CON 12-15
doc # 4814

Site Name: Wilson Concrete, Missouri Valley

Extended Site Screening (ESS)

Project Manager: Tami Rice

Date: June 16, 2006

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)

Lyman-Richey Corporation bought the property in 2001 from Wilson Concrete and is the current owner of the site. Based on the ISS completed in 2000, the site is approximately 2 acres in size. It is a multi-story concrete batch mixing facility that consists of the batch office, water heater house, two cement silos, fly-ash bin, conveyor systems, central mixer, aggregate scale, cement scale, and wash-down pit. The site also has a single-story office/vehicle maintenance structure consisting of approximately 2,800 square feet of internal space. Historical land use review reveals that in 1908 and 1913, the site was depicted as a railroad-switching yard. In 1924, 1944 and 1952, it was depicted as a lumberyard with rail spurs and commercial businesses, including Missouri Valley Water Works, a filling station and an automobile painting facility. From 1958 to 1985 the site was occupied by Clark Ready-Mix Concrete. In 1981 and 1990 the site was depicted as a ready-mix concrete manufacturing facility with a batch plant, silos, office/maintenance structure, and storage bins of sand, gravel and portland cement. The site currently is used by Lyman-Richey Corporation to manufacture ready-mix concrete.

There were nine above-ground storage tanks (ASTs) at the site, including 300-gallon new oil ASTs, one 1,000-gallon diesel AST, one 250-gallon diesel AST, one 1,500-gallon calcium chloride AST, one 1,000-gallon water reducing agent AST, two 275-gallon waste oil AST and one 275-gallon fuel oil AST. None of the ASTs were equipped with secondary containment devices. Several areas of surface staining were evident during Phase I inspection. It appears that several of the ASTs were removed but the actual number of remaining tanks and their contents are unknown.

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.)

Four borings were drilled to a depth of about 20 feet, the depth of groundwater. Soil samples were collected from each boring from a depth of 0-4 feet and analyzed for the eight RCRA metals. In addition, a sample was collected from each boring at the location of the highest PID reading to be submitted for analysis of volatile organic compounds (VOCs) using method 8260. The PID readings and depths of sample collection are listed in Table 1 below. Groundwater samples were collected from two municipal wells located within 1000 feet of the site. These samples were analyzed for OA-1, OA-2, the eight RCRA metals, and VOCs using method 8260.

Table 1

Boring	Depths of VOC Sample Collection	PID Responses
SB-1	0-2 feet	327 from 0-2 feet 205 from water table depth
SB-2	14-16 feet	14 from 2-4 feet 7 from 8-10 feet
SB-3	16-18 feet	757 from 16-18 feet
SB-4	12-14 feet	Non detect

Representatives of the IDNR collected groundwater samples from each boring to analyze for VOCs using method 8260. In addition, they collected a groundwater sample from boring SB-3 to conduct field pH.

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.

All soil contaminant concentrations were below the statewide standards except for arsenic from all four borings. These concentrations are above the statewide standard but fall within what are considered background concentrations for Iowa (see Table 2 below).

Table 2

Boring	Result (mg/kg)	Standard (mg/kg)	Background (mg/kg)
SB-1	4.05	1.9	19
SB-2	3.45	1.9	19
SB-3	6.69	1.9	19
SB-4	6.87	1.9	19

The results from the municipal well sampling detected MTBE, selenium, lead, and barium in sample MVW-1 and arsenic, selenium, lead, and barium in MVW-5. The actual concentrations detected were below the statewide standards and are listed in Table 3 below.

Table 3

Sample No.	Contaminant	Result (mg/L)	Standard (mg/L)
MVW-1	MTBE	0.002	0.021
	Selenium	0.017	0.05
	Lead	0.006	0.015
	Barium	0.12	2
MVW-5	Arsenic	0.004	0.01
	Selenium	0.004	0.05
	Lead	0.0148	0.015
	Barium	0.14	2

The groundwater contaminant concentrations found onsite were below the statewide standards with the few exceptions noted. Vinyl chloride and 1,3-dichloropropene in SB-1, SB-2, and SB-4 had laboratory detection limits above the statewide standards (see Table 4 below). In addition, SB-3 had laboratory detection limits for several contaminants that were significantly

higher than the statewide standards. After a brief discussion with the University Hygienic Lab (UHL), it was discovered that there were several aliphatic hydrocarbons found in the sample at very high concentrations which limited the ability to effectively analyze the requested compounds. Due to our concern of MTBE found in one of the municipal wells sampled, I asked the UHL if SB-3 had any MTBE in the sample. They said that SB-1 and SB-4 may have traces of MTBE below the detection limits, which wouldn't show up in the analytical results, but SB-3 did not appear to have any MTBE in the sample. The contaminant concentrations from SB-3 that had detection limits above the statewide standards are listed in Table 5 below. The result from the field pH conducted in SB-1 was a pH of 7.31.

