

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:

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Site Name: Wapello Dollar General

Previous Names (if any): Baxter Bros Canning Factory, Wapello Livestock Sales Inc., Dearmin Trucking, Wapello Flea Market

Site Location:

Address 709 Highway 61 North City/State/Zip Wapello, IA 52653

Latitude: 41.1852 **Longitude:** -91.2014

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 type="checkbox"/>	<input checked="" 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:



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: Wapello Dollar General *Identified By: Removal Site Assessment Federal Facilities

States Other Federal Agency Check if: FUD Site

*Address: 709 Highway 61 North *County: Louisa

*City, State, Zip: Wapello, Iowa 52653 State ID (if one exists): 2798 Congressional District: Iowa 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): Baxter Bros Canning Factory, Wapello Livestock Sales Inc., Dearmin Trucking, Wapello Flea Market

Directions to Site: From the north edge of Wapello, drive south on Highway 61 for approximately 0.3 mile and the site is on the right.

Site Description: The site is a commercial grocery/general store located on approximately 2.76 acres of land.

*Latitude: 41.1852 *Longitude: -91.2014 USGS Quadrant: Wapello 7.5' USGS Hydro Unit: 070802091104

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

*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 *PRE-CERCLIS SCREENING: *Planned Complete: *Actual Complete:

*Lead code (choose one) F-EPA Fund Financed FF - Federal Facility S - State, Fund Financed

SCAP Note:

Lead:

Add below Action (if No Further Action): OU 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: Commercial

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: Date:

RPM/OSC/SAM:

Date:



LOCATION FORM

(Required information marked with a * and in red)

*Site Name: Wapello Dollar General *EPA ID:

*Latitude: 41.1852 *Longitude: -91.2014 Measurement Sequence:
Decimal Decree Format (See Comment A)

*Lat/Long Source: Contractor, Regulated Entity, Private, Dun & Bradstreet, State, SNAP, EPA Region 7, EPA Headquarters, Tribe, Geograph, Epic, Unknown, Other Federal Agency, Other, (Blank)
Designate Lat/Long: Primary, NPL Coordinate

*Collection Method:

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

*Reference Point:

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

*Reference Datum: NAD27, NAD83, Other, Unknown, WGS84

*Accuracy Meters +/-: *Accuracy Unknown *Collection Date: 6/4/2024

Verification Method:

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

*Point/Line/Area: AREA, LINE, POINT, REGION, ROUTE, BLANK

*Source Map Scale: 1:10,000, 1:20,000, 1:50,000, 1:100,000, 1:500,000, 1:12,000, 1:24,000, 1:62,500, 1:125,000, NONE, 1:15,840, 1:25,000, 1:63,360, 1:250,000, 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.



Initial Site Screening (ISS)

Site Name: Wapello Dollar General

Project Manager: Jake Bucklin Date: 6/4/2024

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: 41.1852 Longitude: -91.2014 County: Louisa

USGS Quadrant: Wapello 7.5'

Site Size: 2.76 Site Dimension: Acres Square Feet Feet Square Miles Miles

Baxter Bros Canning Factory, Wapello Livestock Sales Inc., Dearmin Trucking, Wapello

Site Alias Name(s): Flea Market

Congressional District: Iowa 2

Grant Recipient Name:

Grant Recipient Address:

Grant Recipient Phone: Grant Recipient Email:

Current

Owner(s): Lou Pappan

Current Owner Address: 1300 Freeport Rd, Pittsburgh, PA 15238

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)

709 Highway 61 North, Wapello, Iowa 52653

Directions to site: From the north edge of Wapello, drive south on Highway 61 for approximately 0.3 miles and the 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.)

Site History:

The site, now owned by First Link 15, LLC, is currently operating as a DG Market grocery store. Historic uses of the site include a canning factory, trucking company, livestock auction house, and flea market. Petroleum contamination was discovered in soil and groundwater on the site when the neighboring residence to the south reported diesel in their drinking water to the city. When the city replaced the water line to the house, the soil on the southeast edge of the site had a petroleum odor and apparent diesel staining. A subsequent Phase I assessment discovered evidence to suggest that a UST was potentially utilized on site by the trucking company, although this was before regulations existed and no documentation exists to confirm the presence of a UST. The investigation also discovered an empty AST on the site at the time of the reconnaissance and historic gasoline storage by the canning company is indicated on a fire insurance map dated 1909.

