

**Site Name: HON Industries, Lease No. 84008, Muscatine**

Initial Site Screening (ISS)

Project Manager: Tami S. Quam

Date: December 17, 2013

**CON 12-15**  
**Doc #28972**

☐ **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: 41.3999  
(Decimal Degree format)

Longitude: -91.0729

County: Muscatine

**USGS Quadrant:** \_\_\_\_\_

**Site Size:** 1,540

**Site Dimension:**

☐

Acres

☒

Square Feet

☐

Feet

☐

Square Miles

☐

Miles

**Site Alias Name(s):** \_\_\_\_\_

**Congressional District:** 2

**Grant Recipient Name, Address & Contact:** NA

**Current Owner & Address:** Canadian Pacific, 120 South Sixth Street, Suite 900, Minneapolis, Minnesota 55402

**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)**

NW ¼ of Section 10, T76N, R2W, Muscatine, Muscatine County, Iowa

**Directions to site:** From Des Moines, go east on I-80. Take exit 239A to merge onto US-218 S. Take exit 80 and turn left onto IA-22. Turn right onto US-61 S and turn left onto Grandview Ave. Take the 1<sup>st</sup> right onto Sampson St and the site is located on the east side of the RR tracks north of Sampson St.

***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 owned by Canadian Pacific and is currently vacant. The railroad has leased the property since about 1938 and it has been used to store petroleum products, naphtha, and other chemicals for about the last 50 years. The site was at one time occupied by four vertical aboveground storage tanks (ASTs) and a building. A Phase I Environmental Site Assessment dated July 2013 identified the following recognized environmental conditions (RECs):

- HON Industries (onsite)- the site has been used for storage and distribution of petroleum products, naphtha, and other chemicals for over 50 years.
- Spratt Oil Sales (offsite)- this property has been used to store and distribute petroleum products for the past 40 years.
- Johnson Oil (offsite)- this property has been used to store and distribute petroleum products for the past 40 years.
- Petroleum Storage Southeast of the Site (offsite)- this property has stored petroleum products since about 1948. There was an underground storage tank (UST) previously located onsite and a petroleum release has been documented on the property.

***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 three soil borings (SB-1 through SB-3) drilled to 25 feet deep. Soil was field screened using a photoionization detector (PID) and one soil sample from each boring was submitted for analysis of total petroleum hydrocarbons (TPH), total extractable hydrocarbons (TEH), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and RCRA metals. Temporary monitoring wells were installed in each boring to collect groundwater samples which were analyzed for TPH, TEH, VOCs, SVOCs, and dissolved RCRA metals. Groundwater was encountered onsite at about 21 feet deep; however, saturated soil was observed at 12 to 15 feet deep.

***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 SVOCs were observed in soil sample SB-2, TEH was detected in soil samples SB-1 and SB-2, TPH was detected in SB-2 and SB-3, and RCRA metals were detected in all of the soil samples. In groundwater, RCRA metals and TEH were detected in all of the samples while VOCs were detected in SB-2 and SB-3 and SVOCs were only detected in SB-2. None of the contaminant concentrations detected in soil or groundwater exceeded an applicable standard. No light non-aqueous phase liquid (LNAPL) was observed in the temporary monitoring wells prior to abandoning the wells.

**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 four commercial wells owned by Grain Processing Corp. which range in depth from 75 feet to 81 feet. Between a quarter mile and half mile radius of the site, there are several plugged wells, a 93 foot deep USGS exploration well, and approximately 13 commercial wells owned by Grain Processing Corp. that range in depth from 57 feet to 79 feet deep. The Mississippi River is located approximately 3,700 feet east of the site. The site is located in the 5 year capture zone for the alluvial aquifer utilized by Muscatine Power & Water.

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

4

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

As noted above, several contaminants were detected in soil and groundwater onsite but none of the concentrations exceeded a standard. Elevated PID readings and petroleum odors were observed in soil from boring SB-2; however no elevated concentrations of contaminants were observed in soil or groundwater onsite. Based on the low contaminant concentrations observed onsite, additional investigation is not required at this time. The site is not a candidate for the Extended Site Screening (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 Smalley

Date Reviewed:

12/20/13

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.

