CON 12-15
Doc #24604

Site Name: Transco Railway Products, Inc, Oelwein

Pre-Remedial Initial Site Screening (ISS)

Project Manager: John Woodland

Date: July 25, 2011

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

The site is located at 300 7th Avenue NW in Oelwein, Iowa. The site is improved with an existing railcar repair facility, numerous rail lines, and is approximately 28 acres in size.

Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)

The site assessment was conducted on June 17 and 21, 2011, because Transco Railway Products, Inc intends to install approximately 800 linear feet of water line and a sanitary sewer at the facility. The objective of the site assessment was to gather information concerning the potential presence of benzene, toluene, ethylbenzene and xylenes (BTEX) and total extractable hydrocarbons (TEH) to a depth of eight feet for the proposed installation of standard grade polyvinyl chloride (PVC) and high-density polyethylene (HDPE) water lines.

On June 17, 2011, five temporary borings were advanced at the site. Soil was continuously sampled to a depth of 8 feet below ground surface (bgs). A photoionization detector (PID) was used for field screening of soil samples at each interval. Soil samples displaying the highest PID reading were submitted for laboratory analysis. The soil samples from B-2 (5 to 6' bgs), B-4 (1 to 2' bgs) and B-5 (6 to 7' bgs) were collected based on slightly elevated PID readings. The remaining soil samples from B-1 (3 to 4' bgs) and B-3 (6 to 7' bgs) were collected from the capillary fringe zone in each boring. Soil samples were analyzed for BTEX and TEH.

Temporary monitoring wells (TMW-1 through TMW-5) were installed in each boring. Groundwater was encountered between 2.52 and 5.38 feet bgs. On June 17, 2011, groundwater was collected from TMW-1, TMW-2 and TMW-5. On June 21, 2011, groundwater was collected from TMW-3 and TMW-4. Groundwater was analyzed for BTEX and TEH.

Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.

BTEX concentrations in the soil samples are below laboratory detection limits. Detectable concentrations of TEHs were reported in the soil samples collected from each boring; however, the concentrations are either below statewide standards or no standard has been established.

BTEX concentrations in the groundwater samples are below laboratory detection limits. Detectable concentrations of TEHs were reported in some groundwater samples collected. The

only exceedance of TEH as waste oil was detected in groundwater sampleTMW-1at a concentration of 976 ug/L, which is above the statewide standard of 400 ug/L for groundwater ingestion, actual.

Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.

There are no wells located on the site. The electronic well search database reports that there is one private well owned by Wayne Liebe (240 feet deep) and one well that is plugged within a ¼-mile radius of the site. According to the Fayette County Assessors Office, the Wayne Liebe residence is located at 1001 7th Avenue NE, Oelwein Iowa, which is approximately 1.25 miles northeast of boring B-1. The well search database has an incorrect location for the Liebe well.

Within a ½-mile radius, excluding the previously described wells, there are thirteen private wells between 41 and 280 feet deep, one commercial well that is 1315 feet deep, and six plugged wells.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.
3

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

TEH as waste oil was detected in one groundwater sample at a concentration of 976 ug/L. The Iowa Tier 1 Look-up Table Groundwater Ingestion, actual value is 400 ug/L. Based on the relatively low concentration of TEH as waste oil detected in groundwater onsite and no active drinking water wells nearby, additional investigation is not required at this time.

The contaminants detected do not appear to present a significant risk at this time.

The IDNR notes that Transco Railway Products has decided to install ductile iron pipe with nitrile gaskets in place of PVC pipe. The gaskets will be made of oil resistant Nitrile rubber and impervious clay trench plugs will be installed around the ductile iron pipe to stop the flow of contaminated groundwater through porous water main bedding and backfill material.

Site recommended for:

- ☒ No further action
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Additional investigation by responsible party
- ☐ Transfer to LUST/UST

Form Reviewed: Cal Lundberg **Date Reviewed:** 7/27/11

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: John Woodland, Environmental Specialist (Name/Title) — July 27, 2011 (Date)
Iowa DNR, Wallace Bldg, Des Moines, IA 50319 (Address) — 515.281.4117 (Phone)
john.woodland@dnr.iowa.gov (E-mail Address)

Site Name: Transco Railway Products, Inc, Oelwein

Previous Names (if any):

Site Location: 300 7th Avenue NW
Oelwein (City) — IA (ST) — 50662 (Zip)

Latitude: 42.682798 **Longitude:** -91.926577

Compare the following checklist. If "yes" is marked, please explain below.	YES	NO
1. Does the site already appear in CERCLIS?	☐	☒
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?	☐	☒
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?	☐	☒
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	☐	☒
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	☐	☒
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)?	☒	☐
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	☐	☒
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)?	☐	☒

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

TEH as waste oil was detected in one groundwater sample at a concentration of 976 ug/L. The Iowa Tier 1 Look-up Table Groundwater Ingestion, actual value is 400 ug/L.

