CON 12-15
Doc #28857

Site Name: Josephson Manufacturing Company, Fort Dodge

Initial Site Screening (ISS)

Project Manager: Tami S. Quam

Date: November 5, 2013

☐ **3931 - Phase II Assessment Review – Brownfield Funded**
Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

☐ **3837 - Phase II Assessment – Brownfield Grant Funded**
Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination, or

☒ **3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded**
Phase II submitted that is not part of a real estate transaction

Location:

Latitude: 42.5043 *Longitude:* -94.1959 ***County**: Webster*
(Decimal Degree format)

USGS Quadrant: ____

Site Size: 1.322

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

Site Alias Name(s): NA

Congressional District: 4

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: Josephson Brothers Partnership LLP, 204 Central Avenue, Fort Dodge, Iowa 50501

Responsible Party Name(s) & Address, if different from current owner: Unknown at this time

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)
204 Central Avenue, Fort Dodge, Iowa 50501

Directions to site: From Des Moines, go north on I-35 and take exit 142B to go west on US-20. Exit on 121 to take US-169 north into Fort Dodge. Exit from US-169, turn right onto 2nd Ave. S. and turn left onto S. 3rd St. Turn left onto Central Ave and the site will be on the north side of the road.

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)
No information about the history of the site or current site usage was presented in the report. Sample locations were chosen by the property owner and were placed in areas that were presumed to adequately investigate potential recognized environmental conditions.

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 consisted of 3 soil borings (MW-1 through MW-3) drilled to depths of 5 to 19 feet. Soil was field-screened using a PID for the presence of volatile organic compounds (VOCs). Due to the low PID responses observed in the borings, soil samples were collected from the groundwater table or the bottom of the boring if groundwater was not encountered. The soil samples were analyzed for VOCs, polycyclic aromatic hydrocarbons (PAHs), total extractable hydrocarbons (TEHs), and RCRA metals. Temporary monitoring wells were installed in the borings and groundwater was encountered at 11 feet deep in MW-3. Boring refusal was encountered at depths of 5 feet and 19 feet in MW-1 and MW-2 respectively and groundwater was not observed in these borings. Therefore, groundwater samples were collected from MW-3 for analysis of VOCs, PAHs, TEHs, and RCRA metals.

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.
VOCs and TEH were not detected in the soil samples. Some RCRA metals were detected in the soil samples at concentrations below the respective standards. In addition, PAHs were observed in soil sample MW-1 (5 feet) at a concentration below the standard. PAHs were not detected in the remainder of the soil samples.

As noted above, only one temporary monitoring well encountered groundwater. The groundwater samples collected from MW-3 had detections of several PAHS, RCRA metals, and acetone but all of the concentrations were below the respective standards. The only exceedences observed in the groundwater sample were cadmium and chromium which were detected at concentrations of 0.0133 mg/L and 0.111 mg/L respectively. The standards for cadmium and chromium are 0.005 mg/L and 0.1 mg/L respectively. The consultant was contacted to verify that the groundwater samples collected for RCRA metal analysis were not field filtered. No other VOCs or TEH were detected in the groundwater samples.

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.

Within a quarter mile radius of the site there are 10 municipal wells ranging in depth from 216 to 2,307 feet, 4 commercial wells ranging in depth from 404 to 1,493 feet, and two test water wells that are 43 feet and 44 feet deep. Between a quarter mile and half mile radius of the site, there are several plugged wells, 6 municipal wells ranging in depth from 400 to 973 feet, 8 monitoring wells that are 25 to 40 feet deep, and three heat pump wells that range from 50 feet to 180 feet deep. Bedrock generally varies in this area between 5 feet and 74 feet deep.

The Des Moines River is located approximately 280 feet west of the site. The site is located in the 2 year capture zone for the Cambrian-Ordovician and Mississippian aquifers with regard to the Fort Dodge source water protection area.

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.
As noted above, the only soil or groundwater exceedences observed onsite were cadmium and chromium in groundwater sample MW-3. The concentrations observed slightly exceeded the standards but the groundwater sample collected was not field filtered. Based on the low concentrations of contaminants observed onsite, additional investigation is not required. No further action is required under CERCLA or Iowa Chapter 133 at this time and the site is not a candidate for an ESS.

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

Form Reviewed: Cal Lundberg **Date Reviewed:** 11/12/13

Revised 11/2012

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: Tami S. Quam (Name/Title) — November 5, 2013 (Date)

502 E 9th Street, Des Moines, Iowa 50319 (Address) — 515-281-4420 (Phone)

tami.quam@dnr.iowa.gov (E-mail Address)

Site Name: Josephson Manufacturing Company, Fort Dodge

Previous Names (if any):

Site Location: 204 Central Avenue

Fort Dodge (City) — Iowa (ST) — 50501 (Zip)

Latitude: 42.5043 **Longitude:** -94.1959

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:

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:
The only soil or groundwater exceedences observed onsite were cadmium and chromium in groundwater sample MW-3. The concentrations observed slightly exceeded the standards but the groundwater sample collected was not field filtered. Based on the low concentrations of contaminants observed onsite, additional investigation is not required. No further action is required under CERCLA or Iowa Chapter 133 at this time and the site is not a candidate for an ESS.