<b>Checklist Preparer:</b>	<u>Tami S. Quam</u>	<u>Dec. 19, 2013</u>
	(Name/Title)	(Date)
	<u>502 E 9<sup>th</sup> Street, Des Moines, Iowa 50319</u>	<u>515-281-4420</u>
	(Address)	(Phone)
	<u>tami.quam@dnr.iowa.gov</u>	
	(E-mail Address)	
<b>Site Name:</b>	<u>HON Industries, Lease No. 84008, Muscatine</u>	
<b>Previous Names (if any):</b>		
<b>Site Location:</b>	<u>NW 1/4 Sec. 10, T76N, R2W</u>	
	<u>Muscatine</u>	<u>Iowa 52761</u>
	(City)	(ST) (Zip)
<b>Latitude:</b>	<u>41.3999</u>	<b>Longitude:</b> <u>-91.0729</u>

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:

Petroleum products were detected onsite.
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- 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:**

As noted in the report, VOCs and SVOCs were observed in soil sample SB-2, TEH was detected in soil samples SB-1 and SB-2, TPH was detected in SB-2 and SB-3, and RCRA metals were detected in all of the soil samples. In groundwater, RCRA metals and TEH were detected in all of the samples while VOCs were detected in SB-2 and SB-3 and SVOCs were only detected in SB-2. None of the contaminant concentrations detected in soil or groundwater exceeded an applicable standard. No light non-aqueous phase liquid (LNAPL) was observed in the temporary monitoring wells prior to abandoning the wells. Based on the low contaminant concentrations observed onsite, additional investigation is not required at this time. The site is not a candidate for the Extended Site Screening (ESS).

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

CAL LUNDBERG  
Print Name/Signature

*Cal Lundberg*

12/20/13  
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: HON Industries, Lease No. 84008, Muscatine

Identified By: \_\_\_\_\_

☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States  
☐ Other Federal Agency Check if: ☐ FUD Site

Address: NW 1/4 Sec. 10, T76N, R2W

County Name: Muscatine

City, State, Zip: Muscatine, Iowa 52761

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: Take I80 east and take exit 239A to merge onto US-218 S. Take exit 80 and turn left onto IA-22. Turn right onto US-61S and left onto Grandview Ave. Take 1st right onto Sampson St and the site is on the east side of the RR tracks north of Sampson St.

Site Description: Vacant land adjacent to the railroad tracks that was previously used to store/distribute petroleum products.

USGS Quadrant: \_\_\_\_\_ USGS Hydro Unit: \_\_\_\_\_

Latitude: 41.3999 Longitude: -91.0729  
(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 ☐ Bank/Loan Company ☐ Municipality  
Operator ☐ County Owned ☐ Other  
Type ☐ District Owned ☒ Private  
☐ Federally-Owned ☐ Mixed Ownership  
☐ Former Federally Owned or Operated ☐ State Owned  
☐ Former Federally Owned or Operated ☐ State Owned  
☐ Government Owned/Contractor Operated ☐ Trustee, Federal  
☐ Privately Owned/Government Operated ☐ Trustee, State  
☐ Property Defaulted Back to Government ☐ Unknown  
☐ Brownfields/Public

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: \_\_\_\_\_

Signatures: \_\_\_\_\_

States: Cal Landry Date: 12/20/13 RPM/OSC/SAM: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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): \_\_\_\_\_



**REGION VII**  
**U.S. ENVIRONMENTAL PROTECTION AGENCY**

ENFORCEMENT SENSITIVE INFORMATION  
FOR INTERNAL USE ONLY

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

SITE NAME: HON Industries, Lease No. 84008, Muscatine

EPA ID: \_\_\_\_\_

Latitude: 41.3999 Longitude: -91.0729  
(Decimal Degree format)

Measurement Sequence: \_\_\_\_\_  
(See Comment A)

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

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

Reference Point: ☐ Administrative Building ☐ Air Monitoring Station ☐ Air Release Stack ☐ Air Release Vent  
☐ Atmos. Emissions Trtmt 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 Trtmt/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