Site Determination:

☐ Enter the site into CERCLIS. Further assessment is recommended (Explain below).

☒ The site is not recommended for placement into CERCLIS (Explain below).

☐ Further assessment is recommended under PRE-CERCLA (Explain below).

DECISION/DISCUSSION/RATIONALE:
TTEH as waste oil was detected in one groundwater sample at a concentration of 976 ug/L. The Iowa Tier 1 Look-up Table Groundwater Ingestion, actual value is 400 ug/L. Based on the relatively low concentration of TEH as waste oil detected in groundwater onsite and no active drinking water wells nearby, additional investigation is not required at this time.

The contaminants detected do not appear to present a significant risk at this time

Regional EPA Reviewer:

Print Name/Signature | Date

State Agency/Tribe: CAL LUNDBERG | 7/27/11

Print Name/Signature | Date

REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

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

Site Name: Transco Railway Products, Inc, Oelwein **Identified By:** ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

Address: 300 7th Avenue NW **County Name:** Fayette

City, State, Zip: Oelwein, Iowa 50662 State ID (if one exists): ____ Congressional District: 2

NPL Status: = : Not a Valid Site or Incident **Federal Facility Indicator:** ☐ Federal Facility ☒ Not a Federal Facility ☐ Status Undetermined

Section: ☐ C-(STAR) SPFD Technical Assistance/Re-Use 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: Travel north on I-35 N. Take US-20 E toward Waterloo. Turn left onto IA-150 N. Turn left onto E Charles St. Turn right onto 6th Ave NW. Continue onto 3rd St NW. .

Site Description: The site is used to repair rail cars.

USGS Quadrant: ____ USGS Hydro Unit: ____

Latitude: 42.682798 **Longitude:** -91.926577
(Decimal Degree format) (with release of 3.17 see attached required location data form)

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

Owner Operator Type
- ☐ Bank/Loan Company
- ☐ County Owned
- ☐ District Owned
- ☐ Federally-Owned
- ☐ Former Federally Owned or Operated
- ☐ Former Federally Owned or Operated
- ☐ Government Owned/Contractor Operated
- ☐ Privately Owned/Government Operated
- ☐ Property Defaulted Back to Government
- ☐ Brownfields/Public
- ☐ Municipality
- ☐ Other
- ☒ Private
- ☐ Mixed Ownership
- ☐ State Owned
- ☐ State Owned
- ☐ Trustee, Federal
- ☐ Trustee, State
- ☐ Unknown

Operational Status: ☒ Active ☐ Inactive ☐ Unknown ☐ Blank
Native American Interest: ☐ Yes ☒ No

Non-NPL Status (Choose one):

☒ 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

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

SCAP Note: _____

Add below Action (if No Further Action):
OU 00 Lead: EP
☐ PRE-CERCLIS ARCHIVE Actual Complete: ____/____/____
SCAP Note: _____
Comments: ☐ Site or ☐ Action: _____

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.
- ☐ FT-Fabrics/textiles
- ☐ EE-Electronic/electrical equipment
- ☐ LW-Lumber and wood products/pulp and paper
- ☐ WP-Lumber and wood products/wood preserving/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
- ☐ TA-Tanneries ☐ OT-Other-Description(needed):____
- ☒ 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 ☐ OT-Other-Description(needed):____

☐ **WM-Waste Management** - *Applicable sub-categories*
- ☐ CL-Co-disposal landfill (municipal and industrial)
- ☐ ID-Illegal disposal/open dump
- ☐ IF-Industrial waste facility (non-generator)
- ☐ MD-Mine tailings disposal ☐ OT-Other-Desc.(needed):____
- ☐ 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 ☐ OT-Other-Desc (needed):____
- ☐ 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
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ OT-Other-Description(needed):____

Signatures:
States: Cal Sandberg Date: 7/27/11 RPM/OSC/SAM: _____ Date __/__/__

Updated by The Newberry Group/Last Update: 01/08/2008

(NOTE: Data analysts will send form to records center after data entry and QA.)