Table 4

Boring	Contaminant	Result (mg/L)	Standard (mg/L)
SB-1	Vinyl chloride	<0.005	0.002
	1,3-dichloropropene	<0.005	0.0018
SB-2	Vinyl chloride	<0.005	0.002
	1,3-dichloropropene	<0.005	0.0018
SB-4	Vinyl chloride	<0.005	0.002
	1,3-dichloropropene	<0.005	0.0018

Table 5

Contaminant	Result (mg/L)	Standard (mg/L)
Chloromethane	<0.25	0.03
Bromomethane	<0.25	0.01
Vinyl chloride	<0.25	0.002
Methylene chloride	<0.50	0.005
MTBE	<0.25	0.021
1,1-dichloroethane	<0.25	0.14
1,2-dichloroethene (total)	<0.25	0.005
Chloroform	<0.25	0.08
1,2-dichloroethane	<0.25	0.005
1,1,1-trichloroethane	<0.25	0.2
Carbon tetrachloride	<0.25	0.005
Bromodichloromethane	<0.25	0.08
1,2-dichloropropane	<0.25	0.005
cis-1,3-dichloropropene	<0.25	0.0018
Trichloroethene	<0.25	0.2
Dibromochloromethane	<0.25	0.08
1,1,2-trichloroethane	<0.25	0.005
Benzene	<0.25	0.005
Trans-1,3-dichloropropene	<0.25	0.0018
Bromoform	<0.25	0.08
Tetrachloroethene	<0.25	0.005
1,1,2,2-tetrachloroethane	<0.25	0.003
Chlorobenzene	<0.25	0.1
Styrene	<0.25	0.1

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.
Information obtained from Arcview indicates that the city has five shallow wells located within 1,000 feet from the site. Wells #2 (90 ft deep) and #3 (90 ft deep) are situated about 100 feet from the site and Well #4 (97 ft deep) is about 1,280 feet north of the site. Well #1 (same as MVW-1, 150 ft deep) is about 100 feet north of the site and Well #5 (same as MVW-5, 89 ft deep) is about 900 feet northeast of the site. Well #1 and #5 are the only active wells out of the five listed. Based on information provided in the ISS report, the city also obtains some of its water from a river or creek situated approximately 1 mile north of the facility. Due to all the nearby municipal wells, the site is located in a 2500-foot source water protection area.

A well survey indicated that 12 wells were registered in the area. One of these wells is a private well within 1,000 feet of the site. Based on conversations between Lyman-Richey's consultant, the City of Missouri Valley Water Supervisor, and myself, two active municipal wells are situated within 1,000 feet of the site. The remaining municipal wells are inactive.

The site is located in a commercial area. A Quonset building is situated north of the site. This is a former fertilizer, seed and feed retailer. Beyond the Quonset building is a residential area. The Missouri Valley Water Department and Rail Spurs lie to the east of the site, with a commercial business area beyond. To the west is a truck repair shop, with a restaurant and commercial business beyond.

Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.
An ESS was recommended because the sampling depths for heavy metals of 4-8 feet was improper and should have been sampled from 0-4 feet, there are several municipals wells located near the site and none were sampled, and a more comprehensive VOC analysis should have been conducted.

Based on the March 2006 sampling conducted, arsenic was found above statewide standards but below the background concentrations found in Iowa from the 0-4 foot interval. The pH found in the area around SB-3 was 8.83 and is not a concern. A full VOC analysis was conducted on soil and groundwater at the site. All soil concentrations were below statewide standards. Due to the groundwater laboratory detection limits exceeding statewide standards for many contaminants, these concentrations may be above the statewide standard. However, based on the previous OA-1 and OA-2 analysis performed during the Phase II in March of 2000, which did not detect any concentrations above statewide standards in groundwater, the inconclusive analysis of SB-3 is not likely influencing the municipal well and does not warrant further investigation.

No further action is required on this site under CERCLA or Iowa Chapter 133.

