

Site Name: Keith Heim Property, Ida Grove

Initial Site Screening (ISS)

Project Manager: Tami S Rice

Date: 3/28/06

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 currently owned by Berne Cooperative and consists of a storage building, warehouse facilities, office buildings, a feed mill, a shop, and grain bins associated with a commercial agricultural cooperative. The storage building is located on the southeast corner of the property. The warehouse, office area, feedmill, and shop area are located on the southern portion of the site. The operations building and grain bins are located on the northern portion of the site, and the northwest section is covered by grass. The remaining undeveloped area is covered with gravel for vehicle access. There is an AST on the south side of the operations building located on the northern portion of the site. In addition, an UST was located on the southern portion of the site under the building that housed the feed mill, office area, feed mill, and shop. This UST was filled in place in 1987.

The site has been utilized as an agricultural cooperative since 1968. Prior to this time, commercial railroad activities took place at the site.

The surrounding properties include residential and commercial properties to the north; Chicago Central & Pacific railroad, residential, and commercial properties to the south; commercial properties to the east; and a feed mill and ASTs containing bulk oil and liquid fertilizer that were once part of the subject property. The commercial property located east of the site is a trucking company with ASTs on the property. The commercial properties located south of the property are utilized for wood storage and bulk oil activities. The ASTs associated with the bulk oil plant appear to have been in place since 1961.

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.)

On January 12, 2006, four borings were drilled to a depth of 25 feet and soil and groundwater samples were collected. An additional grab soil sample was also collected. Soil sample TMW1 was collected from a depth of six feet below ground surface (bgs), samples TMW2 and TMW3 were collected from 25 feet bgs, TMW4 was collected from three feet bgs, and TMW5 was collected from six inches bgs. Groundwater was encountered between 21.9 and 25.1 feet bgs.

The soil and groundwater samples were analyzed for the following: TMW1 and TMW2 for benzene, toluene, ethylbenzene, and xylene (BTEX) and total extractable hydrocarbons (TEH), TMW3 for TEH and volatile organic hydrocarbons (VOCs), and TMW4 for pesticides and nitrate as nitrogen. The grab soil sample, TMW5, was analyzed for TEH.

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 groundwater and soil contaminant concentrations were either below the statewide standards or do not have a statewide standard with the exception of the contaminants listed in the table below.

Sample	Contaminant	Result (ppb)	Standard (ppb)
TMW2 (gw)	TEH-Waste Oil*	<769	400
TMW3 (gw)	Acrylonitrile*	<0.36	0.32
	1,2-dibromo-3-chloropropane*	<0.47	0.2
	1,2-dibromoethane*	<0.21	0.05
TMW3 (soil)	1,2-dibromoethane*	<134	25
TMW4 (gw)	Nitrate as nitrogen	41.2 (ppm)	10 (ppm)

*Laboratory detection limits were above the statewide standards

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.

As mentioned above, the area surrounding the site is a mixture of commercial and residential properties. The site is relatively level, slightly sloping to the west. Surface water drains into the Odebolt Creek located about 700 feet north of the site. The western portion of the site is located in a 2,500-foot source water protection area.

There are two non-municipal public water supply wells, five private wells, one active municipal well, and one inactive (not plugged) municipal well within a half mile of the site. In addition, there are two private wells within a quarter mile of the site. All of the wells appear to be finished in an alluvial aquifer except one non-municipal public water supply well and one inactive municipal well.

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

3

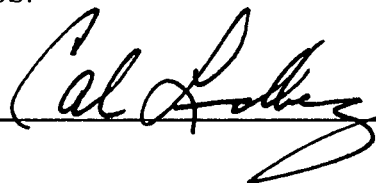
Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

TEH-waste oil, acrylonitrile, 1,2-dibromo-3-chloropropane, 1,2-dibromoethane, and nitrate as nitrogen were potentially found in groundwater at the site; however, the concentrations found are not a major environmental or human health concern. The groundwater flow appears to be to the west based on the groundwater flow map included in the Berne Cooperative Semi-annual Monitoring Report dated Feb. 24, 1999, for the site west of the Keith Heim Property.

Therefore, it is unlikely that any nearby receptors will be impacted. The laboratory detection limits were above the statewide standards; therefore, it is likely that actual concentrations would be lower.

No further action is required under CERCLA or Iowa Chapter 133 and the site is not a candidate for an ESS.

Form Reviewed: _____



Date Reviewed: 4/12/06

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: Tami Rice, Environmental Specialist 3/23/2006
 (Name/Title) (Date)
 502 East 9th Street, Des Moines, Iowa 50319 515-281-4420
 (Address) (Phone)
 tami.rice@dnr.state.ia.us
 (E-mail Address)

Site Name: Keith Heim Property

Previous Names (if any):

Site Location: 200 & 201 Jacob's Addition

Ida Grove Iowa 51445
 (City) (ST) (Zip)

Latitude: 42.3472 **Longitude:** -95.4739

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:

- 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:

TEH-waste oil, acrylonitrile, 1,2-dibromo-3-chloropropane, 1,2-dibromoethane, and nitrate as nitrogen were potentially found in groundwater at the site; however, the concentrations found are not a major environmental or human health concern. The groundwater flow appears to be to the west based on the groundwater flow map included in the Berne Cooperative Semi-annual Monitoring Report dated Feb. 24, 1999, for the site west of the Keith Heim Property. Therefore, it is unlikely that any nearby receptors will be impacted. The laboratory detection limits were above the statewide standards; therefore, it is likely that actual concentrations would be lower.