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

Accuracy Meters +/-: \_\_\_\_\_

☒ Accuracy Unknown

Collection Date: 12/18/2013

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

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: \_\_\_\_\_

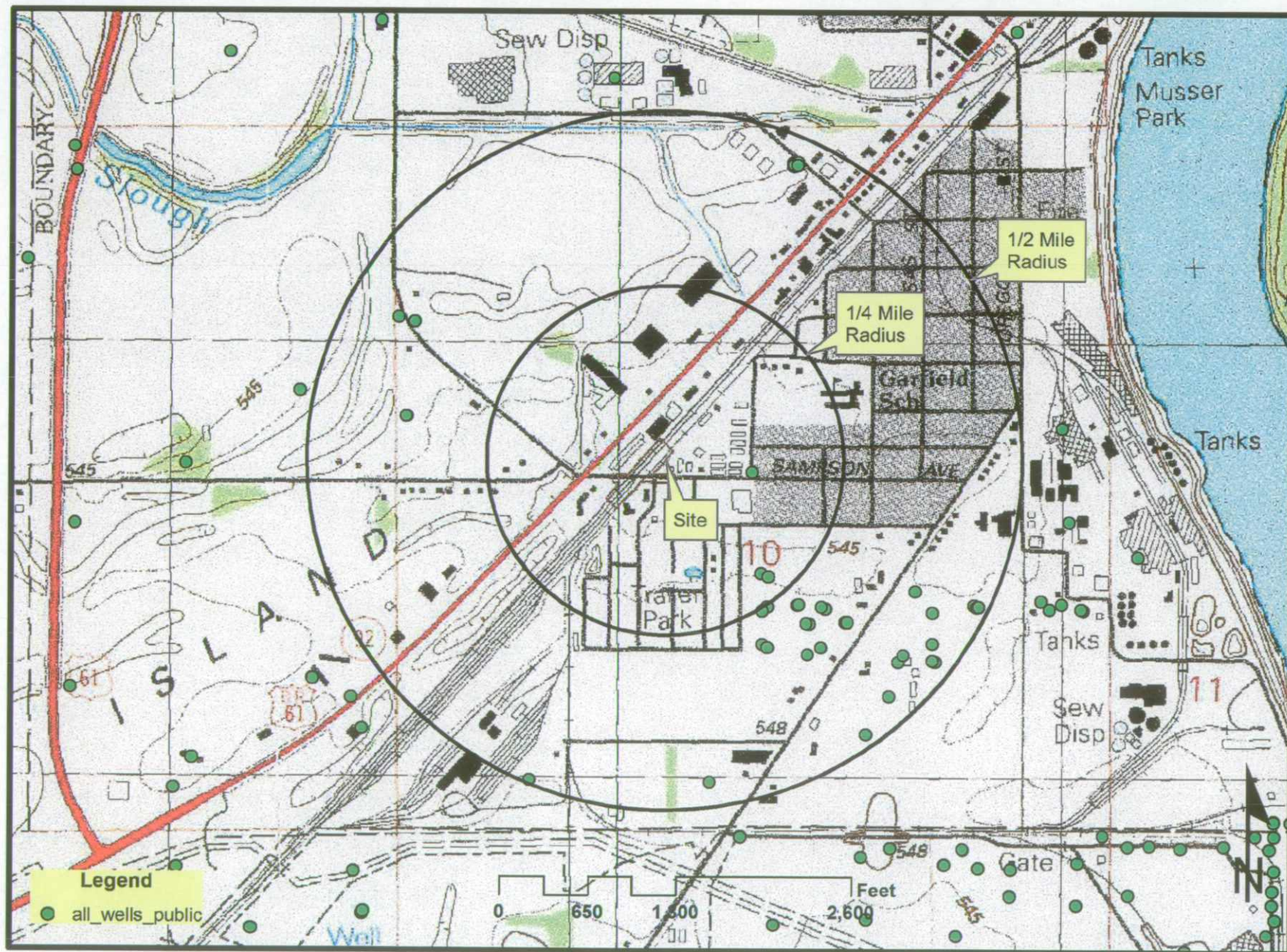
Signatures: \_\_\_\_\_

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.



