



Site
Investigation
Report
Review

SIRR Report
for
Unassigned Uncontrolled Sites

CON 12-15
Doc #17264

SIRR ID P49-0003

Site Name SWISS VALLEY FARMS

City Location Maquoketa

Site Type Property Audit

County Jackson

Screening Activity Initial Site Screening

SITE INFORMATION

Property Owner Swiss Valley Farms Company

Mailing Address Jack Friedman
Swiss Valley Farms
19157 Amber Road X-44
Monticello, IA 54310

Location/Legal Description 600 East Maple Street
Maquoketa, Iowa

Size Of Property 41,042 sq. ft.

Report Prepared By GeoSource Inc.

Date Report Submitted 11/13/2002

Report Submitted By Swiss Valley Farms (Jack Friedman)

Current Usage Fuel 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.)

Three borings were drilled to depths of 12 feet and converted to temporary monitoring wells. The wells were screened at 10 feet below grade. Two of the wells were placed on the north and south side of the concrete containment wall. The third well was placed on the west side of the concrete pad underneath the loading dock.

Soil screening for VOCs was conducted with a photoionization detector (PID). Soil samples for laboratory analysis were taken from the interval with the highest PID reading or from 5 feet below grade if hydrocarbons were not detected.

Total extractable carbon as diesel (TEH-D) was detected in the monitoring well near the loading dock.

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 facility is located in an area that is zoned I-2 industrial, business or residential. The property is currently used for the storage and dispensing of refined fuels. Currently there are six bulk tanks located at the site: one-4,000 gal, three- 10,000 gal and two-15,000 gal tanks. The tank area has a concrete containment. A gravel driveway leads to the tanks. The rest of the site is grass lawn. From 1938 to 1971 it was a residential building. The last resident was Bernhardt Rosenberg. The house was torn



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down in 1971 and it remained as an empty lot for twelve years. In August 1993 James Mandercheid started a business, Petroleum Tank Wagon Delivery, built tanks on the property and a small office 24 feet x 30 feet on one of the lots. Cenex-Swiss Valley Energy, L.L.C. later bought the facility and then sold the building and portions of the facility to Wanda Donar. The most recent owners were Mulgrew Oil Company and Cenex-Swiss Valley Farms Company.

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 municipal water supply is about 0.4 miles southwest of the facility. The well is approximately 2325 feet deep. Depth to bedrock in the area is 125 feet.

REVIEW SUMMARY

Contaminant Type Petroleum

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 only contaminant detected was TEH as diesel in groundwater at a concentration of 2,400 ug/L. This exceeds Tier 1 action level of 1,200 ug/L for the actual groundwater ingestion pathway but less than the 75,000 ug/L for the potential groundwater ingestion pathway.

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 facility is in a commercial/industrial location. To the south/southeast is an empty office and a manufacturing plant. To the west is residential area. To the north/northwest are vacant lots and light industrial businesses. To the east are vacant lots. There are single family dwellings approximately 200 feet west of the facility. Similarly, there are single family dwellings approximately 250 feet southwest of the facility. All the water lines in the city are made of cast iron. However, there is no information on other utility lines.

The Maquoketa River is approximately 1.5 miles north of the property. There are no business or household working wells within the city limits of Maquoketa. By Maquoketa city ordinance, all businesses and residents must be hooked up to city water and sewer.

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

Although TEH-D level exceeded Tier 1 actual drinking water action level, there are no drinking water wells of concern. The nearest well is the municipal well about 0.4 miles southwest of the facility. However, this well is 2325 feet deep and it is unlikely to be impacted by the petroleum contaminant.

No further action is recommended under PreCERLA and state authority.