Updated by Systems Research Group
03MAR06

REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - *(Required information highlighted in red)*

SITE NAME: Transco Railway Products, Inc, Oelwein **EPA ID:** ____

Latitude: 42.682798 **Longitude:** -91.926577 **Measurement Sequence:** ____
(Decimal Decree format) (See Comment A)

Lat/Long Source:
☐ Contractor ☐ Dun & Bradstreet ☐ EPA Region 7 ☐ Geograph ☐ Other Federal Agency ☐ Regulated Entity ☐ State
☐ EPA Headquarters ☐ Epic ☒ Other ☐ Private ☐ SNAP ☐ Tribe ☐ Unknown
☐ (Blank)

Designate Lat/Long: ☒ Primary ☐ NPL Coordinate

Collection Method:
☐ Address Matching -House Number ☐ Address Matching - Block Face ☐ Address Matching - Street Centerline
☐ Address Matching -Nearest Intersection ☐ Address Matching - Primary Name ☐ Address Matching - Digitized
☐ Address Matching - Other ☐ Census Block - 1990 - Centroid ☐ Census Block/Group 1990-Centroid
☐ Census Block/Tract - 1990 - Centroid ☐ Classical Surveying Techniques ☐ Census - Other
☐ GPS Carrier Phase Static Relative Position ☐ GPS Carrier Phase Kinematic Relative Position ☐ GPS, with Canadian Active Control System
☐ GPS Code (Pseudo Range) Differential ☐ GPS Code (Pseudo Range) Precise Position ☐ GPS Code (Pseudo Range) Standard Position (SA-Off)
☐ GPS Code (Pseudo Range) Standard Position Service SA-On ☐ GPS-Unspecified ☐ Interpolation-Digital Map Source (TIGER)
☐ Interpolation-Map ☐ Interpolation -MSS ☒ Interpolation -Photo ☐ Interpolation – Satellite ☐ Interpolation - SPOT
☐ Interpolation-TM ☐ Interpolation - Other ☐ LORAN C ☐ Public Land Survey-Eighth Section ☐ Public Land Survey-Footing
☐ Public Land Survey-Quarter Section ☐ Public Land Survey-Section ☐ Public Land Survey-Sixteenth Section
☐ ZIP+2 Centroid ☐ ZIP+4 Centroid ☐ ZIP Code - Centroid ☐ Unknown

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Reference Point:
☐ Administrative Building ☐ Air Monitoring Station ☐ Air Release Stack ☐ Air Release Vent
☐ Atmos. Emissions Trtmnt Unit ☐ Boundary Point ☐ Building Entrance ☒ Facility/Centroid Cent ☐ Facility/Station Bldg Entrance
☐ Intake Point ☐ Lagoon or Settling Pond ☐ Liquid Waste Treatment Unit ☐ Loading Area Centroid ☐ Loading Facility
☐ Monitoring Point ☐ NE Corner of Land Parcel ☐ NW Corner of Land Parcel ☐ Other ☐ Plant Entrance (Freight)
☐ Plant Entrance (General) ☐ Plant Entrance (Personnel) ☐ Process Unit Area Centroid ☐ Process Unit ☐ SE Corner of Land Parcel
☐ Solid Waste Storage Area ☐ Solid Waste Trtmnt/Disp. Unit ☐ Storage Tank ☐ SW Corner of Land Parcel ☐ Unknown
☐ Water Monitoring Station ☐ Water Release Pipe ☐ Well ☐ Well Protection Area ☐ Release Point ☐ Treatment/Storage Plant

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Reference Datum: ☐ NAD27 ☐ NAD83 ☐ Other ☒ Unknown ☐ WGS84

Accuracy Meters +/-: ____ ☒ **Accuracy Unknown** **Collection Date:** 07/01/11

Verification Method:
☐ Ground Truth Conducted ☐ Point in Polygon (Zip) ☐ Proximity to Polygon Centroid(Other) ☐ Verified Relative to Map Features (1:100K/Tiger) ☐ Verified Relative to Map Features (Other) ☐ Proximity to Polygon Centroid (County)
☐ Point In Polygon (County) ☐ Proximity to Alternative Facility Coordinate) ☐ Proximity to Polygon Centroid (Zip Code) ☒ Verified Relative to Map Features (1:24K) ☐ Verified, Unknown Method ☐ Point in Polygon (Other)
☐ Blank ☐ Not Verified

Point/ Line/ Area: ☐ AREA ☐ LINE ☒ POINT ☐ REGION ☐ ROUTE ☐ (BLANK)

