1980 - 7.8

1988 - 11.78 (max.)

1998 - 0.6, 2.2

May 1999 - 0.96

200 - 3.4, 1.7, 2.2, 0.5



REGION VII U.S. EPA SUPERFUND

PRE-CERCLIS INITIATION FORM

NO EPA ID

NO DISCOVERY DATE

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Agri- Valley Farm Initiated Date 3 / 19 / 01 Initiated By: ☐ Removal ☒ Site Assessment
☐ States ☐ Federal Facilities

Address: 32154 Hwy 83 County Name: Pottawattamie

City, State, Zip: Minden, IA 51553 State ID (if one exists): P78-0009 Congressional District: 4

NPL Status: = ☒ Not a Valid Site or Incident Federal 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):

Directions to Site: From Des Moines, take I-80 West to US Hwy 59; go South on US Hwy. 59 to Avoca. Take state Hwy. 83 West at the intersection of Hwy 59 and state Hwy 83 till you reach Minden. The site is situated approximately 1/2 mile west of town.

Site Description: The site is part of 115-acre farmland near Minden, Iowa. The only building on-site is a metal building that was used for equipment storage. The site was used by a seed and/or a fertilizer company from approximately 1984- 1992.

Site Size: 5,000

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

USGS Quadrant: USGS Hydro Unit:

Latitude: 41 4644 Longitude: 95 5528

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

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

Owner ☐ Bank/Loan Company ☐ Indian Lands
Operator ☐ County Owned ☒ Other
Type ☐ Federally Owned ☐ District Owned ☐ Private
(choose 1): ☐ Former Federally Owned ☐ Mixed Ownership
or Operated ☐ State Owned
☐ Government Owned/Contractor Operated ☐ Trustee, Federal

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

☒ 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

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:

☐ **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

☐ **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

☐ NM-Non-metal minerals
☐ OG-Oil and Gas

☐ DT-Drums/tanks
☐ WO-Waste/used oil
☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
☐ CC-Chemicals/chemical waste (e.g., solvent recovery)

Add Action: ☒ OU 00 PRE-CERCLIS SURVEYS Planned Complete: ____/____/____ Actual Complete: ____/____/____

Lead code (choose one): ☐ F-EPA Fund Financed ☐ FF - Federal Facility ☒ S - State, Fund Financed SCAP Note: _____

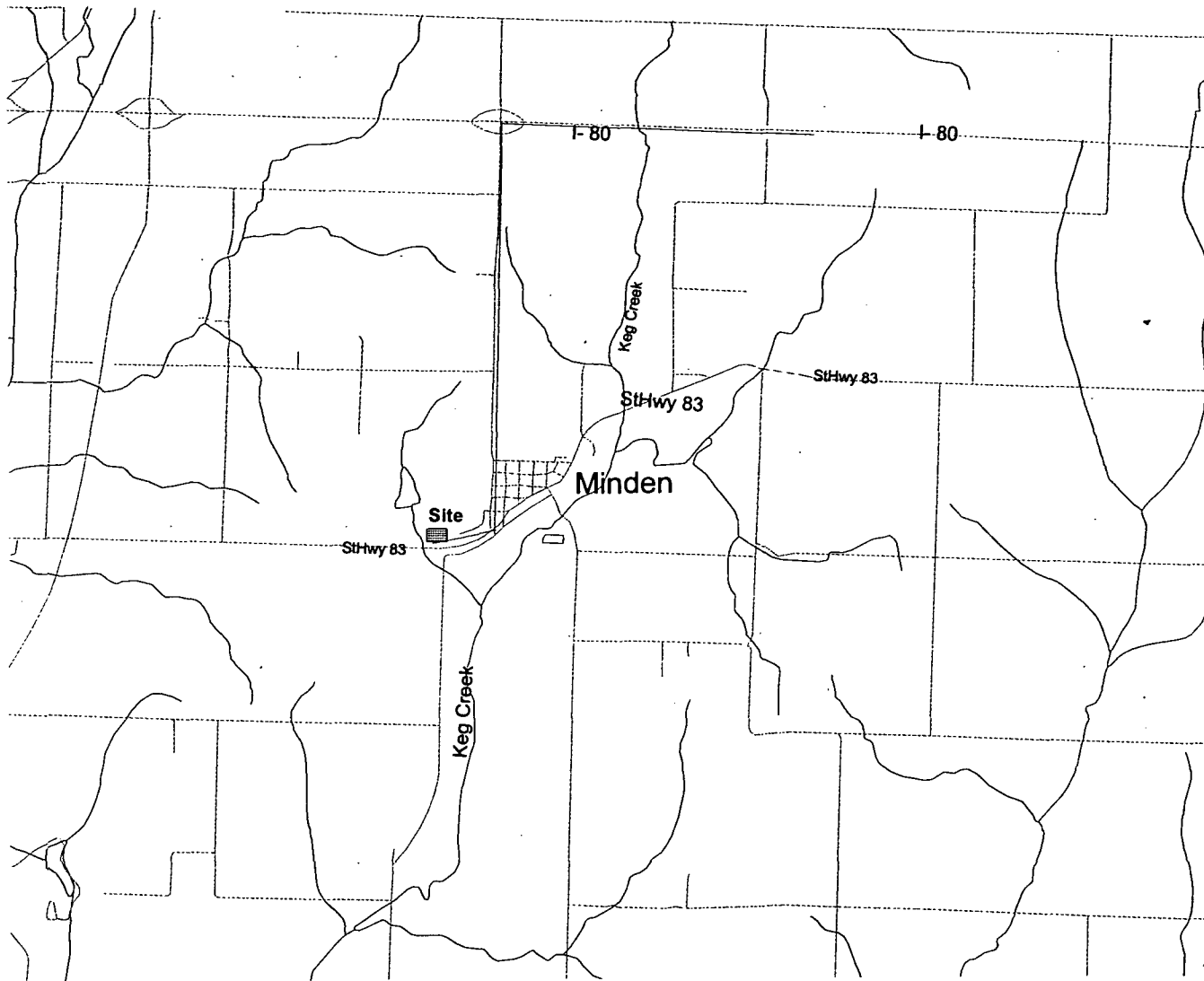
Comment: ☐ Site or ☐ Action: _No further action under CERCLA. Site management will continue under Chapter 133 of Iowa Administrative Code.

Signatures:

State: 

Date: 10/11/01 RPM/OSC/SAM: _____ Date ____/____/____

Directions to Agri-Valley Farm Site, Minden



 **Roads78**
Rivers78

