

# Iowa Department of Transportation

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## **Iowa Department of Transportation**

Proposed State Highway 60 Bypass Around Le Mars, Iowa  
Plymouth County

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## **Abridged Phase I Environmental Site Assessment Text, Figures, Tables, Appendices A, H, I, and J**

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April 2001



**MONTGOMERY WATSON**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**OF THE**

**PROPOSED STATE HIGHWAY 60 BYPASS AROUND LE MARS, IOWA  
PLYMOUTH COUNTY**

**Prepared for**

**IOWA DEPARTMENT OF TRANSPORTATION  
AMES, IOWA**

**Project No. 1911571.081601**

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## SECTION 1

### INTRODUCTION AND LIMITATIONS

Montgomery Watson completed a Phase I Environmental Assessment (Assessment) of the proposed State Highway 60 bypass around Le Mars, Iowa (Corridor). This Assessment was conducted for the Iowa Department of Transportation (IDOT) Office of Environmental Services.

This report serves as a record of the Assessment activities, which consisted of a review of local, county, state, and federal records, interviews, and site reconnaissance. Sections 2 through 4 of this report document information gathered during the records search and site visits for the Assessment. Section 5 presents the findings and conclusions of the Assessment.

### PURPOSE

This Assessment was completed in accordance with the American Society for Testing Materials (ASTM) Standard E1527-00 to identify "recognized environmental conditions" (REC) along and near the Corridor. RECs are defined by ASTM as follows:

*The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

In addition to the conditions covered by the description above, the IDOT also requested the Assessment identify the location of any of the following features within the Corridor:

- Markers indicating oil/gas distribution pipelines.
- Evidence of historical structures.
- Cemeteries or private burial plots.
- Stored/disposed white goods and tires.
- Dumps.
- Abandoned railroad grades.
- Abandoned mines or quarries.
- Animal confinement operations where liquid animal waste is stored or processed in a digester, tank, or lagoon.

## LIMITATIONS AND EXCEPTIONS

This Assessment was completed under the contract with Montgomery Watson's client, IDOT, in accordance with the ASTM Designation: E 1527-00. Reliance on this report by any third party is expressly prohibited.

The Assessment includes the completion of numerous individual site visits to existing farmsteads and commercial sites that were determined to be located within or adjoining the Corridor. The findings of these site visits are summarized in Section 4 of the Assessment. While an effort was made to contact all such farmstead owners by mail or telephone, some owners did not respond to the mailing or could not be contacted by telephone. For those farmsteads subject to evaluation, but for which site access could not be obtained; site information supplied in the Assessment is limited to visual observations recorded from the vantage point of public roadways.

## SECTION 2

### CORRIDOR DESCRIPTION

#### CORRIDOR LOCATION

The Corridor consists of an approximate 8.5-mile main corridor with three diversions from the main corridor south along U.S. Highway 75 to the junction with existing State Highway 60, east and west along 200<sup>th</sup> Street and U.S. Highway 75, and east and west along County Road C38. The municipality of Le Mars and the unincorporated area of West Le Mars are within ½ mile of the Corridor (Figures 2-1 and 2-2).

#### TOPOGRAPHY AND DRAINAGE

The topography traversed by the Corridor can generally be described as nearly level to strongly sloping, and dissected by stream terraces and flood plains. The valleys comprised of stream terraces and flood plains are from ¼ mile to 1 mile wide according to the Soil Survey of Plymouth County, Iowa. The Floyd River and some of its tributaries pass through the Corridor. Drainage usually follows the natural course of streams and gullies. In many areas of level topography tile lines and surface water intakes will influence drainage locally. The topography of the Corridor is depicted in two maps (Figures 2-1 and 2-2).