PRIORITY LEVEL

Priority Level 3



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PROGRAM AUTHORITY REFERRAL

Program Authority Referral No Further Action

Other Referral

ISS/Form Completed By Lambert A. Nnadi

ESS Completed By

Date ISS Completed

Date ESS Completed

Date Completed

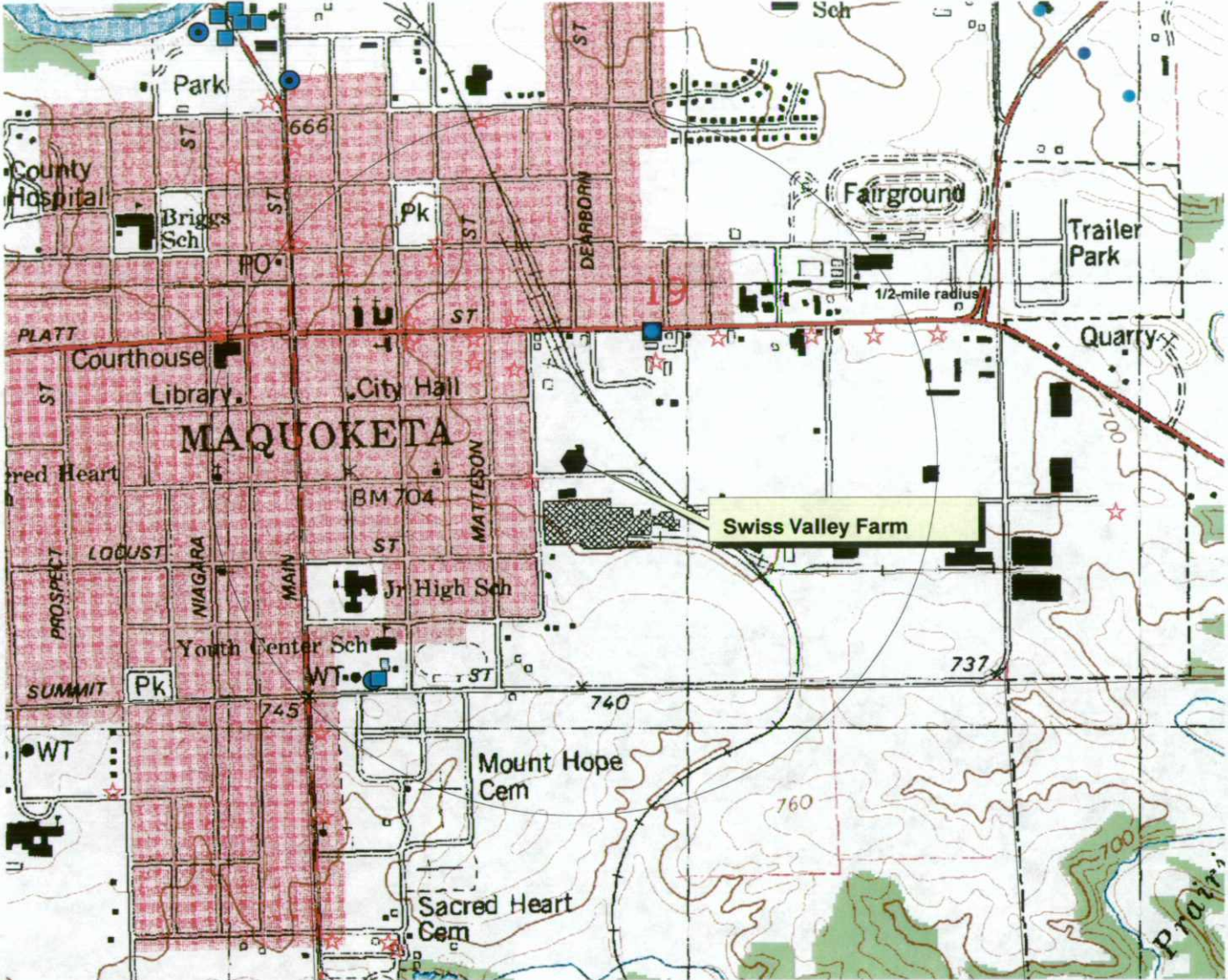
Form Reviewed Cal Lundberg

Date Reviewed

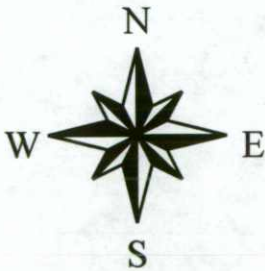
A handwritten signature in black ink that reads 'Cal Lundberg'. The signature is written in a cursive style with a large, sweeping underline.

