

Site
Investigation
Report
Review

SIRR Report
for
Unassigned Uncontrolled Sites

CON 12-15
Doc #17651

SIRR ID P67-0001
Site Name WILSON CONCRETE, MAPLETON
City Location Mapleton
Site Type Property Audit
County Monona

Screening Activity Extended Site Screening

SITE INFORMATION

Property Owner Wilson Concrete
Mailing Address 600 West Ring Road
Mapleton, IA 51034
Location/Legal Description NW 1/4 of Section 24, T85N, R43W
Size Of Property 3 acres
Report Prepared By Terracon, Omaha; Nova Consulting Group,
Report Submitted By Fraser Stryker Meusey Olson Boyer & Bloch

Date Report Submitted 09/22/2000

Current Usage

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.)

Terracon advanced two borings, each to a depth of 20 feet and installed temporary monitoring wells. Soil samples were collected at continuous intervals and screened for the presence of hydrocarbon vapors using a PID. Soil and groundwater samples were collected from each of the borings for laboratory analysis of BTEX, TEH and alkalinity. Groundwater samples from TW- 1 and TW-2 were field analyzed for pH and a groundwater sample from TW-2 was analyzed for RCRA metals.

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 currently used for concrete batch mixing facility that consists of the batch office, water heater house, central mixer, portland cement storage, aggregate storage, conveyor system, aggregate scale, cement scale, and wash-down pit. Information from the Monona County Assessor's Office indicates that the concrete batch plant was constructed sometime between 1975 and 1979. The Wilson Concrete Company purchased the site in 1992. Prior to Wilson Concrete Company, Clark Concrete Company owned the concrete batch plant. Although there was a physical presence in 1975, the plant did not start operating till 1979. Operations were moved from the previous plants located approximately 0.25 mile beyond state highway 175 to the east. The site appears to have been a grass runway for the Mapleton Municipal Airport from at least 1949 until construction of the concrete batch plant.

Mr. Lynn Hamman, site contact, indicated that a tank removal had occurred at the site in approximately 1990. The Collier Oil Company owned the site and was responsible for the removal.



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Nova Consulting Group observed large quantities of chemicals at the site, including:

Water reducer in 500-gallon plastic AST.
Air entraining in 300-gallon plastic AST.
Accelerator in 500-gallon plastic AST.
Liquid calcium chloride in 500 gallon AST.
Liquid propane in 1,000 metal AST.
Motor oil in 5x5 gallon plastic buckets.
Transmission oil in 5-gallon plastic bucket.
Anti freeze in 5-gallon plastic bucket
Lube oil in 2 x 20-gallon metal drums.
Air compressor oil in 5-gallon plastic bucket.
Diesel fuel in 10000 and 300-gallon metal AST.
Used oil in 6 x 55-gallon metal drums.
Muriate of potash in 2 x 55-gallon plastic drums and.
Parts cleaning solvent in 30 gallons or less.

All of the chemicals are stored in ASTs. The outdoor ASTs had secondary containment devices but there were none for the indoor ASTs.

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 Mapleton has three municipal wells situated within 1/2 mile of the site. Well #4 is within 600 feet of the site; Well 5 is approximately 1/4 mile from the site; Well #3 is approximately 1/2 mile from the site. All the wells are situated to the northeast of the site. *How deep are these wells?*

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.

Benzene and ethylbenzene were detected in soil at 7.9 and 27.1 mg/Kg, respectively. The soil sample was obtained at a depth of 15-20 feet at TW-1, which is near the diesel AST and the former UST location. These are above the IDNR LUST Risk-based Corrective Action Level of 0.54 and 15 mg/Kg, respectively. The analytical results for groundwater showed benzene concentrations of 13 ug/L, which exceeds the action level of 5 ug/L. The groundwater sample was obtained at a depth of 16 feet. The groundwater sample, taken from TW-2 for RCRA metals analysis, showed arsenic level of 84 ug/L. This is greater than the action level of 50 ug/L for statewide standards. *1/2 mile*

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 approximately 1,500 feet east of the Maple River. A golf course is situated north of the facility; A former railroad bed followed by Hwy. 175, followed by Anderson Construction warehouse are found to the east. The municipal water



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treatment facility and a vacant field are located to the south. Municipal baseball fields are on the west. No evidence of outdoor storage of chemicals was observed at the neighboring facilities.