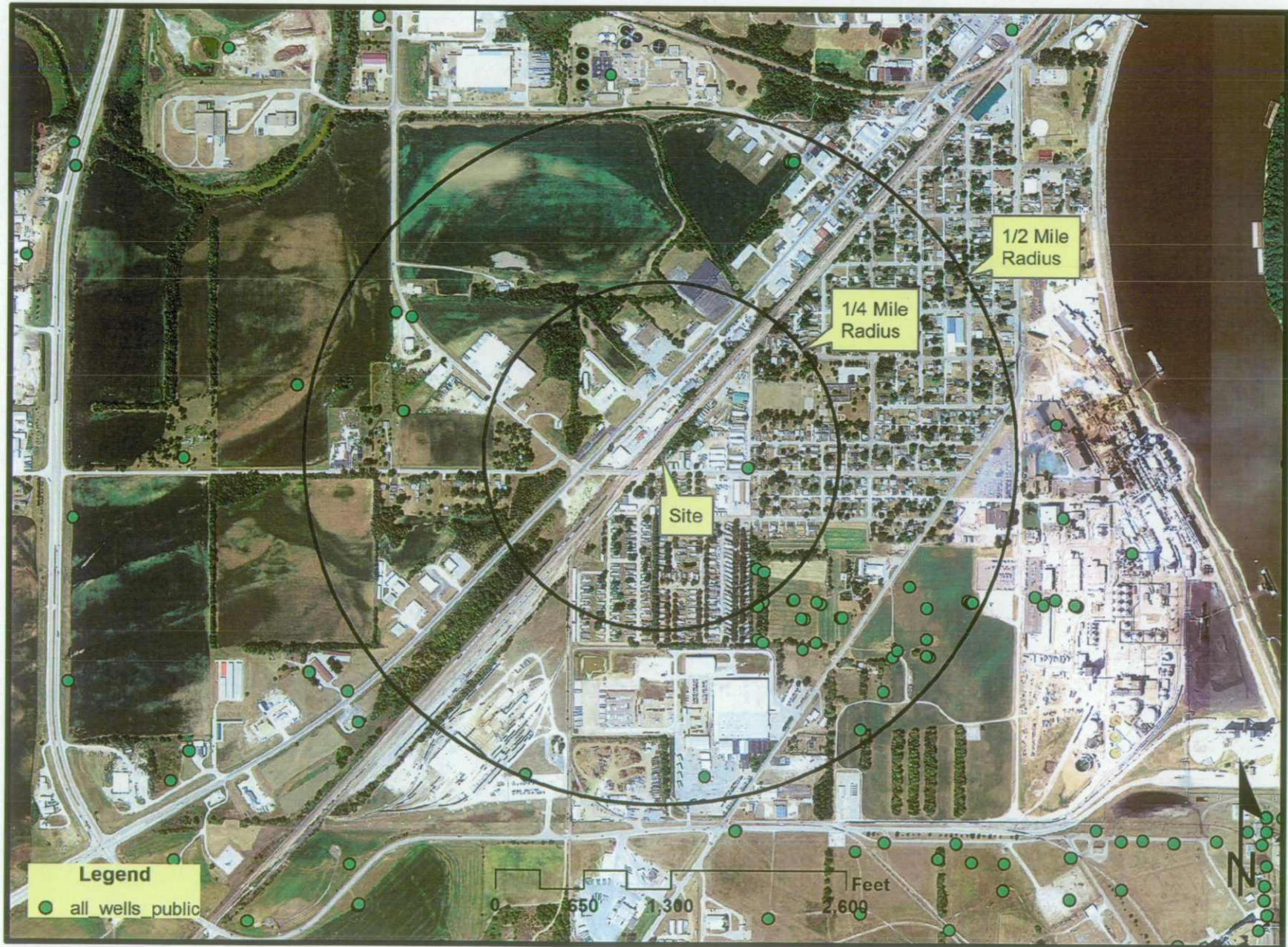
# HON Industries, Lease No. 84008, Muscatine







