

Site Name: Sioux Center Wal-Mart, Sioux Center

Brownfield Initial Site Screening (ISS)

Project Manager: Tami S. Rice

Date: 9/1/06

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 currently consists of about 24.5 acres of farmland which may be redeveloped into a Wal-Mart Store. The surrounding area includes a farm dwelling to the north with outbuildings beyond, the 1st Avenue SW right-of-way to the east with Prime Bank and MJs 66 (former Sinclair Store) beyond, the Domestic Abuse Center and farmland to the south with Radio Shack and Sioux Biochemical beyond, and farmland to the west with the railroad right-of-way beyond.

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 conducted on the east side of the property. Two of these borings were converted into temporary monitoring wells used to collect groundwater samples for analysis. Four soil samples and two groundwater samples were collected and analyzed for volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and RCRA metals. Soil samples were collected at depths of 12.5 to 20 feet and groundwater was found at a depth of 15 feet onsite.

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 contaminant concentrations found in soil and groundwater onsite were below the statewide standards except for arsenic in soil which was above the statewide standards but below what is believed to be background concentrations commonly found in Iowa. The arsenic concentrations are listed in the table below.

Arsenic Concentrations in Soil (mg/kg)

SB-1	SB-2	SB-3	SB-4	Standard	Background
7.37	9.57	7.63	7.53	1.9	19

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.

There are no wells located within a half mile of the site. The closest municipal well is located about 3,000 feet southwest of the site. There is an intermittent, unnamed tributary about 1,000 feet southwest of the site which drains into the west branch of the Floyd River. In general, it

appears the site location is surrounded by farmland with occasional farm residences to the north and west with commercial properties to the south and east with some residential property beyond.

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

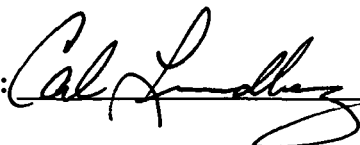
3

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

All soil and groundwater contaminant concentrations are below the statewide standards except for arsenic in soil. The arsenic concentrations in soil are above the standard but below what is considered to be the background concentrations of arsenic found in Iowa and therefore do not pose a concern. In addition, there are no receptors within a half mile of the site.

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:

9/8/06

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 Sept. 1, 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: Sioux Center Wal-Mart, Sioux Center

Previous Names (if any):

Site Location: 1st Avenue SW and 16th Street SW

Sioux Center Iowa 51250
 (City) (ST) (Zip)
Latitude: 43.0599 **Longitude:** -96.1810

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:

All soil and groundwater contaminant concentrations are below the statewide standards except for arsenic in soil. The arsenic concentrations in soil are above the standard but below what is considered to be the background concentrations of arsenic found in Iowa and therefore do not pose a concern. In addition, there are no receptors within a half mile of the site.

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 LUNDBERG Cal Lundberg 9/8/06



REGION VII U.S. EPA SUPERFUND

SITE DISCOVERY ENTRY FORM

Discovery Lead (choose one):

Discovery Date: 8/1/2006 ☐ F-EPA Fund Fin ☒ S-State Fund Fin ☐ FF-Fed Fac Removal ☐ EP-EPA-In-house ☐ TR Tribal Lead - Fund FinSite Name: Sioux Center Wal-Mart, Sioux Center
Assessment ☐ StatesCheck if, ☐ FUD SiteInitiated Date 9/1/2006 Identified By: ☐ Removal ☒ SiteAddress: 1st Avenue SW and 16th Street SW☐ Fed. Facilities ☐ Other Fed. Agency
County Name: Sioux

City, State, Zip: Sioux Center, Iowa 51250

State ID (if one exists): _____ Congressional District: 5

NPL 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 Branch
☐ 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 Undetermined

List Site Alias Name (s): _____

Directions to Site: Take I-80 west towards Council Bluffs. 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-20 east exit- exit 144A- toward Ft. Dodge. Merge onto US-75 north. Turn left to stay on US-75 north. Turn left onto 19th Street SW. Turn right onto 1st Avenue SW. The site is located west of 1st Avenue SW where it ends and/or meets 16th Street SW.

Site Description: The site currently consists of farmland which may be redeveloped into a Wal-Mart Store.

