Initial Site Screening (ISS)

CON 12-15
Doc #33497

Site Name: PAH - Prairie Ag Cooperative, Winfield

Project Manager: Hylton Jackson Date: August 30, 2017

☐ **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: (Decimal Degree format)

Latitude: 41.1300 Longitude: 91.4329 **County:** Henry

USGS Quadrant: Winfield North 7.5'

Site Size: 3 **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet ☐ Square Miles ☐ Miles

Site Alias Name(s):

Congressional District: 2

Grant Recipient Name:

Grant Recipient Address:

Grant Recipient Phone: **Grant Recipient Email:**

Current Owner: Prairie Ag Cooperative

Current Owner Address: 406 West Railroad Street, Winfield, IA 52659

If different from current owner:

Responsible Party Name(s):

Responsible Party Address:

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)

201-305 Railroad Street, Winfield, IA 52659 NE1/ of NE1/4; Sec 16; T73N; R5W

Directions to site: From county road H14 on the north side of Winfield, turn south on North Oak Street. Proceed south 0.25 miles to the intersection of North Oak and Railroad Streets. Site is on the right.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, SW burial, etc.)
The property was historically used for agricultural purposes and is currently used for fuel, grain, and equipment storage. T he 3-acre site consist of one office building, one equipment building 5 grain bins, and gravel drives and parking The existing structures located on the property were originally constructed circa 1965 through 2008. The site is served by municipal water and sewer. (See "Figure 1-Prairie Ag Winfield" image)

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.)

A Phase I Environmental Site Assessment (ESA) was conducted on the property. As a result, Prairie Ag Cooperative (current Property owner) and Prairie Ag Real Estate Holdings, LLC (buyer) requested that Impact7G, Inc. perform a Limited Subsurface Investigation (LSI) to explore possible impacts due to the presence of railroad tracks on the property from the 1930's-1960's. One soil boring (SB-1 – see Figure 1) was advanced on-site to a depth of 20 feet bgs in the area of the former railroad track bed. Soil (consisting of silty-clay) was field screened at one-foot intervals with a photo ionization detector (PID). A soil sample was collected at 0 to 3 feet bgs and submitted for laboratory analysis. The boring was then converted to a temporary monitoring well and a groundwater sample was collected. Groundwater was encountered at 5.5 feet bgs. Soil and groundwater samples collected at the property were analyzed for Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Resource Conservation and Recovery Act metals(RCRA 8 Metals) and Polychlorinated Biphenyls (PCBs).

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.
Laboratory analysis of the soil sample did not identify any chemical concentrations above Iowa Statewide Standards or applicable Iowa Tier 1 Risk Based Corrective Action (RBCA) Target Levels. Laboratory analysis of the groundwater sample indicates concentrations exceed the applicable Iowa Statewide Standards for Benzo[a]anthracene, Benzo[a]pyrene and Benzo[b]fluoranthene. (See Table 1 below)

Table 1 – Groundwater – PAHs (mg/L)

Constituent	SB-1	Statewide Standard (PGWS)	Iowa Tier 1 Target Level
Benzo[a]anthracene	**0.000252**	0.00024	NA
Benzo[a]pyrene	**0.000298**	0.00018	NA
Benzo[b]fluoranthene	**0.000439**	0.00024	NA
Benzo[g,h,i]perylene	0.000237	0.021	NA
Benzo[k]fluoranthene	0.000173	0.0024	NA
Chrysene	0.000347	0.024	NA
Fluoranthene	0.000871	0.28	NA
Indeno[1,2,3-cd]pyrene	0.000199	0.00024	NA
Phenanthrene	0.000715	0.21	NA
Pyrene	0.000707	0.21	NA

Bold/Shaded results indicate concentrations above the Statewide Standard and/or Iowa Tier 1 Target Level.

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.

The site is bordered on the southeast by a Pioneer® seed dealership. Residential properties border the remainder or the site perimeter. Two City of Winfield municipal wells (Well # 1 and Well # 2) are located within 250 feet of the site.

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.

The extremely limited LSI field activities (one boring on the three-acre property which produced a single soil sample and a single groundwater sample) detected PAHs in groundwater at concentrations that modestly exceed the most restrictive Statewide Standards. The two, nearby city wells are 1,265 and 1,920 feet deep respectively. Both wells were sampled for PAHs in 2012 during routine sampling and both were "non-detect". The types of contaminants and the detected concentrations do not indicate a vapor intrusion potential. The current site use and the reported environmental conditions do not represent a significant threat to human health or the environment. No further action is required at this time.