Form Reviewed: _____ **Date Reviewed:** 7/5/06

IOWA DNR SUPERFUND SITE PRE-CERCLIS SCREENING FORM

I. SITE NAME AND LOCATION:

NAME:	Wilson Concrete, Missouri Valley				
ADDRESS OR OTHER LOCATION IDENTIFIER:	116 East Erie Street				
CITY:	Missouri Valley	**STATE:**	Iowa	**ZIP:**	51555
DIRECTIONS TO SITE:		**MAP ATTACHED:**	Yes		

Take I-80 west. Merge onto I-680 west via EXIT 27 toward North Omaha / Sioux City. Merge onto I-29 north via EXIT 13B toward Sioux City. Take the US-30 exit- EXIT 75- toward Missouri Valley / Blair Nebraska. Merge onto US-30 E toward Missouri Valley. The site is located on the south side of Erie Street (Hwy 30) just east of the Caseys store.

II. PROGRAM CONTACTS:

REQUESTED BY:	Ron King	**DATE OF REQUEST:**			
AGENCY/OFFICE:	EPA Region 7				
MAILING ADDRESS:	EPA Region 7, 901 N. 5th Street				
CITY:	Kansas City	**STATE:**	KS	**ZIP:**	66101
TELEPHONE:	913-551-7568	**FAX:**	913-551-9568		
EVALUATOR:	Tami S. Rice				
AGENCY/OFFICE:	Iowa DNR				
MAILING ADDRESS:	Wallace State Office Building, 502 East 9th Street				
CITY:	Des Moines	**STATE:**	Iowa	**ZIP:**	50319
TELEPHONE:	515-281-4420	**FAX:**	515-281-8895		

III. SITE INFORMATION:

TYPE OF FACILITY:	Ready-mix concrete	**TYPE OF OWNERSHIP:**	Private
OWNER/OPERATOR INFORMATION: Lyman-Richey Corporation			
SITE STATUS (active/inactive):	Active	**YEARS OF OERATION:**	48 years

OPERATIONAL HISTORY: (How was the site identified):

Lyman-Richey Corporation bought the property in 2001 from Wilson Concrete and is the current owner of the site. Based on the ISS completed in 2000, the site is approximately 2 acres in size. It is a multi-story concrete batch mixing facility that consists of the batch office, water heater house, two cement silos, fly-ash bin, conveyor systems, central mixer, aggregate scale, cement scale, and wash-down pit. The site also has a single-story office/vehicle maintenance structure consisting of approximately 2,800 square feet of internal space. Historical land use review reveals that in 1908 and 1913, the site was depicted as a railroad-switching yard. In 1924, 1944 and 1952, it was depicted as a lumberyard with rail spurs and commercial businesses, including Missouri Valley Water Works, a filling station and an automobile painting facility. From 1958 to 1985 the site was occupied by Clark Ready-Mix Concrete. In 1981 and 1990 the site was depicted as a ready-mix concrete manufacturing facility with a batch plant, silos, office/maintenance structure, and storage bins of sand, gravel and portland cement. The site currently is used by Lyman-Richey Corporation to manufacture ready-mix concrete.

There were nine above-ground storage tanks (ASTs) at the site, including 300-gallon new oil ASTs, one 1,000-gallon diesel AST, one 250-gallon diesel AST, one 1,500-gallon calcium chloride AST, one 1,000-gallon water reducing agent AST, two 275-gallon waste oil AST and one 275-gallon fuel oil AST. None of the ASTs were equipped with secondary containment devices. Several areas of surface staining were evident during Phase I inspection. It appears that several of the ASTs were removed but the actual number of remaining tanks and their contents are known.