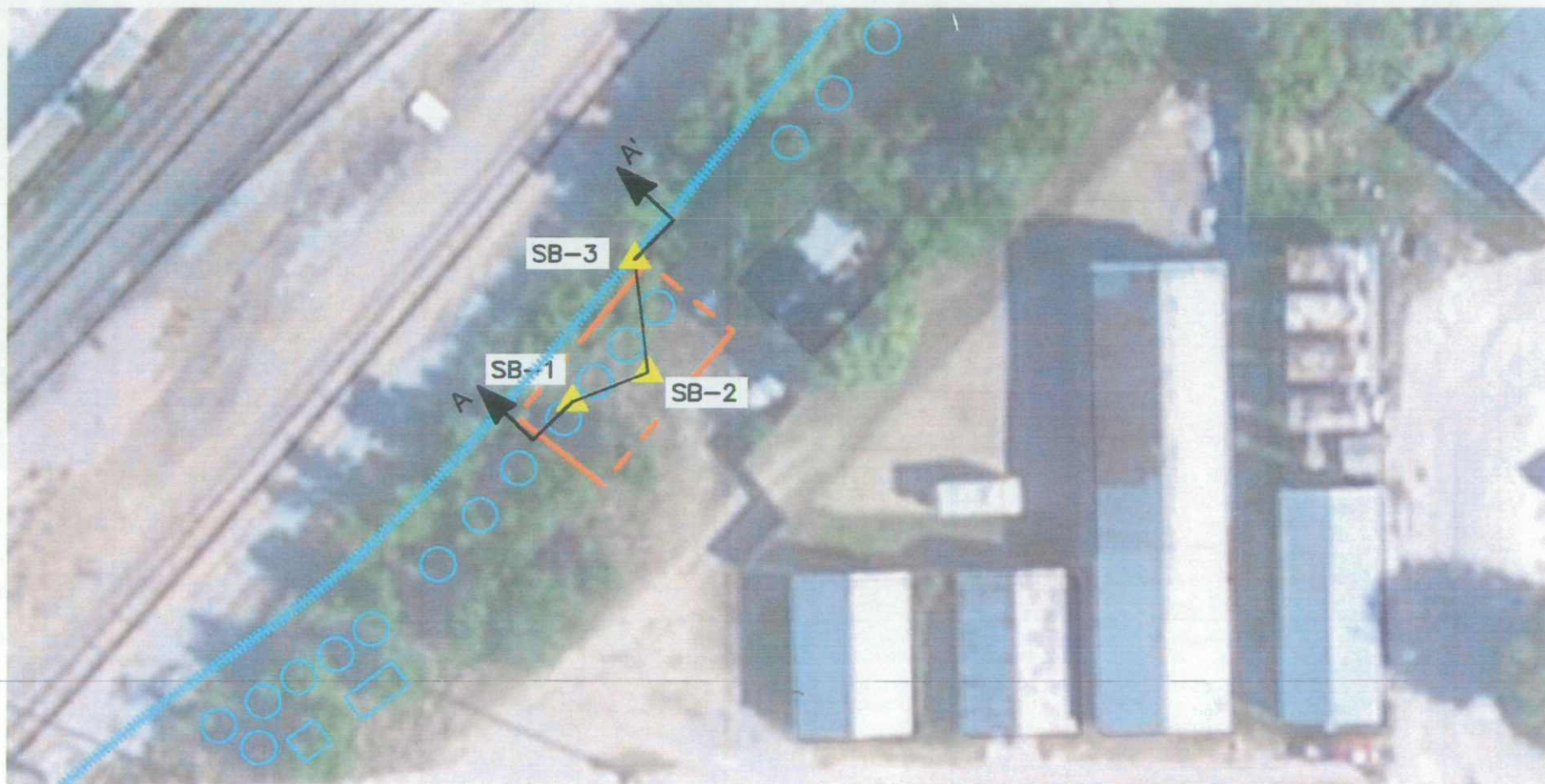
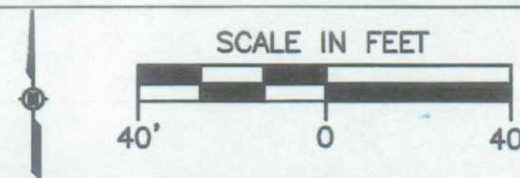
# HON Industries, Lease No. 84008, Muscatine







- NOTES:
1. AERIAL IMAGE OBTAINED FROM ESRI WORLD IMAGERY BASEMAP
  2. LOCATION AND PRESENCE OF FORMER STRUCTURES BASED ON CP-PROVIDED LEASE RECORDS



**LEGEND**

- APPROXIMATE PROPERTY LINE
- - - APPROXIMATE FORMER STRUCTURE
- ▲ SB-2 SOIL BORING LOCATION
- ↑ ↑ CROSS-SECTION ORIENTATION

Phase II ESA  
CP Lease No. 84008  
HON Industries, Inc.

Canadian Pacific



Project 1328670

PHASE II ESA SAMPLING AND  
CROSS-SECTION LOCATION

OCTOBER 2013

Fig. 3