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

Soil samples for RCRA metals analysis were not taken from appropriate depths. Surface soil at 0-2 feet depth would be preferred. Even at lower depths, the arsenic level was above statewide standard, hence the need to take appropriate sample. Municipal wells are less than 1/8 mile from the site. The direction of groundwater flow is not defined. The facility also uses cleaning agents which would likely contain chlorinated solvents that were not determined.

After visiting the site the vehicle maintenance garage drains into a sewer system that is tested before release into the water system. They are within regulations for all contaminants that may remain in the water or sewer system. There are no evident leakage problems from either the garage area or the AST outside the building.

The arsenic level after retest in the subsurface was just above the state action levels of 50ug/L at 62ug/L which is lower than the previous findings of 84ug/L and therefore I instructed we watch for natural attenuation for this site to lower the other contaminants. *be more specific*

PRIORITY LEVEL

Priority Level No Priority

PROGRAM AUTHORITY REFERRAL

Program Authority Referral No Further Action

Other Referral

ISS/Form Completed By Lambert A. Nnadi

Date ISS Completed 10/20/2000

ESS Completed By Piper Koehler

Date ESS Completed 01/17/2001

Date Completed

Form Reviewed

Date Reviewed

REGION VII SUPERFUND SITE PRE-CERCLIS SCREENING FORM

I. SITE NAME AND LOCATION:

NAME: *Wilson Concrete*

ADDRESS OR OTHER LOCATION IDENTIFIER: *600 W. Ring Road*

CITY: *Mapleton*

STATE: *IA*

ZIP: *51034*

DIRECTIONS TO SITE:

MAP ATTACHED:

II. PROGRAM CONTACTS:

REQUESTED BY:

DATE OF REQUEST:

AGENCY/OFFICE:

MAILING ADDRESS:

CITY:

STATE:

ZIP:

TELEPHONE:

FAX:

EVALUATOR: *Piper Sullivan*

AGENCY/OFFICE: *IDNR*

MAILING ADDRESS: *502 E. 9th*

CITY: *Des Moines*

STATE: *IA*

ZIP: *50319*

TELEPHONE:

FAX:

III. SITE INFORMATION:

TYPE OF FACILITY: *concrete manuf.*

TYPE OF OWNERSHIP:

OWNER/OPERATOR INFORMATION: *Wilson Concrete*

SITE STATUS (active/inactive): *active*

YEARS OF OPERATION: *unknown*

OPERATIONAL HISTORY: (How was the site identified?)

REGION VII SUPERFUND SITE PRE-CERCLIS SCREENING FORM

IV. PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISIONS

(Criteria from "Improving site Assessment: Pre-CERCLIS Screening Assessments", OSWER Directive #9375.2-11FS, EPA-540-F-98-039, PB98-963310, October 1999)

1. Does the site already appear in CERCLIS? YES ☐ or NO ☒
(If YES, this Form may be inappropriate to document site decisions, i.e., a CERCLA PA (at a minimum) is required.)
 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? YES ☐ or NO ☒
(If YES, then explain in Section V.)
 3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or solely through naturally occurring processes or phenomena, from a location where it is naturally found? YES ☐ or NO ☒
(If YES, then explain in Section V.)
 4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use? YES ☐ or NO ☒
(If YES, then explain in Section V.)
 5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)? YES ☐ or NO ☒
(If YES, then explain in Section V.)
 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)? YES ☐ or NO ☒
(If YES, then explain in Section V.)
 7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)? YES ☐ or NO ☒
(If YES, then explain in Section V.)
- Check one, either 8.a or 8.b, whichever applies
8. a. 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 releases have occurred, EPA approved risk assessment completed)? YES ☒ or NO ☐
(Explain in Section V.)
 8. b. Base on limited sampling that has been performed at/near the site in conjunction with Pre-CERCLIS Screening Assessment, is there a release or a potential for a release that could cause adverse environmental or human health impacts? YES ☐ or NO ☒
(Explain in Section V.)
Yes -> Explain in the following Sections whether or not a CERCLA response action (CERCLIS entry) is warranted.
No -> No CERCLIS entry is warranted. Explain in the following Sections.