IOWA DNR SUPERFUND SITE PRE-CERCLIS SCREENING FORM

IV. SUPERFUND SITE SCREENING CRITERIA	
A. REMEDIAL CRITERIA	
1. SOURCE AND WASTE CHARACTERISTICS	
KNOWN OR SUSPECTED SOURCE TYPES AND LOCATIONS: Suspected chlorinated solvents near the washout pit.	
SIZE OF SOURCES AND QUANTITIES (Volume, Area): Unknown	
WASTE TYPES OR HAZARDOUS SUBSTANCES KNOWN OR SUSPECTED TO BE PRESENT: Heavy metals and volatile organic compounds (VOCs) were suspected to be present.	
2. GROUNDWATER PATHWAY	
What is the likelihood that a release to groundwater has occurred at the site? **(If a release is not suspected proceed to A.3)** Unlikely, the groundwater results did not show any groundwater contaminant concentrations of concern.	
a. USE AND CHARACTERISTICS	
GENERAL STRATIGRAPHY AND HYDROLOGY: The site is located in the Missouri Alluvial Plain landform region in the floodplain of the Missouri River, which is typified by thick alluvium, oxbow lakes, backwater sloughs. Locally available drill logs indicate several local wells finished in moderately productive Quaternary deposits. These deposits overlay Pennsylvanian bedrock.	
PRESENCE OF KARST TERRAIN:	None
DEPTH TO SHALLOWEST AQUIFER:	About 12 feet deep
PRIVATE WELLS WITHIN 4 MILES (location and population served): There are 160 private wells serving about 480 people based on the assumption that each well serves about 3 people.	
MUNICIPAL WELLS WITHIN 4 MILES (location and population served): Two municipal wells north of the site and 7 non-municipal wells serving about 3,035 people.	
DISTANCE TO NEAREST DRINKING WATER WELL:	The nearest drinking water well is about 150 feet northeast of the site.
WELLHEAD PROTECTION AREAS: The site is located within a 2,500 foot source water protection area.	

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3. SURFACE WATER PATHWAY	
What is the likelihood that a release to surface water has occurred at the site? **(If a release is not suspected proceed to A.4)** Not suspected because the nearest surface water body is Willow Creek located about 2,450 feet west of the site.	
a. USE AND CHARACTERISTICS	
FLOOD FREQUENCY	
DISTANCE TO NEAREST SURFACE WATER:	
SURFACE WATER BODIES WITHIN 15 DOWNSTREAM MILES:	
DESIGNATED AND/OR PROTECTED USES OF SURFACE WATER BODIES:	
FISHERIES WITHIN 15 DOWNSTREAM MILES:	
KNOWN OR POTENTIAL SENSITIVE ENVIRONMENTS AND WETLANDS WITHIN 15 DOWNSTREAM MILES:	
4. SOIL EXPOSURE PATHWAY	
What is the likelihood of exposure to hazardous substances at the site? Not likely, the only contaminant concentrations above the statewide standards onsite is arsenic. The concentrations of arsenic are well within what is considered to be background concentrations found in Iowa and are not a threat.	
a. CHARACTERISTICS	
NUMBER OF PEOPLE LIVING WITHIN 200 FEET:	None
SCHOOLS OR DAY-CARES:	None
POPULATIONS WITHIN 1 MILE:	Approximately 2,625 people
NUMBER OF WORKERS AT THE FACILITY OR ADJACENT FACILITIES WHOSE CONTAMINATION IS SUSPECTED:	Five
LOCATIONS OF KNOWN OR POTENTIAL TERRESTIAL SENSITIVE ENVIRONMENTS: None	

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5. AIR PATHWAY	
What is the likelihood that a release of hazardous substances is migrating from the site to the air? (If a release is not suspected proceed to B.)	
Not suspected	
A Characteristics	
POPULATION WITHIN 4 MILES:	
DISTANCE TO NEAREST INDIVIDUAL:	
LOCATIONS OF KNOWN OR POTENTIAL SENSITIVE ENVIRONMENTS:	
WITHIN 0 TO ¼ MILE:	
WITHIN ¼ TO ½ MILE:	

B. REMOVAL CRITERIA	
IS THERE A RELEASE AS DEFINED BY THE NCP? (Yes/No)	No
(A **RELEASE** is defined as any spilling, leaking, pumping, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant), but excludes: workplace exposures; engine exhaust; nuclear releases otherwise regulated; and the normal application of fertilizer. For purposes of the NCP, release also means threat of release. [40 CFR 300.410(e)])	
EXPLAIN THE RELEASE:	
IS THE SOURCE A FACILITY AS DEFINED BY THE NCP? (Yes/No)	Yes
(A FACILITY is defined as any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or POTW), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, or aircraft or any site or area, where a hazardous substance has been deposited, stored, disposed of, or placed, or otherwise comes to be located; but does not include any consumer product in consumer use or any vessel. [40 CFR 300.410(e)])	
EXPLAIN THE SOURCE:	

