



Initial Site Screening (ISS)

Site Name: Sioux City Expedition Business Park Lot 4

Project Manager: Matthew Graesch, Iowa DNR Date: 10/13/25

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: +42.4113 Longitude: -96.3712 County: Woodbury

USGS Quadrant: _____

Site Size: 11 Site Dimension: Acres Square Feet Feet
 Square Miles Miles

Site Alias Name(s): NA

Congressional District: Iowa 4

Grant Recipient Name: NA

Grant Recipient Address: NA

Grant Recipient Phone: NA Grant Recipient Email: NA

Current

Owner(s): City of Sioux City

Current Owner Address: 406 6th Street, Sioux City, IA 51102

If different from current owner:

Responsible Party Name(s): As above

Responsible Party Address: As above

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

Directions to site: _____

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 is situated on the eastern boundary of the Sioux Gateway Airport, in an area used up until the 1940s for agriculture, and since the 1940s for mixed use industrial and aviation. During WW2, it is likely that the property was used for storage and maintenance of military aircraft. Infrastructure and buildings of unknown use are present in aerial photos from the 1950s until recent times. Berms, ASTs, and associated piping are apparent in some photos and current site reconnaissance, though the contents and uses are unknown. It is unknown if any releases occurred directly on the subject property, though it is known that some surrounding parcels did have releases.

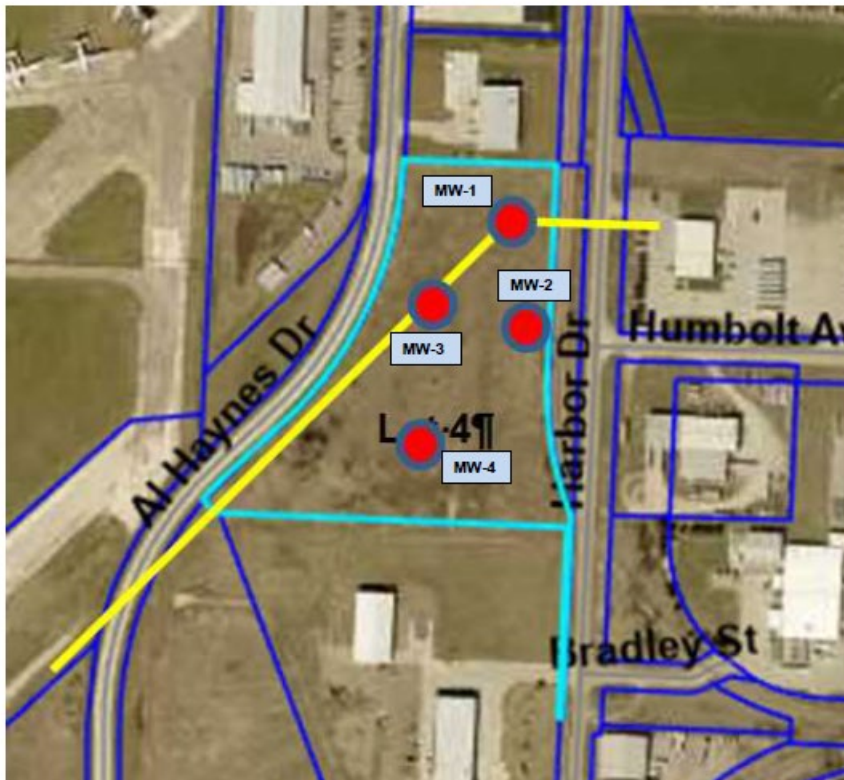
Recognized Environmental Conditions (REC):

The site has been used for mixed use industrial with tanks and infrastructure of various sorts present over the decades. It is not known what was stored in the tanks, nor what activities were undertaken. It is likely that the property was used for military purposes during WW2, and these activities are known to have caused environmental hazards at other similar locations. In addition, it is unknown if any releases occurred directly on the subject property, though it is known that some surrounding parcels did have releases (likely petroleum).

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.)

Lot 4, 5th Filing, Expedition Business Park
Al Haynes Drive

● = Sampling Locations



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 and groundwater were each sampled at four locations on the subject property in locations based on noted structures seen in aerial photos from past decades. The samples were tested only for Iowa OA-1 and OA-2 (petroleum compounds) and were not tested for a broader range of chemicals and/or metals. The decisions in this document are based solely on the tests for petroleum, and no decision or surety is made for other compounds, chemicals, or metals.

Soil Findings

Soil Analysis (mg/kg) (Parts per Million)

Location Depth BLS	OA-1 Volatile				OA-2 Semi-Volatile		
	Benzene	Toluene	Ethyl- benzene	Xylenes	TEH- Diesel	TEH- Gas	TEH- Waste Oil
MW-1, 10ft.	<0.0967	<0.0967	<0.0967	<0.290	<19.5	<19.5	<19.5
MW-2, 10ft.	<0.0935	<0.0935	<0.0935	<0.280	<9.60	<9.60	<9.60
MW-3, 10ft.	<0.0944	<0.0944	<0.0944	<0.283	<9.55	<9.55	123
MW-4, 10ft.	<0.0945	<0.0945	<0.0945	<0.283	<9.43	<9.43	<9.43
DNR UST State Limits	0.54	3.2	15	52	3,800		No Limit
DNR Statewide Standards	56	6,100	7,600	15,000	28,000		9,400

<0.290	= Less Than the Lab Method's Lowest Detection Limit of 0.290 Parts per Million
Yellow	= Exceeds Soil Contamination Limits
Green	= Petroleum Contaminants Found, Does Not Exceed Soil Contamination Limits

Groundwater Findings:

Groundwater Analysis µg/L (Parts per Billion)

Location GW BLS ft.	OA-1 Volatile				OA-2 Semi-Volatile		
	Benzene	Toluene	Ethyl- benzene	Xylenes	TEH- Diesel	TEH- Gas	TEH- Waste Oil
MW-1, 31.1'	<2.00	<2.00	<2.00	<6.00	<300	<300	<300
MW-2, 28.8'	<2.00	<2.00	<2.00	<6.00	<313	<313	<313
MW-3, 31.2'	<2.00	<2.00	<2.00	<6.00	<300	<300	<300
MW-4, 38.9'	<2.00	<2.00	<2.00	<6.00	<300	<300	<300
DNR UST State Limits	5	1,000	700	10,000	1,200	No Limits	400
DNR Statewide Standards	5	1,000	700	10,000	2,200	No Limits	730

<2.00	= Less Than the Lab Method's Lowest Detection Limit of 2.00 Parts per Billion
Yellow	= Exceeds Ground Water Contamination Limits
Green	= Petroleum Contaminants Found, Does Not Exceed Ground Water Contamination Limits

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 area is mixed use business and commercial, and it is anticipated that reuse of the present site will also include these activities. It is not anticipated that residential properties will be part of any new development

given the location. Public wells are at significant distances from the site (Sioux City Southbridge and Sargent Bluff). Levels of petroleum chemicals detected do not present a vapor or utility line risk. It is uncertain if risks are present from non-petroleum chemicals.

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

This site is a Priority 4, which means that while some were detected, none of the chemicals analyzed exceeded a known statewide or other standard.

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

The site was sampled for soil and groundwater. The samples were tested for petroleum compounds, and while some petroleum was noted, none of the samples exceeded any known standard, thus risk appears minimal for the analyte types tested.

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:** _____