REGION VII SUPERFUND SITE PRE-CERCLIS SCREENING FORM

V. SUPERFUND SITE SCREENING CRITERIA

A. REMEDIAL CRITERIA

1. SOURCE AND WASTE CHARACTERISTICS

N/A

KNOWN OR SUSPECTED SOURCE TYPES AND LOCATIONS:

SIZE OF SOURCES AND QUANTITIES (Volume, Area):

WASTE TYPES OR HAZARDOUS SUBSTANCES KNOWN OR SUSPECTED TO BE PRESENT:

2. GROUND WATER PATHWAY:

N/A

What is the likelihood that a release to groundwater has occurred at the site?

If a release is not suspected proceed to A.3.

a. USE AND CHARACTERISTICS:

GENERAL STRATIGRAPHY AND HYDROLOGY:

PRESENCE OF KARST TERRAIN:

DEPTH TO SHALLOWEST AQUIFER:

PRIVATE WELLS WITHIN 4 MILES (locations and population served):

MUNICIPAL WELLS WITHIN 4 MILES (locations and population served):

DISTANCE TO NEAREST DRINKING WATER WELL:

WELLHEAD PROTECTION AREAS:

3. SURFACE WATER PATHWAY:

N/A

What is the likelihood that a release to surface water has occurred at the site?

If a release is not suspected proceed to A.4.

a. USE AND CHARACTERISTICS:

FLOOD FREQUENCY:

DISTANCE TO NEAREST SURFACE WATER:

SURFACE WATER BODIES WITHIN 15 DOWNSTREAM MILES:

DESIGNATED AND/OR PROTECTED USES OF SURFACE WATER BODIES:

DRINKING WATER INTAKES WITHIN 15 DOWNSTREAM MILES (locations and populations served):

FISHERIES WITHIN 15 DOWNSTREAM MILES:

KNOWN OR POTENTIAL SENSITIVE ENVIRONMENTS AND WETLANDS WITHIN 15 DOWNSTREAM MILES:

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4. SOIL EXPOSURE PATHWAY:

N/A

What is the likelihood of exposure to hazardous substances at the site?

If a release is not suspected proceed to A.5.

a. CHARACTERISTICS:

NUMBER OF PEOPLE LIVING WITHIN 200 FEET:

SCHOOLS OR DAY-CARES WITHIN 200 FEET:

POPULATIONS WITHIN 1 MILE:

NUMBER OF WORKERS AT THE FACILITY OR ADJACENT FACILITIES WHOSE CONTAMINATION IS SUSPECTED:

LOCATIONS OF KNOWN OR POTENTIAL TERRESTRIAL SENSITIVE ENVIRONMENTS:

5. AIR PATHWAY:

N/A

What is the likelihood that a release of hazardous substances are migrating from the site to the air?

If a release is not suspected proceed to B.

a. CHARACTERISTICS

POPULATIONS WITHIN 4 MILES:

DISTANCE TO NEAREST INDIVIDUAL:

LOCATIONS OF KNOWN OR POTENTIAL SENSITIVE ENVIRONMENTS WITHIN 0 TO 1/4 MILE AND 1/4 TO 1/2 MILE:

B. REMOVAL CRITERIA

IS THERE A RELEASE AS DEFINED BY THE NCP?