Recognized Environmental Conditions (REC):

- Petroleum contamination observed in the soil and groundwater in the southern portion of the site.

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.)

Five borings were advanced in the contaminated portion of the site to total depths of 15 feet below ground surface. A soil sample was collected from each boring at the depth interval showing the highest likelihood of contamination based on PID readings as well as field observations, or from the depth immediately above the estimated water level in the absence of PID readings above background levels or visible evidence of contamination. Each soil sample was analyzed for VOCs via EPA Method 8260C, SVOCs via EPA Method 8270D, and RCRA Metals via EPA Method 6010C.

Following collection of soil samples, a groundwater sample was collected from each boring by installing a temporary monitoring well. After developing each well and purging a minimum of three well volumes, groundwater samples were collected and submitted to a laboratory for analysis of VOCs via EPA Method 8260C, SVOCs via EPA Method 8270D, and RCRA Metals via EPA Method 7470A.

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.

Soil Findings

No VOCs or SVOCs were detected above laboratory detection limits in the soil samples collected. Arsenic, Barium, Cadmium, Chromium, Lead, Mercury, and Selenium were all detected in at least one of the soil samples, with Arsenic being the only analyte exceeding statewide standards. Although Arsenic exceeded statewide standards, the concentrations detected were within typical background levels found throughout the state of Iowa and cumulative risk calculations using the maximum concentrations detected of each analyte do not present an unacceptable risk to Site Residents, Site Workers, or Construction Workers.

Groundwater Findings:

Laboratory analysis detected concentrations of Acetone, Arsenic, Barium, Benzene, Cadmium, Chromium, Ethylbenzene, Hexane, Lead, Mercury, Phenanthrene, Pyrene, Selenium, and Toluene in at least one of the samples collected with Benzene exceeding statewide standards for both protected and non-protected groundwater sources at the two borings located at the southeastern corner of the property. Cumulative risk

calculations using the maximum detections of each detected analyte present an unacceptable non-cancer risk for both Site Residents and Site Workers.

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.

Residential properties are located east of the site, and the adjacent property to the south is also residential. Additionally, an elementary school is located nearby to the southeast of the site. Neither the city of Wapello nor Louisa County have ordinances preventing the installation of groundwater wells in Wapello, and the Phase I investigation did find multiple wells in place in the vicinity of the site. Because of this, the potential to create an exposure pathway to groundwater or for one to already exist cannot be ruled out. Infiltration into city water lines is also a potential exposure pathway that has already occurred once and been addressed at the neighboring residence to the south as well. Highway 61 is adjacent to the east of the site, and utilities along the right of way can potentially create preferential pathways for the contamination to migrate as well as pose a potential infiltration risk. Furthermore, an elementary school and high school football field are located across the right of way to the southeast of the site, presenting a potential contamination exposure to a vulnerable population.

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

2

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

Groundwater contamination has been detected at the southeasternmost edge of the site, and the plume potentially extends off site to the south and the east, and the adjacent residential property to the south has already experienced petroleum contamination in their drinking water due to the contamination. Cumulative risk calculations using the detected concentrations in groundwater presents an unacceptable non-cancer risk to both Site Residents and Site Workers. Further investigation is needed to fully define the plume and ensure that hazardous conditions are not present for occupants of neighboring properties due to the groundwater contamination. Additionally, although petroleum contamination is the apparent concern at the site, none of the samples were analyzed for TEH via Iowa Method OA-2.

A risk calculation for exposure to indoor air was conducted by DNR using the maximum detections of each analyte in groundwater. Although the cumulative risk is not zero, the calculated vapor intrusion risk for Site Residents, Site Workers, and Construction Workers did not present an unacceptable risk for either cancer or non-cancer risk.

Site recommended for:

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

Form Reviewed: _____ **Date Reviewed:** _____