Source Map Scale: ☐ 1:10,000 ☐ 1:12,000 ☐ 1:15,840 ☐ 1;20,000 ☒ 1:24,000 ☐ 1:25,000 ☐ 1:50,000
☐ 1:62,500 ☐ 1:63,360 ☐ 1:100,000 ☐ 1:125,000 ☐ 1:250,000 ☐ 1:500,000 ☐ NONE ☐ UNKNOWN
☐ OTHER____

COMMENTS:____

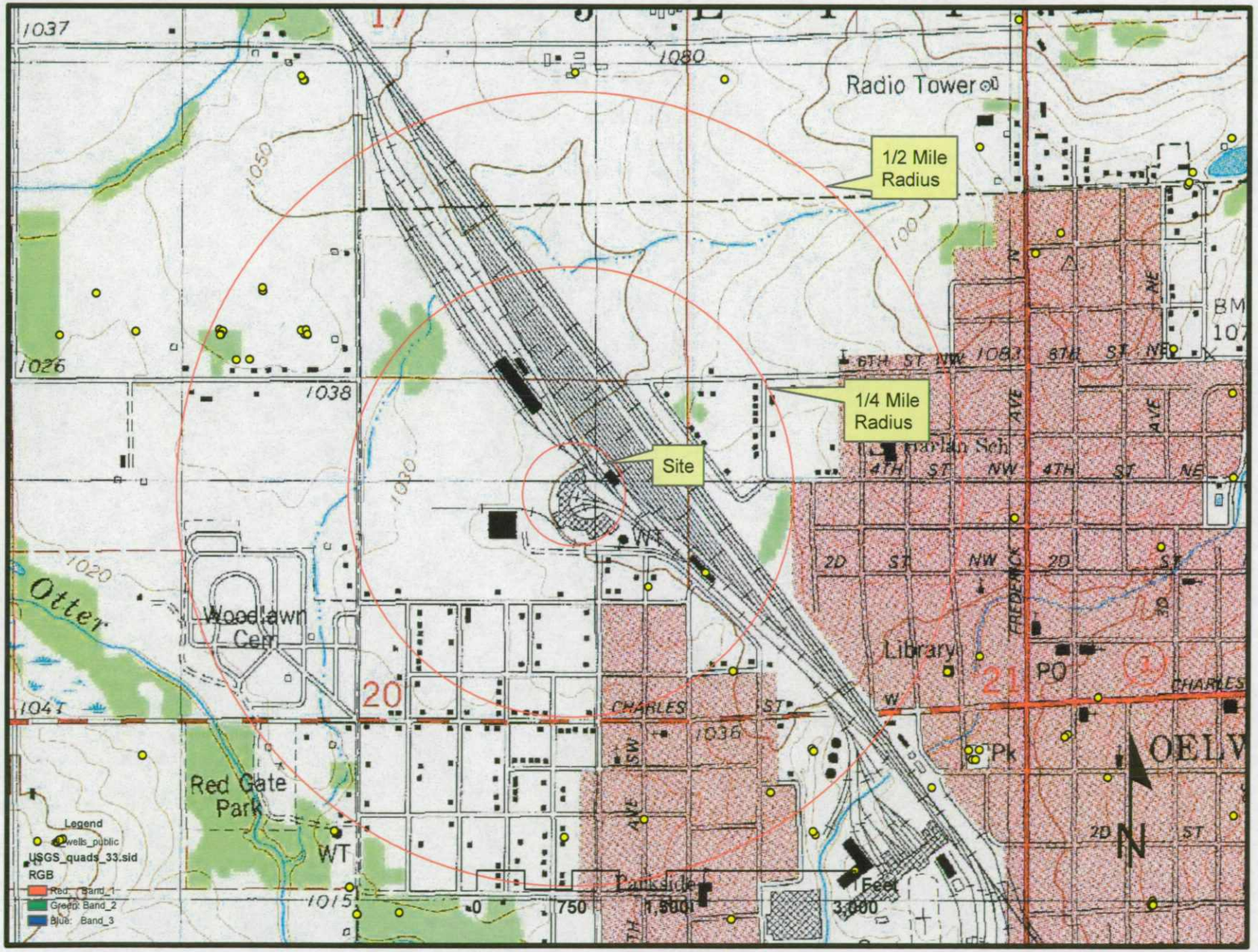
Signatures:

RPM/OSC: _____ **Date:** ___/___/___ **BRANCH CHIEF:** _____ **Date:** ___/___/___