YES _ or NO ☒

EXPLAIN:

(A RELEASE is defined as any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant), but excludes: workplace exposures; engine exhaust emissions; nuclear releases otherwise regulated; and the normal application of fertilizer. For purposes of the NCP, release also means threat of release. [40 CFR 300.410(e)])

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B. REMOVAL CRITERIA (continued):

IS THE SOURCE A FACILITY OR VESSEL AS DEFINED BY THE NCP?

YES _ or NO ☒

EXPLAIN:

(A **FACILITY** is defined as any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or POTW), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, or aircraft or any site or area, where a hazardous substance has been deposited, stored, disposed of, or placed, or otherwise come to be located; but does not include any consumer product in consumer use or any vessel. A **VESSEL** is defined as any description of watercraft or other artificial contrivance used, or capable of being used, as a means of transportation on water other than a public vessel. [40 CFR 300.410(e)])

DOES THE RELEASE INVOLVE A HAZARDOUS SUBSTANCE, POLLUTANT OR CONTAMINANT AS DEFINED BY THE NCP?

YES _ or NO ☒

EXPLAIN:

(A **HAZARDOUS SUBSTANCE** means any substance, element, compound, mixture, solution, hazardous waste, toxic pollutant, hazardous air pollutant, or imminently hazardous chemical substance or mixture designated pursuant to the CWA, CERCLA, SDWA, CAA or TSCA. The term does not include petroleum products, natural gas, natural gas liquids, liquefied natural gas, synthetic gas or mixtures of natural and synthetic gas. The definition of **POLLUTANT or CONTAMINANT** includes, but is not limited to, any element, substance, compound, or mixture, including disease-causing agents, which after release into the environment and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, will or may reasonably be anticipated to cause death, disease, behavioral abnormalities, cancer, genetic mutation, physiological malfunctions or physical deformations, in such organisms or their offspring. The term does not include petroleum products, natural gas, natural gas liquids, liquefied natural gas, synthetic gas or mixtures of natural and synthetic gas.). [40 CFR 300.410(e)]

IS THE RELEASE SUBJECT TO THE LIMITATIONS ON RESPONSE?

YES _ or NO ☒

EXPLAIN:

(The **LIMITATIONS ON RESPONSE** provisions of the NCP (40 CFR 300.400(B) states that removals shall not be undertaken in response to a release: of a naturally occurring substance in its unaltered or natural form; from products that are a part of the structure of, and result in exposure within, residential buildings or business or community structures; or into public or private drinking water supplies due to deterioration of the system through ordinary use.). [40 CFR 300.410(e)]

DOES THE QUANTITY OR CONCENTRATION WARRANT RESPONSE?

YES _ or NO ☒

EXPLAIN:

[40 CFR 300.410(e)]

HAS A PRP BEEN IDENTIFIED? (Include name, address and telephone number)

YES ☒ or NO _

EXPLAIN: Previous Operator

Current Owner

Wilson Concrete
600 W. ~~State~~ Ring Rd

[40 CFR 300.410(e)]

Mapleton IA 51034

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B. REMOVAL CRITERIA (continued):

IS THERE AN ACTUAL OR POTENTIAL EXPOSURE TO HAZARDOUS SUBSTANCES OR POLLUTANTS, OR CONTAMINANTS?

YES _ or NO ☒

EXPLAIN:

IS THERE ACTUAL OR A POTENTIAL FOR CONTAMINATION OF DRINKING WATER SUPPLIES?

YES _ or NO ☒

EXPLAIN:

ARE THERE HAZARDOUS SUBSTANCES, POLLUTANTS, OR CONTAMINANTS IN DRUMS, BARRELS, OR BULK STORAGE CONTAINERS?

YES _ or NO ☒

EXPLAIN:

ARE THERE HIGH LEVELS OF HAZARDOUS SUBSTANCES, POLLUTANTS, OR CONTAMINANTS IN NEAR-SURFACE SOILS?

YES _ or NO ☒

EXPLAIN:

("High levels" may be determined by streamlined risk assessments, health consultations, state or federal soil screening criteria, and/or Superfund program policies or directives.)