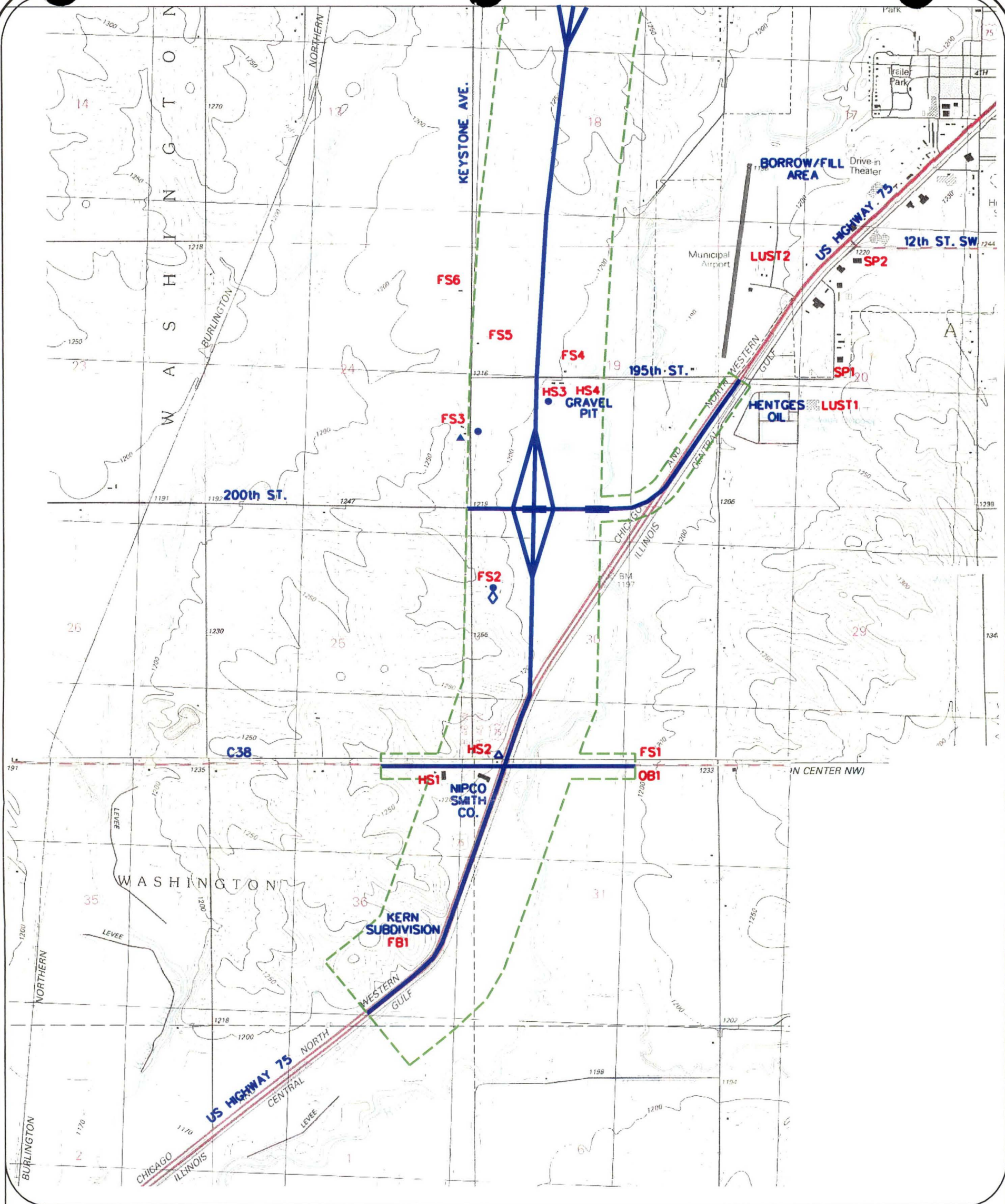
#### UTILITY SERVICES

Based on visual observation of utility markers, the following utilities pass through the Corridor:

- Fiber Optic Cable (buried): McLeod USA, MWR Telecommunications, and MCI Work Com.
- Natural Gas (buried): None observed in Corridor.
- Electric (overhead): Northwest REC and MidAmerican Energy Company.
- Telephone (buried): Frontier Telephone, Vista Telephone, and US West.
- Municipal Water Supply and Sanitary Sewer Lines (buried): City of Le Mars.
- Rural Water Systems (buried): Southern Sioux County Rural Water System.
- Drainage Tiles: Numerous private tile lines.

In addition, all currently occupied rural farmsteads and homesteads located within the Corridor have private septic systems. These same rural farmsteads and homesteads, which are not connected to the rural water system, likely have private drinking water wells. It is also possible former farmstead and homestead sites have private drinking water wells that are not in use and have not been properly abandoned. Some farmsteads and homesteads also have aboveground





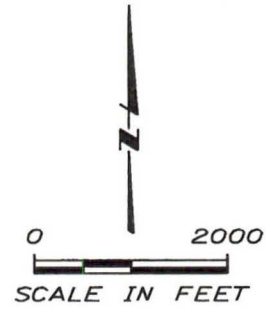
LEGEND:

- FB** FORMER BUILDING NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- FS** FARMSTEAD NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- HS** HOMESTEAD NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- LUST** LEAKING UNDERGROUND STORAGE TANK NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- OB** OUTBUILDINGS NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- SP** SPILL LOCATION NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH

- PROPOSED CONSTRUCTION CORRIDOR
- ▲ POLE-MOUNTED TRANSFORMER
- ▲ GROUND MOUNTED TRANSFORMER
- WATER WELL
- BRIDGE
- ◇ BURIED DEBRIS PIT

MAP SOURCE:

USGS TOPOGRAPHIC QUADRANGLES,  
UNION CENTER SW, IOWA (1985),  
LE MARS, IOWA (1985)



IOWA DEPARTMENT OF TRANSPORTATION  
PHASE 1 ENVIRONMENTAL  
SITE ASSESSMENT  
PROPOSED STATE HIGHWAY 60 BYPASS,  
PLYMOUTH COUNTY, LE MARS, IOWA

CORRIDOR MAP

FIGURE 2-1



MONTGOMERY WATSON





storage tanks (ASTs) used for storing heating oil or liquid propane for home heating. Some farmsteads also have ASTs for storing petroleum products or agri-chemicals for farm use.