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B. REMOVAL CRITERIA (continued):	
DOES THE RELEASE INVOLVE A HAZARDOUS SUBSTANCE, POLLUTANT, OR CONTAMINANT AS DEFINED BY THE NCP? (Yes/No)	No
(**A HAZARDOUS SUBSTANCE** means any substance, element, compound, mixture, solution, hazardous waste, toxic pollutant, hazardous air pollutant, or imminently hazardous chemical substance or mixture designated pursuant to the CWA, CERCLA, SDWA, CAA or TSCA. The term does not include petroleum products, natural gas, natural gas liquids, liquefied natural gas, synthetic gas or mixtures of natural and synthetic gas. The definition of **POLLUTANT** or **CONTAMINANT** includes but is not limited to, any element, substance, compound, or mixture, including disease-causing agent, which after release into the environment and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through the food chains, will or may reasonably be anticipated to cause death, disease, behavioral abnormalities, cancer, genetic mutation, physiological malfunction or physical deformation, in such organisms or their offspring. . The term does not include petroleum products, natural gas, natural gas liquids, liquefied natural gas, synthetic gas or mixtures of natural and synthetic gas.). [40 CFR 300.410 (e)]	
EXPLAIN WHICH HAZARDOUS SUBSTANCES, POLLUTANT OR CONTAMINANT:	
IS THE RELEASE SUBJECT TO THE LIMITATION ON RESPONSE? (Yes/No)	No
(The **LIMITATIONS ON RESPONSE** provisions of the NCP (40 CFR 300.400(B) states that removals shall not be undertaken in response to a release: of a naturally occurring substance in its unaltered or natural form; from products that are a part of the structure of, and result in exposure within, residential buildings or business or community structures; or into public or private drinking water supplies due to deterioration of the system through ordinary use.).[40 CFR 300.410(e)]	
EXPLAIN THE LIMITIATION ON RESPONSE:	
DOES THE QUANTITY OR CONCENTRATION WARRANT RESPONSE? (Yes/No)	No
EXPLAIN:	
HAS A PRP BEEN IDENTIFIED? (Include name, address and telephone number)? (Yes/No)	Yes
EXPLAIN: Lyman-Richey Corp. (current owners) 4315 Cuming Street Omaha, NE 68131	
IS THERE AN ACTUAL OR POTENTIAL EXPOSURE TO HAZARDOUS SUSTANCES OR POLLUTANTS, OR CONTAMINANTS? (Yes/No)	No
EXPLAIN:	

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B. REMOVAL CRITERIA (continued):	
IS THERE ACTUAL OR POTENTIAL FOR CONTAMINATION OF DRINKING WATER SUPPLIES? (Yes/No)	No
EXPLAIN:	
ARE THERE HAZARDOUS SUBSTANCES, POLLUTANTS, OR CONTAMINANTS IN DRUMS, BARRELS, OR BULK STORAGE CONTAINERS? (Yes/No)	Yes
EXPLAIN: Petroleum products and calcium chloride are stored on site in aboveground storage tanks (ASTs).	
ARE THERE HIGH LEVELS OF HAZARDOUS SUBSTANCES, POLLUTANTS OR CONTAMINANTS IN NEAR-SURFACE SOILS? (Yes/No)	No
EXPLAIN:	
ARE THERE CONDITIONS ON SITE WHICH MAY BE SUSCEPTIBLE TO IMPACT FROM ADVERSE WEATHER CONDITIONS? (Yes/No)	No
EXPLAIN:	
IS THERE A THREAT OF FIRE OR EXPLOSION? (Yes/No)	No
EXPLAIN:	
IS THERE A POTENTIAL FOR OTHER FEDERAL OR STATE RESPONSE MECHANISMS? (Yes/No)	No
IF YES, IDENTIFY THE APPROPRIATE PROGRAM AND EXPLAIN:	
ARE THERE OTHER SITUATIONS OR FACTORS WHICH WARRANT FURTHER SUPERFUND RESPONSE? (Yes/No)	No
EXPLAIN:	

IOWA DNR SUPERFUND SITE PRE-CERCLIS SCREENING FORM

V. SUPERFUND SITE SCREENING FINDINGS AND RECOMMENDATIONS	
FURTHER SUPERFUND RESPONSE ACTION REQUIRED; SUPERFUND CERCLIS ENTRY WARRANTED. (Yes/No)	No

(Cite the appropriate criteria from SECTION IV as the basis for the above determination. If No Further Superfund Response, skip sections on removal or integrated assessment recommendations)

Issue	Yes	No	Unknown
Groundwater Pathway Threat		X	
Surface Water Pathway Threat		X	
Release or Threat of Release		X	
A facility or a Vessel	X		
Actual or Potential Exposure Threats		X	
High Levels of Contaminants in Surface Soil		X	
Threat of Fire or Explosion		X	
Direct Exposure Pathway Threat		X	
Air Pathway Threat		X	
Subject to Response Limitations		X	
Willing/Capable PRP Response	X		
Drums, Barrels or Bulk Containers Present	X		
Site Susceptible to Adverse Weather Conditions		X	
Referred to Another Program		X	

COMMENT:
Petroleum products and calcium chloride are stored in ASTs on the property.