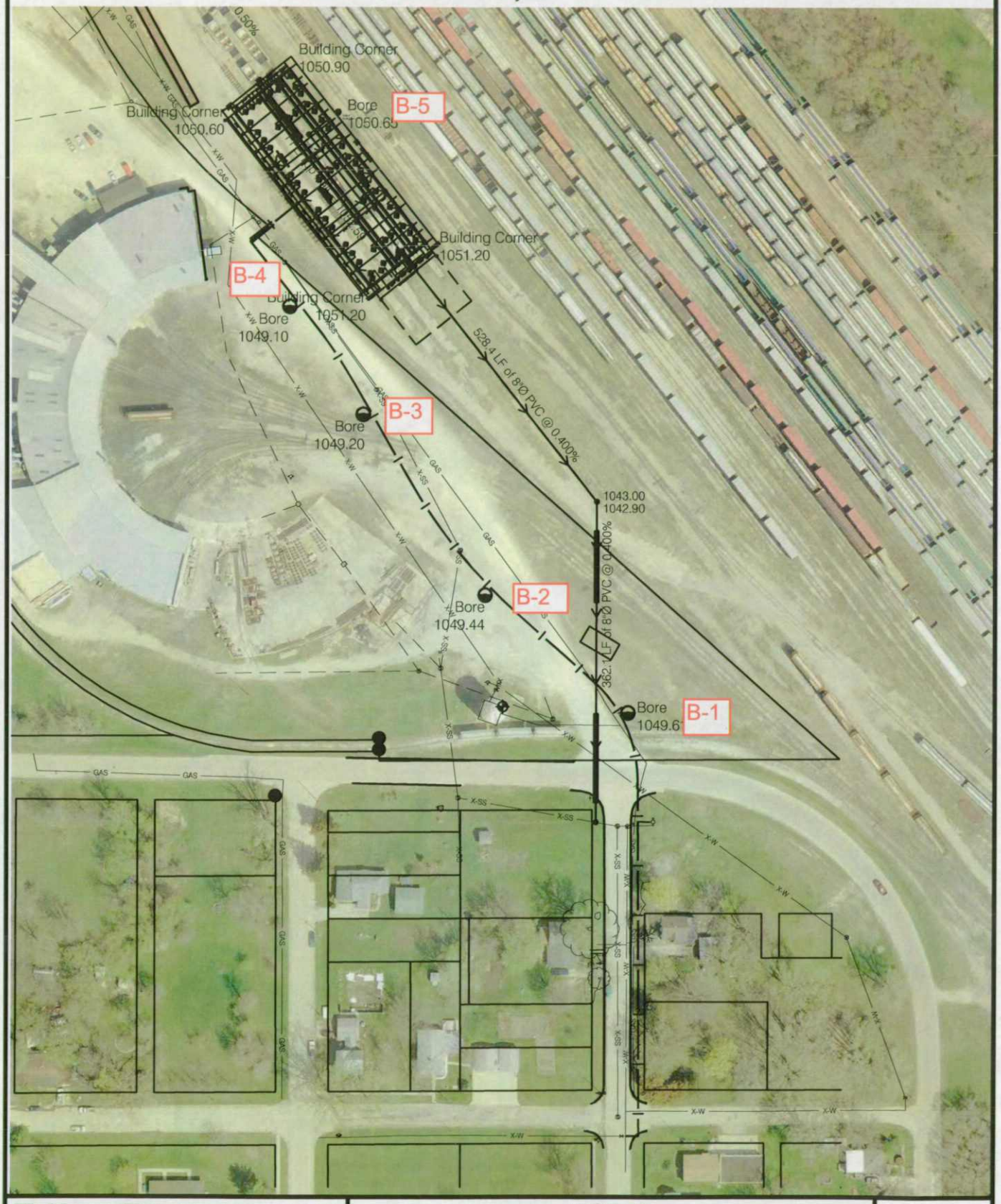
A) A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.

Transco Railway Products, Inc., Oelwein

Transco Railway Products, Inc., Oelwein



TRANSCO WASH STATION
OELWEIN, IOWA - Project No. 111033.MS



TEKIPPE ENGINEERING, P.C. *Serving Eastern Iowa Since 1980* West Union - Manchester - Cedar Rapids	NOTES Plot Date: June 24, 2011 File Name: X:\ Projects\2011\111033ms\Dwg\111033MS BLD Stake.dwg	SHEET 1