ARE THERE CONDITIONS ON SITE WHICH MAY BE SUSCEPTIBLE TO IMPACT FROM ADVERSE WEATHER CONDITIONS?

YES _ or NO ☒

EXPLAIN:

IS THERE A THREAT OF FIRE OR EXPLOSION?

YES _ or NO ☒

EXPLAIN:

IS THERE A POTENTIAL FOR OTHER FEDERAL OR STATE RESPONSE MECHANISMS? IF SO, IDENTIFY THE APPROPRIATE PROGRAM:

YES _ or NO ☒

☐ RCRA ☐ NRC ☐ FIFRA ☐ UST ☐ OTHER FEDERAL () ☐ STATE DEFERRAL

EXPLAIN:

ARE THERE OTHER SITUATIONS OR FACTORS WHICH WARRANT FURTHER SUPERFUND RESPONSE?

YES _ or NO ☒

EXPLAIN:

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VI. SUPERFUND SITE SCREENING FINDINGS AND RECOMMENDATIONS:

☒ NO FURTHER SUPERFUND RESPONSE ACTION REQUIRED - SUPERFUND CERCLIS ENTRY NOT WARRANTED

(Cite the appropriate criteria from SECTION V as the basis for the above determination.)

Yes	No	Unknown	Issue	Yes	No	Unknown	Issue
			Ground Water Pathway Threat				Direct Exposure Pathway Threat
			Surface Water Pathway Threat				Air Pathway Threat
			Release Or Threat Of Release				A Facility Or Vessel
			Hazardous Substance, Pollutant, or Contaminant				Subject To Response Limitations
			Quantity Or Concentration Warrant Response				Exposure To Hazardous Substances Or Pollutants Or Contaminants
			Drums, Barrels Or Bulk Containers Present				High Levels Of Contaminants In Surface Soils
			Site Susceptible To Adverse Weather Conditions				Threat Of Fire Or Explosion
<input checked="" type="checkbox"/>			Willing/Capable PRP Response			<input checked="" type="checkbox"/>	Referred To Another Program

COMMENT:

REMOVAL ACTION RECOMMENDED: EMERGENCY TIME-CRITICAL NON-TIME-CRITICAL

(Cite one or more of the conditions or factors from Section V. REMOVAL CRITERIA, as a basis for recommending that a removal action be conducted.)

Yes	No	Unknown	Issue	Yes	No	Unknown	Issue
			Exposure To Hazardous Substances Or Pollutants Or Contaminants				Actual Or A Potential For Contamination Of Drinking Water Supplies
			Drums, Barrels Or Bulk Containers Present				High Levels of Contaminants Near-Surface Soils
			Site Susceptible To Adverse Weather Conditions				Fire/Explosion Threat
			Other Response Mechanism				Other Factors

COMMENT:

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VI. SUPERFUND SITE SCREENING RECOMMENDATIONS (continued):

ADDITIONAL INTEGRATED ASSESSMENT RECOMMENDED

(Cite the appropriate criteria from Section V as a basis for recommending that additional site evaluation be performed.)

Yes	No	Unknown	Issue	Yes	No	Unknown	Issue
			Ground Water Pathway Threat				Direct Exposure Pathway Threat
			Surface Water Pathway Threat				Air Pathway Threat
			Release Or Threat Of Release				A Facility Or Vessel
			Hazardous Substance, Pollutant, or Contaminant				Subject To Response Limitations
			Quantity Or Concentration Warrant Response				Exposure To Hazardous Substances Or Pollutants Or Contaminants
			Drums, Barrels Or Bulk Containers Present				High Levels Of Contaminants In Surface Soils
			Site Susceptible To Adverse Weather Conditions				Threat Of Fire Or Explosion
			Willing/Capable PRP Response				Referred To Another Program

COMMENT:

VII. ADDITIONAL INFORMATION OR COMMENTS

No further action under CERCLA, no further action under State authority

~~DO NOT~~
EPA USE ONLY

VIII. DETERMINATION

SIGNATURE: _____

Name/Title/Office

DATE: _____

8/1/01