REMOVAL ACTION RECOMMENDED (Yes/No)	

(Cite one or more of the conditions or factors from Section IV. Removal Criteria, as a basis for recommending that a removal action be conducted)

Issue	Yes	No	Unknown
Exposure to Hazardous Substances or Pollutants or Contaminants			
Contaminated Drinking Water			
Contaminated Soil			
Other Response Mechanism			
Adverse Weather Impact			
Fire/Explosion Threat			
Drums, Barrels or Containers			
Other Factors			

COMMENT:

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ADDITIONAL INTEGRATED ASSESSMENT RECOMMENDED (Yes/No)	

(Cite the appropriate criteria from SECTION IV as the basis for recommending that additional site evaluation be performed)

Issue	Yes	No	Unknown
Groundwater Pathway Threat			
Surface Water Pathway Threat			
Release of hazardous Substances or Pollutant or Contaminants			
CERCLA Limitations on Response Provisions do not Apply			
Actual or Potential Exposure Threats			
High Levels of Contaminants in Surface Soil			
Threat of Fire or Explosion			
Direct Exposure Pathway Threat			
Air Pathway Threat			
Willing/Capable PRPs Willing to Respond at this Time			
Drums, Barrels or Bulk Containers Present			
Site Susceptible to Adverse Weather Conditions			
The Site is a Source as Defined by the NCP			
Contaminants Present in Sufficient Quantity or Concentration			
Endangered Species, Wetlands, or Other Sensitive Environments Which may be Impacted by the Site			
Other Federal, State, or Other Response Mechanisms Available to Investigate the Site			

OTHER (DESCRIBE):

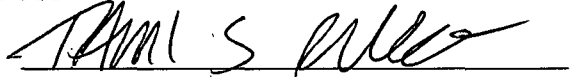
VI. ADDITIONAL INFORMATION OR COMMENTS

An ESS was recommended because the sampling depths for heavy metals of 4-8 feet was improper and should have been sampled from 0-4 feet, there are several municipals wells located near the site and none were sampled, and a more comprehensive VOC analysis should have been conducted.

Based on the March 2006 sampling conducted, arsenic was found above statewide standards but below the background concentrations found in Iowa from the 0-4 foot interval. The pH found in the area around SB-3 was 8.83 and is not a concern. A full VOC analysis was conducted on soil and groundwater at the site. All soil concentrations were below statewide standards. Due to the groundwater laboratory detection limits exceeding statewide standards for many contaminants these concentrations may be above the statewide standard. However, based on the previous OA-1 and OA-2 analysis performed during the Phase II in March of 2000, which did not detect any concentrations above statewide standards in groundwater, the inconclusive analysis of SB-3 is not likely influencing the municipal well and does not warrant further investigation.

No further action is required on this site under CERCLA or Iowa Chapter 133.

VII. EVALUATOR

SIGNATURE: 

DATE: July 3, 2006
TITLE: Environmental Specialist
AGENCY: Iowa DNR

REGION VII U.S. EPA SUPERFUND

SITE DISCOVERY ENTRY FORM

Discovery Lead *(choose one)*:

Discovery Date: 3/2/2000 ☐ F-EPA Fund Fin ☒ S-State Fund Fin ☐ FF-Fed Fac ☐ EP-EPA-In-house ☐ TR Tribal Lead - Fund Fin

Removal **Check if,** ☐ FUD Site

Site Name: Wilson Concrete, Missouri Valley **Initiated Date** 10/20/2000 **Identified By:** ☐ Removal ☒ Site Assessment ☐ States ☐ Fed. Facilities ☐ Other Fed. Agency

Address: 116 East Erie Street County Name: Harrison

City, State, Zip: Missouri Valley, Iowa 51555 State ID (if one exists):_____ Congressional District: 5

NPL Status: ☐ Currently on the Final NPL ☒ Not on the NPL ☐ Deleted on the final NPL ☐ Pre-Proposal Site ☐ Site is Part of NPL Site ☐ Proposed for NPL ☐ Removed from Proposed NPL ☐ Withdrawn