No further action is required under CERCLA or Iowa Chapter 133 and the site is not a candidate for an ESS.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date

CAL LUNDGREN Cal Lundgren 4/12/06



REGION VII U.S. EPA SUPERFUND

SITE DISCOVERY ENTRY FORM

Discovery Lead (choose one):

Discovery Date: 1/12/2006 ☐ F-EPA Fund Fin ☒ S-State Fund Fin ☐ FF-Fed Fac Removal☐ EP-EPA-In-house ☐ TR Tribal Lead - Fund FinCheck if, ☐ FUD SiteSite Name: Keith Heim Property, Ida GroveAssessment ☐ StatesInitiated Date 3/16/2006 Identified By: ☐ Removal ☒ Site☐ Fed. Facilities ☐ Other Fed. AgencyAddress: 200 & 201 Jacob's AdditionCounty Name: IdaCity, State, Zip: Ida Grove, Iowa 51445

State ID (if one exists): _____

Congressional District: 5NPL Status: ☐ Currently on the Final NPL
☐ Proposed for NPL☒ Not on the NPL ☐ Deleted on the final NPL
☐ Removed from Proposed NPL☐ Pre-Proposal Site ☐ Site is Part of NPL Site
☐ WithdrawnSection: ☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch
☐ F-(FFSE) Federal Facilities/Apecial Emphasis Brnach
☐ I-(IANE) IA/NE Remedial Branch☒ L-(EFLR) Enfr/Fund Lead RV Branch **Fed Fac Ind:** ☐ Federal Facility
☐ M-(MOKS) MO/KS Remedial Branch ☐ Not a Federal Facility
☐ O-(ER&R) Emergency Response & RV Branch ☐ Status UndeterminedList Site Alias Name (s): Bern Coop and Double Circle Farm SupplyDirections to Site: Take I-80 West to the US-59 exit- EXIT 40- toward Avoca / Harlan. Turn right onto US-59 North. Turn left onto US-59 North / IA-141 West. Continue to follow US-59 North. Turn left onto US-59 / IA-175. Turn South on Moorehead Avenue. Turn West onto Jacobs Avenue. The site will be on the southwest side of Jacobs Avenue.Site Description: The site has been utilized as an agricultural cooperative since 1968. Prior to this time, commercial railroad activities took place at the site.Site Size: 3Site Dimension: ☒ Acres ☐ Square Feet
☐ Feet ☐ Square Miles ☐ MilesUSGS Quadrant: Ida Grove USGS Hydro Unit: _____Latitude: 42.3472 Longitude: -95.4739

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

Owner ☐ Bank/Loan Company ☐ Indian Lands
Operator ☐ County Owned ☐ Other
Type ☐ District Owned ☒ Private
☐ Federally Owned ☐ Mixed Ownership
☐ Former Federally Owned or Operated ☐ State Owned
☐ Government Owned/Contractor Operated ☐ Trustee, Federal
☐ Privately Owned/Government Operated ☐ Trustee, State
☐ Property Defaulted Back to Government
☐ MunicipalityOperational 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 RvI-Further Assess Needed (RW)☐ Referred to RvI - 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: 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.**☐ 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):☐ 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):

Signatures:

State: Cal Lohmy Date: 4/12/06 RPM/OSC/SAM: _____ Date: ____/____/____



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Keith Heim Property, Ida Grove

EPA ID: _____

Latitude: 42.3472
(Decimal Degree format)

Longitude: -95.4739

Measurement Sequence: _____
(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

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 ☐ (Blank) ☒ Unknown

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

Reference Datum: ☐ NAD27 ☐ NAD83 ☐ Other ☒ Unknown ☐ WGS84 ☐ (Blank)

Accuracy Meters +/-: _____ Collection Date: ____/____/____

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: ☐ (BLANK) ☐ 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:

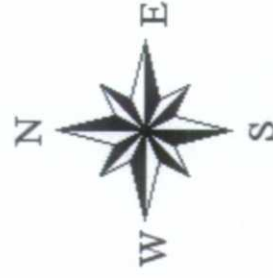
RPM/OSC: _____ Date: ____/____/____ BRANCH CHIEF: _____ Date: ____/____/____

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.

Keith Heim Property, Ida Grove



Private_wells.shp
Pwts_wells.shp
Municipal wells
Nonmunicipal PWS



0.8 Miles

0.4

0

0.4

Keith Heim Property, Ida Grove