Regional EPA Reviewer:

Print Name/Signature _____ Date _____

State Agency/Tribe:

CAL LUNDBERG _____ 11/12/13

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: Josephson Manufacturing Company Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

Address: 204 Central Avenue County Name: Webster

City, State, Zip: Fort Dodge, Iowa 50501 State ID (if one exists): _____ Congressional District: 4

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: From Des Moines, go north on I-35 and take exit 142B to go west on US-20. Exit on 121 to take US-169 north into Fort Dodge. Exit from US-169, turn right onto 2nd Ave. S. and turn left onto S. 3rd St. Turn left onto Central Ave and the site will be on the north side of the road.

Site Description: The site consists of a commercial/industrial building.

USGS Quadrant: _____ USGS Hydro Unit: _____

Latitude: 42.5043 **Longitude:** -94.1959
(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: OT

☐ **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 Sundberg Date: 11/12/13 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: Josephson Manufacturing Company, Fort Dodge EPA ID: _____

Latitude: 42.5043 Longitude: -94.1959 **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: 11/7/2013

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

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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_____

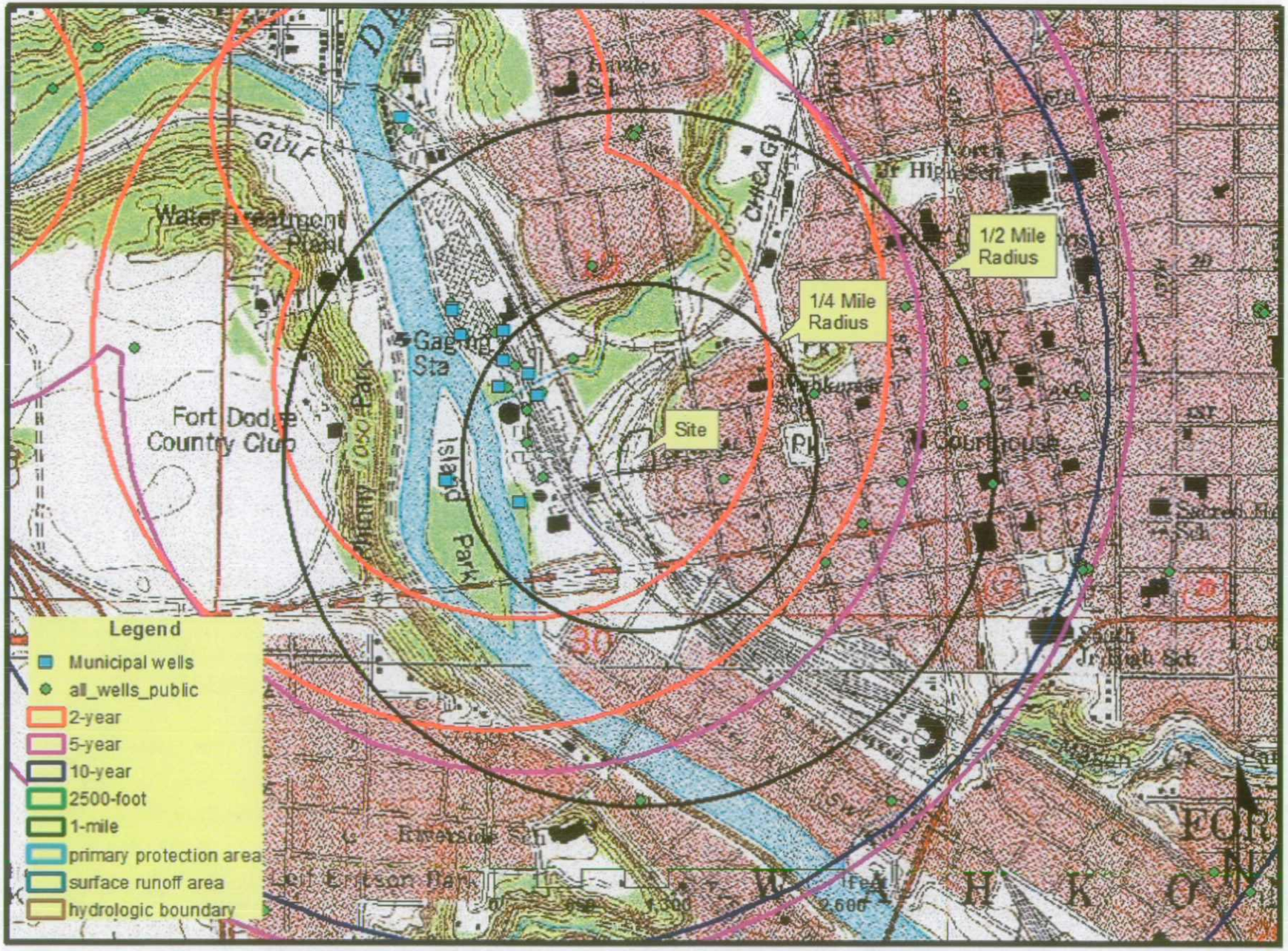
COMMENTS:_____

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.