12/19/02

SWISS VALLEY FARM, MAQUOKETA

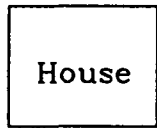


- Geotm
- Plss49
- ★ LUST sites
- Municipal wells
- Public water supply wells (MUNIWU)
- Water Withdrawal Permits
- Pvtperm.shp





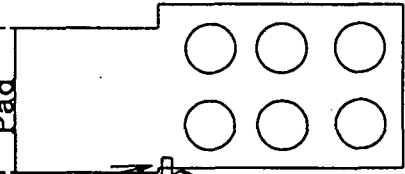
S. Clark Street



TMW2

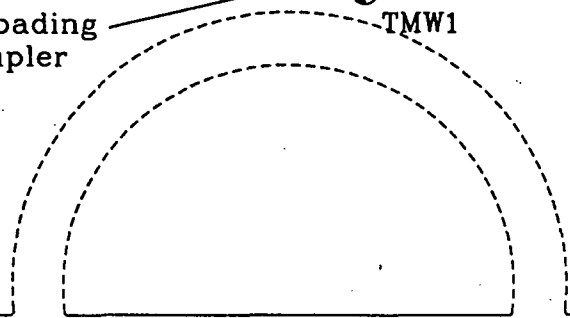
Loading Pad

TMW3



Unloading Coupler

TMW1



E. Maple Street

LEGEND:

- ⊕ Monitoring Well Location
- Soil Boring Location
- Vapor Well Location

SCALE: 1" = 40'

Site Plan Map

Swiss Valley Farms
600 E. Maple St.
Maquoketa, IA

GeoSource, Inc.

Concrete loading pad located at the west end of containment under the loading rack surrounded by gravel driveway.
6 Bulk Tanks located on the site. 1-4,000gal, 3-10,000gal, 2-15,000gal.
Concrete containment located toward the back (north) of the site. Gravel driveway leading to the street out front



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	12-12-2002
	(Name/Title)	(Date)
	900 E. Grand Ave., Des Moines, IA 50319	515-281-4117
	(Address)	(Phone)
	Lambert.nnadi@dnr.state.ia.us	
	(E-mail Address)	
Site Name:	Swiss Valley Farms	
Previous Names (if any):	Petroleum Tank Wagon Delivery	
Site Location:	600 East Maple Street	
	(Street)	
	Maquoketa	IA 52060
	(City)	(ST) (Zip)
Latitude:	42.0633	Longitude: 90.6491

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

There was petroleum release in the form of diesel. Petroleum is excluded under CERCLA.



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM
NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Swiss Valley Farm

Address: 600 East Maple

County Name: Jackson

City, State, Zip: Maquoketa, IA 52060

State ID (if one exists):

Congressional District:

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): Petroleum Tank Wagon Delivery

Directions to Site: Take Hwy. 61 North into Maquoketa and proceed until you reach Maple Street. Go east on Maple until you reach 600 East Maple. The site is on the north side of East Maple.

Site Description:

Site Size: 41,042

Site Dimension: Acres Square Feet
 Feet Square Miles Miles

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):

USGS Quadrant: Maquoketa USGS Hydro Unit:

Primary designation:

Latitude: 42.0633 Longitude: 90.6491
(Decimal Degree format)

MP-Manufacturing/Processing/Maintenance - Applicable sub-categories:

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

CA-Chemicals and allied products
 CG-Coal gasification
 CP-Coke production

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

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

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

MI-Mining - Applicable sub-categories
 CO-Coal ME-Metals
 NM-Non-metal minerals OG-Oil and Gas

Operational Status: Active Inactive Unknown

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)

Incident Type: Non-Oil Spill Oil Spill Unknown

Non-NPL Status (Choose one):

Protect: Yes No
 Not a Valid Site or Incident Not a Valid Site or Incident: NRC Lead
 Not a Valid Site or Incident: RCRA Lead Not a Valid Site or Incident: State Lead
 Not a Valid Site or Incident: Tribal Lead

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

Add Action: OU 00
 PRE-CERCLIS SCREENING Planned Complete: / /

Actual Complete: / /

Lead code (choose one):
 F-EPA Fund Financed FF - Federal Facility S - State, Fund Financed

RE-Recycling - Applicable sub-categories
 AT-Automobiles/tires
 DT-Drums/tanks WO-Waste/used oil
 BS-Batteries/scrap metals/secondary smelting/precious metal recovery
 CC-Chemicals/chemical waste (e.g., solvent recovery)

SCAP Note:

Add below Action (if No Further Action):

OU 00 Lead: EP
 PRE-CERCLIS ARCHIVE Actual Complete: / /

Comment: Site or Action:

Signatures: Lambert A. Alvord State: IA Date: 12/29/02 RPM/OSC/SAM: _____ Date: / /