Site Size: 24.53

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

USGS Quadrant: _____ USGS Hydro Unit: _____

Latitude: 43.0599 Longitude: -96.1810

(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 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: 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-Ordinance 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:

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

Updated by System Research Group
17FEB 05

State: Cal Lindberg Date: 9/8/06 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: Sioux Center Wal-Mart, Sioux Center

EPA ID: _____

Latitude: 43.0599
(Decimal Degree format)

Longitude: -96.1810

Measurement Sequence: _____
(See Comment A)

Lat/Long Source: ☐ Contractor ☐ EPA Headquarters ☐ (Blank)
☐ Dun & Bradstreet ☐ Epic
☐ EPA Region 7 ☐ Other
☐ Geograph ☐ Private
☐ Other Federal Agency ☐ SNAP
☐ Regulated Entity ☐ Tribe
☐ State ☒ Unknown

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, 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 Trtmt 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 Trtmt/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 _____

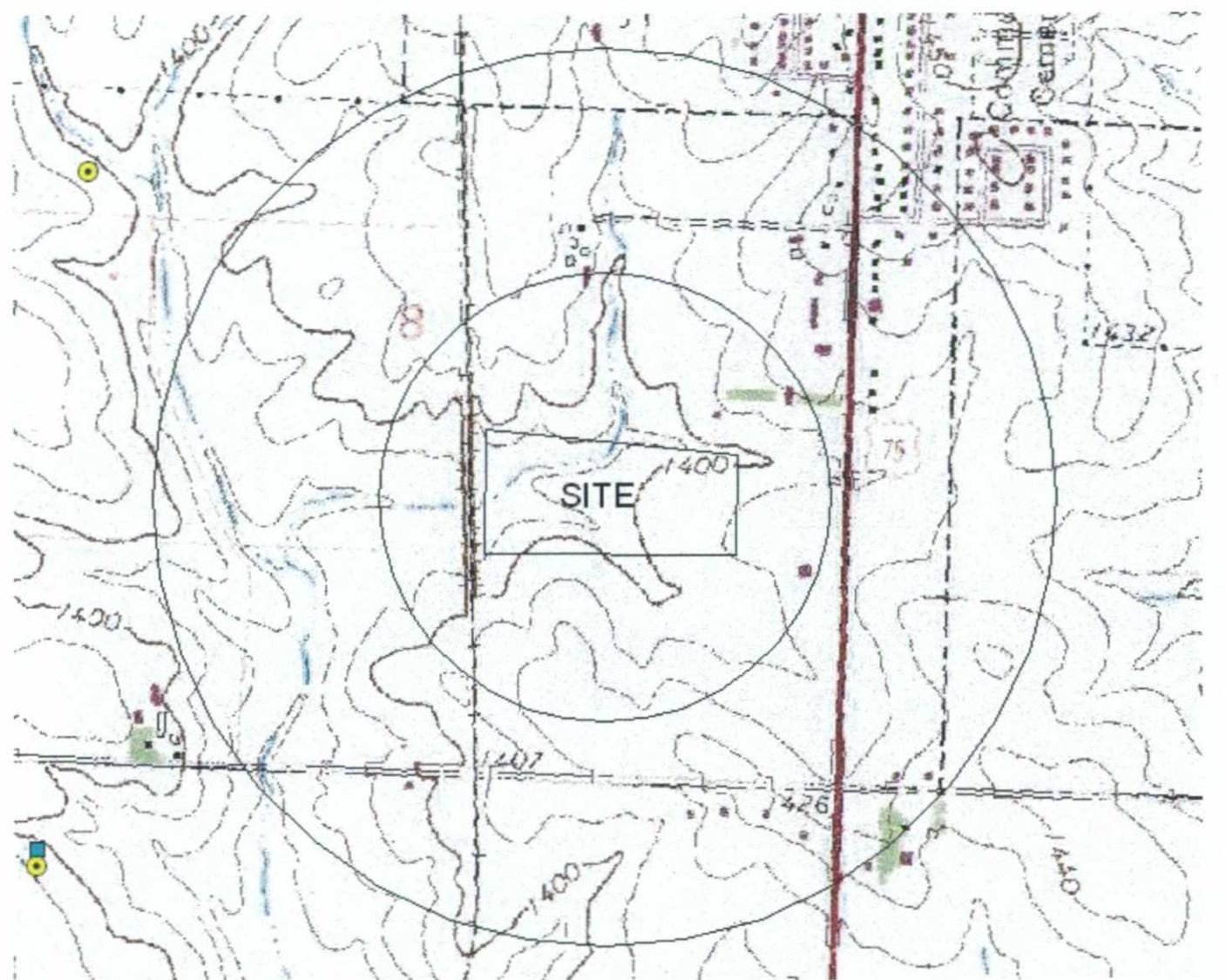
COMMENTS: _____

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.

Sioux Center Walmart



- Geologic_sampling_points.shp
- Pvtperm
- ▲ Nonmunicipal PWS
- Municipal wells



0.4 0 0.4 0.8 Miles

Sioux Center Walmart



- Geologic_sampling_points.shp
- Pvtperm
- Nonmunicipal PWS
- Municipal wells

0.4 0 0.4 0.8 Miles