Section: ☐ C-(STAR) SPFD Technical Assistannce/Re-Use Branch ☐ F-(FFSE) Federal Facilities/Apecial Emphasis Brnach ☐ I-(IANE) IA/NE Remedial Branch ☒ L-(EFLR) Enfr/Fund Lead RV Branch ☐ M-(MOKS) MO/KS Remedial Branch ☐ O-(ER&R) Emergency Response & RV Branch

Fed Fac Ind: ☐ Federal Facility ☐ Not a Federal Facility ☐ Status Undetermined

List Site Alias Name (s):

Directions to Site: Take I-80 west. Merge onto I-680 west via EXIT 27 toward North Omaha / Sioux City. Merge onto I-29 north via EXIT 13B toward Sioux City. Take the US-30 exit- EXIT 75- toward Missouri Valley / Blair Nebraska. Merge onto US-30 E toward Missouri Valley. The site is located on the south side of Erie Street (Hwy 30) just east of the Caseys store.

Site Description: The site is currently used to manufacture ready-mix concrete.

Site Size: 2

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

USGS Quadrant: _____ USGS Hydro Unit: _____

Latitude:41. 5557 **Longitude:** -95.8937
(Decimal Degree format/with release of 3.17 see attached required location data form)

Owner Operator Type
☐ Bank/Loan Company
☐ County Owned
☐ District Owned
☐ Federally Owned
☐ Former Federally Owned or Operated
☐ Government Owned/Contractor Operated
☐ Privately Owned/Government Operated
☐ Property Defaulted Back to Government
☐ Municipality
☐ Indian Lands
☐ Other
☒ Private
☐ Mixed Ownership
☐ State Owned
☐ Trustee, Federal
☐ Trustee, State

Operational Status: ☒ Active ☐ Inactive ☐ Unknown

Non-NPL Status (Choose one):
☐ Addressed as part of NPL site (AX)
☐ Combined PA/SI Ongoing (CO)
☐ Deferral of NPL Listing Dec. While States Oversee Resp. (SD)
☐ ESI Ongoing (EO)
☐ ESI Start Needed (ES)
☐ Fed Fac ESI Review Start Needed(FE)
☐ Fed Fac Prelim Assessment Rev Ongoing (PG)
☐ Fed Fac Prelim Assessment Rev Start Needed(PN)
☐ Fed Fac Site Inspection Rev Ongoing (FG)
☐ Fed Fac Site Inspection Rev Start Needed (FS)
☐ HRS Ongoing (HO)
☐ HRS Package Completed-Further Eval. Needed (HN)
☐ HRS Start Needed (HS)
☐ Integrated ESI RI Ongoing (IO)
☐ Integrated ESI/RI Start Needed (IS)
☐ Integrated Removal/Remedial Eval Ongoing (IN)
☐ Integrated Removal/Remedial Eval Start Needed (IR)
☒ NFRAP (NF)
☐ Other Cleanup Activity: Fed Fac-lead Cleanup (OF)
☐ Other Cleanup Activity: Private Party-Lead Cleanup(OP)
☐ Other Cleanup Activity: State-Lead Cleanup (OS)
☐ Other Cleanup Activity: Tribal-lead Cleanup (OT)
☐ PA Ongoing (PO)
☐ PA Start Needed (PS)
☐ Ref to Rvl-Further Assess Needed (RW)
☐ Referred to Rvl - NFRAP (RR)
☐ Removal Only Site (No Site Assess Work) (RO)
☐ SI Ongoing (SO)
☐ SI Start Needed (SS)
☐ SIP Ongoing (SG)
☐ SIP Start Needed (SN)
☐ Site Reassessment Ongoing (SR)
☐ Status Not Specified (SX)
☐ Site Reassessment Start Needed (RN)

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: MP

☒ **MP-Manufacturing/Processing/Maintenance** - *Applicable sub-categories:*
- ☐ CA-Chemicals and allied products
- ☐ CG-Coal gasification
- ☐ CP-Coke production

☐ EP-Electric power generation and distribution.
- ☐ EE-Electronic/electrical equipment
- ☐ FT-Fabrics/textiles
- ☐ WP-Lumber and wood products/wood 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):Ready-mix concrete
- ☐ 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)
- ☐ IL-Industrial waste landfill
- ☐ MD-Mine tailings disposal ☐ OT-Other-Desc.(needed):
- ☐ 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 oil
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ OT- Other-Description (needed):