Josephson Manufacturing Company, Fort Dodge



Josephson Manufacturing Company, Fort Dodge

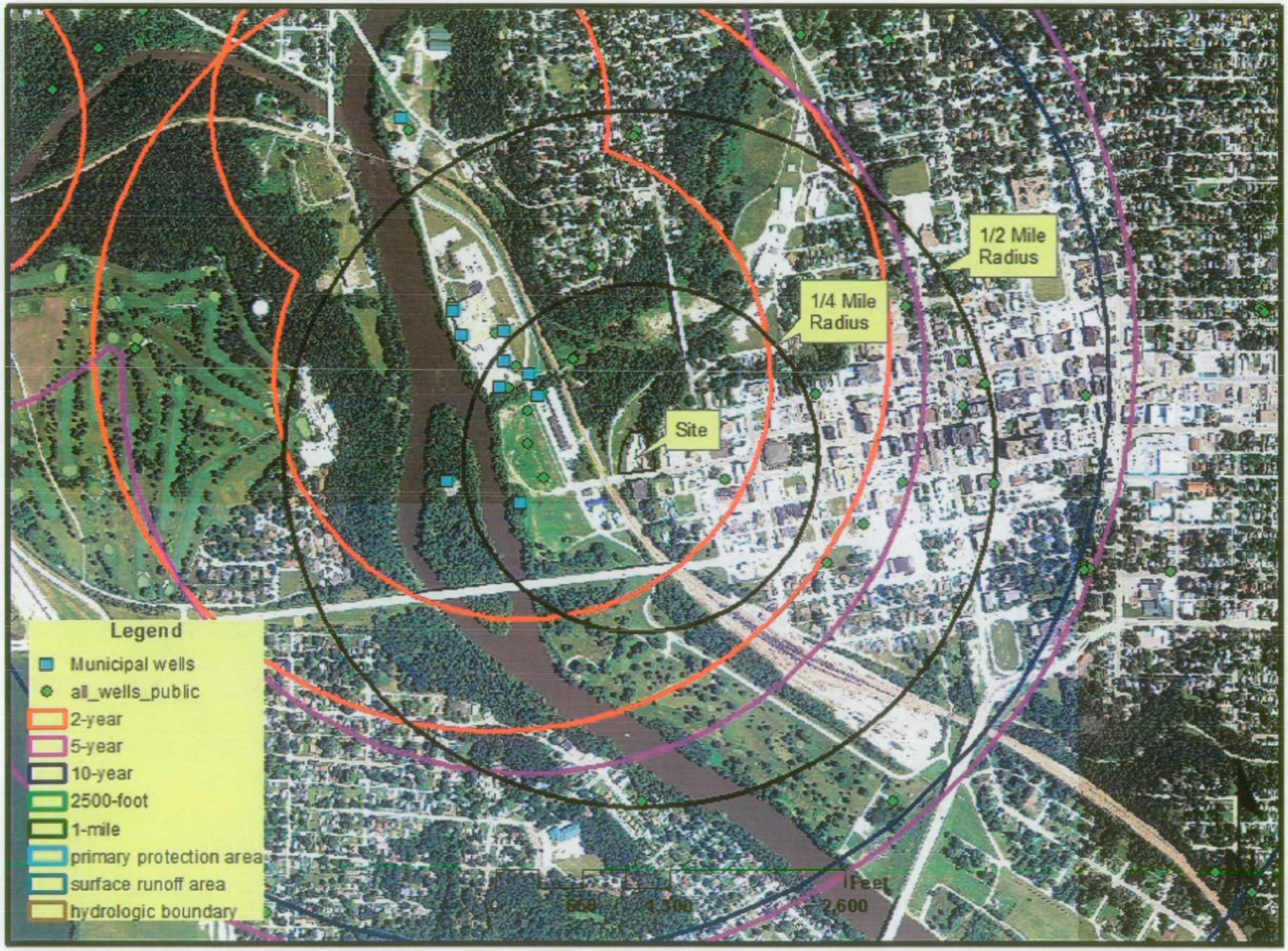


Figure 2

North

Sample Location Map

Josephson Manufacturing – Fort Dodge
204 Central Avenue
Fort Dodge, Iowa

IMPACT seven G