Site recommended for:

- [x] No further action
- [ ] Additional investigation under state program (activity code 2824)
- [ ] Additional investigation under CERCLA (Extended Site Screening)
- [ ] Transfer to LUST/UST

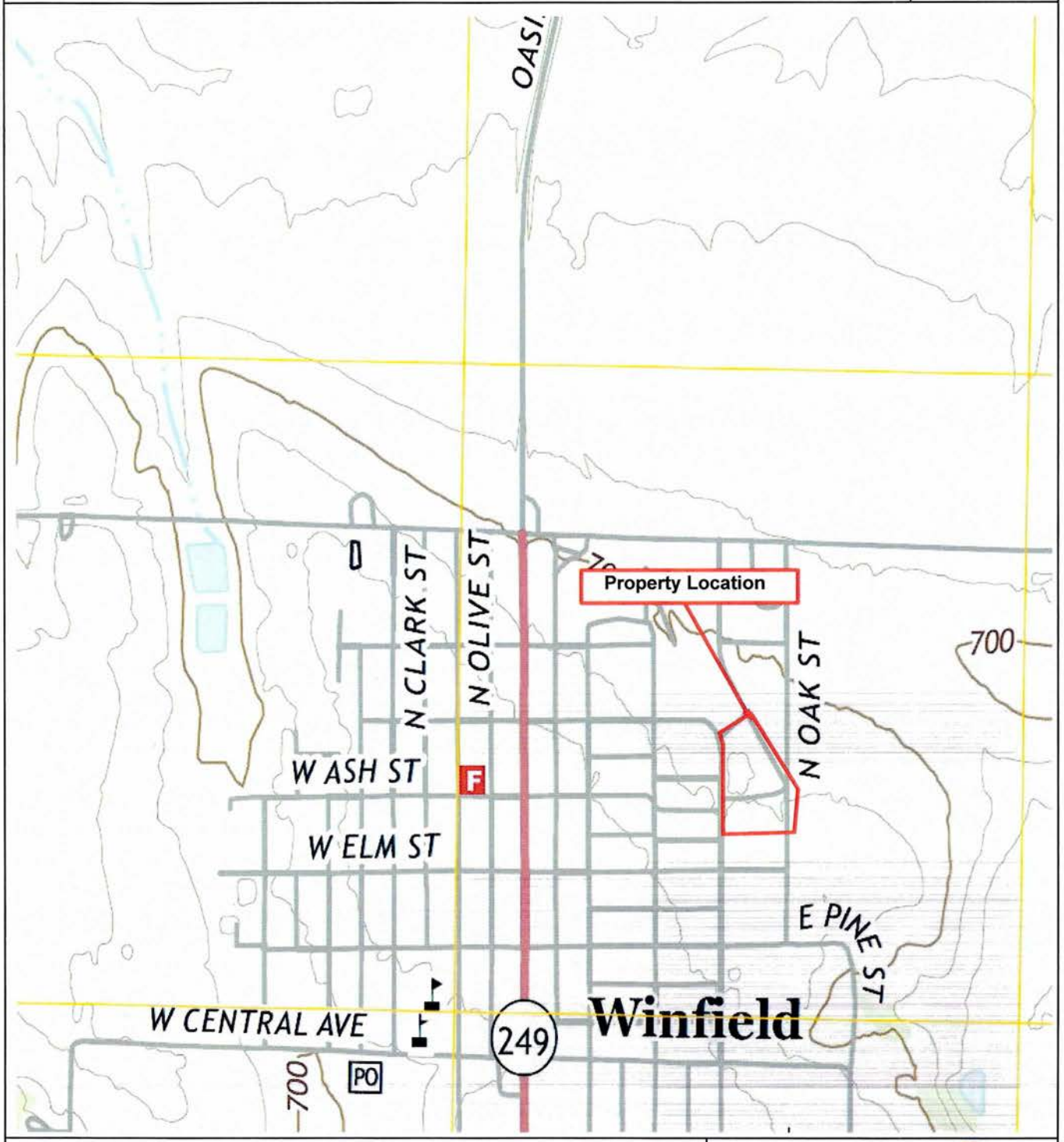
Form Reviewed: Amii Davidson **Date Reviewed:** 8-31-17


Prairie Ag, Winfield
Legend
Prairie Ag
SB-1
SB-1
N Maple St
N Maple St
E Ash St
Railroad St
N Oak St
Google Earth
©2017 Google
300 ft
N

Winfield North, Iowa Quadrangle - 2015

NE ¼ of the NE ¼ of Section 16, Township 73 North, Range 5 West

North



Historical Topographic Map

Prairie Ag Coop - Winfield North
201-305 Railroad Street
Winfield, Iowa 52659

IMPACT7G

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:

Name/Title Hylton Jackson Date 8/30/17

Address 502 East 9th Street City/State/Zip Des Moines IA 50319

E-mail Hylton.Jackson@dnr.iowa.gov Phone

Site Name: PAH Prairie Ag Cooperative, Winfield

Previous Names (if any):

Site Location:

Address 201-305 Railroad Street City/State/Zip Winfield, IA 52659

Latitude: 41.1300 **Longitude:** 91.4329

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 extremely limited LSI field activities (one boring on the three-acre property which produced a single soil sample and a single groundwater sample) detected PAHs in groundwater at concentrations that modestly exceed the most restrictive Statewide Standards. The two, nearby city wells are 1,265 and 1,920 feet deep respectively. Both wells were sampled for PAHs in 2012 during routine sampling and both were "non-detect". The types of contaminants and the detected concentrations do not indicate a vapor intrusion potential. The current site use and the reported environmental conditions do not represent a significant threat to human health or the environment. No further action is required at this time.