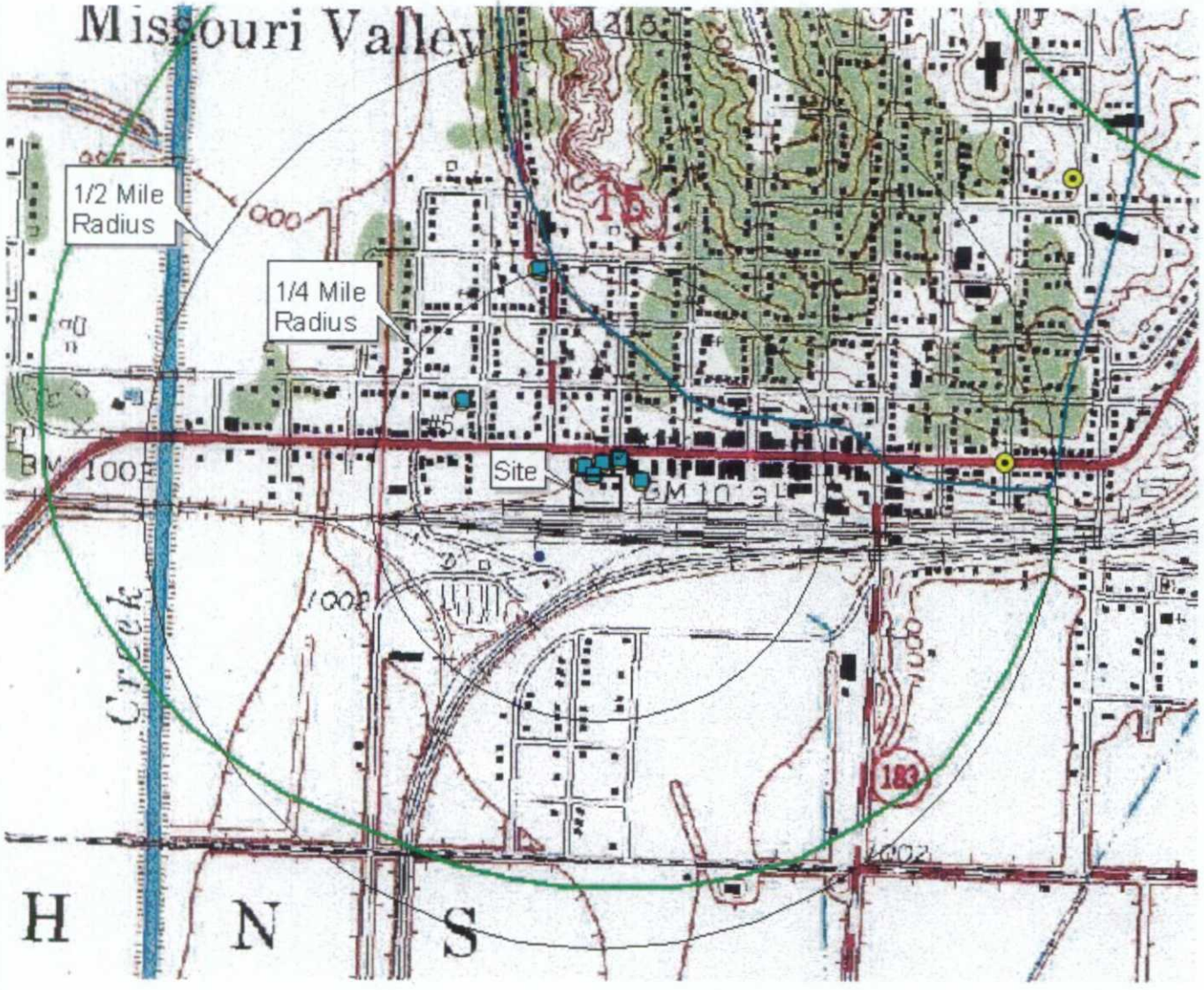
(NOTE: Data analysts will send form to Records Center after data entry and QA.)

Updated by System Research Group
17FEB 05

Signatures:

State: _____ Date: 7/5/06 RPM/OSC/SAM: _____ Date: ____/____/

Wilson Concrete-Missouri Valley



Pwts_wells.shp
Private_wells.shp
Municipal wells
Nonmunicipal PWS
Geologic_sampling_points.shp

Source Water Protection Area

2-year
5-year
10-year
2500-foot
1-mile
primary protection area
surface runoff area
hydrologic boundary

Rivers (100K) - Harrison Co.

0.4 0 0.4 0.8 Miles

N
W E
S

Wilson Concrete-Missouri Valley

Pwts_wells.shp
Private_wells.shp
Municipal wells
Nonmunicipal PWS
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