Regional EPA Reviewer: _____ _____

Print Name/Signature — Date

State Agency/Tribe: Amie Davidson Amie Davidson — 8-31-17

Print Name/Signature — Date

REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

(Required information marked with a * and in red)
NPL Status = O-Not a Valid Site or Incident

*Site Name: PAH-Prairie Ag Cooperative, Winfield *Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

*Address: 406 West Railroad Street *County: Henry

*City, State, Zip: Winfield, IA 52659 State ID (if one exists): Congressional District: 2

NPL Status = O-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 county road H14 on the north side of Winfield, turn south on North Oak Street. Proceed south 0.25 miles to the intersection of North Oak and Railroad Streets. Site is on the right.

Site Description: Active grain storage facility with light machinery maintenance

*Latitude: 41.1300 *Longitude: -91.4329 USGS Quadrant: Winfield North ' USGS Hydro Unit:

(Decimal Degree Format) (with release of 3.17 see attached required location data form

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

*Owner Operator Type:
☐ Bank/Loan Company ☐ Brownfields/Public ☐ County Owned ☐ District Owned
☐ Federally-Owned ☐ Former Federally Owned or Operated ☐ Government Owned/Contractor Operated ☐ Mixed Ownership ☐ Municipality
☐ Other ☒ Private ☐ Privately Owned/Government Operated ☐ Property Defaulted Back to Government ☐ 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: RCRA Lead ☐ Not a Valid Site or Incident: State Lead ☐ Not a Valid Site or Incident: NRC Lead ☐ Not a Valid Site or Incident: Tribal Lead

*Add Action: OU 00 *PRE-CERCLIS SCREENING: *Planned Complete: *Actual Complete: 8/30/2017

*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: Other - Agricultural grain storage

☐ **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
- ☐ OT-Other-Description (needed):
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA-Tanneries
- ☐ TS-Trucks/ships/trains/aircraft and related components

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

☐ **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-Description (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-Description (needed):
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☐ PS-Product Storage/distribution
- ☐ RC-Retail/commercial
- ☐ RD-Research, development, and testing facility
- ☐ 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

Signatures:
States: Amii Davidson Date: 8-31-17
RPM/OSC/SAM: Date:

REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM

(Required information marked with a * and in red)

*Site Name: PAH-Prairie Ag cooperative, Winfield *EPA ID:

*Latitude: 41.1300 *Longitude: -91.4329 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
- ☐ Census Block - 1990 - Centroid
- ☐ Census Block/Group 1990-Centroid
- ☐ Census Block/Tract - 1990 - Centroid
- ☐ Census - Other
- ☐ GPS Carrier Phase Static Relative Position
- ☐ GPS Carrier Phase Kinematic Relative Position
- ☐ GPS, with Canadian Active Control System
- ☐ Interpolation-Digital Map Source (TIGER)
- ☐ Interpolation-Map
- ☐ Interpolation -MSS
- ☐ Address Matching -Nearest Intersection
- ☐ Address Matching - Primary Name
- ☐ Address Matching - Digitized
- ☐ ZIP+2 Centroid
- ☐ ZIP+4 Centroid
- ☐ ZIP Code - Centroid
- ☐ 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
- ☐ Interpolation -Photo
- ☒ Interpolation – Satellite
- ☐ Interpolation - SPOT
- ☐ Address Matching - Other
- ☐ Public Land Survey-Footing
- ☐ Public Land Survey-Section
- ☐ Public Land Survey-Quarter Section
- ☐ Public Land Survey-Eighth Section
- ☐ Public Land Survey-Sixteenth Section
- ☐ GPS-Unspecified
- ☐ Classical Surveying Techniques
- ☐ LORAN
- ☐ Unknown
- ☐ Interpolation-TM
- ☐ Interpolation - Other

*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
- ☐ Release Point
- ☐ SE Corner of Land Parcel
- ☐ Solid Waste Storage Area
- ☐ Solid Waste Trtmnt/Disp. Unit
- ☐ Storage Tank
- ☐ SW Corner of Land Parcel
- ☐ Treatment/Storage Plant
- ☐ Unknown
- ☐ Water Monitoring Station
- ☐ Water Release Pipe
- ☐ Well
- ☐ Well Protection Area

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

*Accuracy Meters +/-: ☒ *Accuracy Unknown *Collection Date: 8/30/2017

Verification Method:
- ☐ Ground Truth Conducted
- ☐ Point In Polygon (County)
- ☐ Point in Polygon (Zip)
- ☐ Point in Polygon (Other)
- ☐ Proximity to Alternative Facility Coordinate
- ☐ Proximity to Polygon Centroid (County)
- ☐ 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
- ☒ Not Verified
- ☐ Blank

*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:**

Comment 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.