The Southern Sioux County Rural Water System supplies water to rural areas in or near the Corridor. Buried water lines within the Corridor include both private water service lines and rural water system main lines which serve the farmsteads and homesteads.

### **PROPERTIES WITHIN THE CORRIDOR**

Properties within the Corridor consist of private homesteads, municipal-owned land, agricultural crop and pastureland, commercial properties, and railroad property. The majority of adjoining properties are privately owned and are used for agricultural crop production of corn and soybeans.



## SECTION 3

### RECORDS REVIEW

This section presents the results of a search of federal and state environmental databases, followup reviews completed for certain suspect properties identified by the database search, and results of local and county records reviews completed for the Corridor. In addition, telephone and facsimile contacts were made by Montgomery Watson in order to obtain historical land use information. A contact log documenting contact dates, and summarizing information obtained, is provided in Appendix A. The contact log documents all contacts made regardless of whether relevant information was obtained. Information from these sources is discussed in this section.

#### FEDERAL AND STATE RECORDS

##### Environmental Databases

An electronic search of state and federal environmental databases was completed by Environmental Data Resources, Inc. (EDR) for the Corridor. A copy of the report prepared by EDR, dated November 7, 2000, is provided in Appendix B. Table 3-1 lists the environmental databases that were reviewed by EDR. The EDR report describes the purpose of each database searched. Sites or properties identified in the EDR report that were located within the Corridor, or within the applicable ASTM-designated search radius, are summarized in Table 3-2. A number of sites are listed in the EDR report on the Orphan Sites List. These are sites located within the same zip code areas used by EDR in conducting their search but for which EDR could not determine accurate locations. Followup review by Montgomery Watson of the Plymouth County Plat book, information provided by the U.S. Postal Service Address Management Systems, or information provided by the contact person listed in the EDR report provided accurate address information for these Orphan sites.

Sites identified in the EDR reports are discussed below, as the leaking underground storage tank (LUST) sites and underground storage tank (UST) sites.

##### Iowa Department of Natural Resources (IDNR) Spill Records

Montgomery Watson reviewed the IDNR spill records for Plymouth County, on file at the IDNR and Iowa Historical Library, on December 8, 2000. The spill records cover the period from 1976 to the present and were reviewed to check for reported releases of hazardous materials within ½ mile of the Corridor. Several spill locations were determined to have been located within ½ mile of the Corridor. Information pertaining to these spills is presented below. The spill sites are identified in Figures 2-1 and 2-2. Documentation from the IDNR Spill Record is included in Appendix C.

**Anhydrous Ammonia Release – Clover Leaf Cold Storage 18<sup>th</sup> Street SW (SP1) (Figure 2-1).** On July 13, 2000 at 9:00 a.m. maintenance was being conducted on a draining oil pot when some oil and approximately 80 pounds (lbs.) of anhydrous ammonia leaked out. About

**TABLE 3-1**  
**ENVIRONMENTAL DATABASE SEARCH LIST**

Database	Abbreviation
<b>Federal Databases:</b>	
Comprehensive Environmental Response, Compensation, and Liability Information System	CERCLIS
Emergency Response Notification System	ERNS
National Priority List	NPL
Delisted NPL Sites	DELISTED NPL
Resource Conservation and Recovery Information System	RCRIS
Corrective Action Report	CORRACTS
Biennial Reporting System	BRS
Superfund (CERCLA) Consent Decrees	CONSENT
Facility Index System	FINDS
Hazardous Materials Information Reporting System	HMIRS
Material Licensing Tracking System	MLTS
Federal Superfund Liens	NPL LIENS
PCB Activity Database System	PADS
RCRA Administrative Action Tracking System	RAATS
Records of Decision	ROD
Toxic Chemical Release Inventory System	TRIS
Toxic Substances Control Act	TSCA
Mines Master Index File	MINES
No Further Remedial Action Planned	NFRAP
<b>State of Iowa Databases:</b>	
Leaking Underground Storage Tank Data	LUST
State Hazardous Waste Sites	SHWS
Solid Waste Facilities/Landfill Sites	SWF/LF
Registered Underground Storage Tanks	UST

TABLE 3-2

## ENVIRONMENTAL DATABASE LISTINGS

Address	Site	Location	Database
17997 Lake Avenue	Harold Sitzmann	1/4 to 1/2 mile East	UST
31785 Lake Avenue	Edwin Henrich	Adjacent to Corridor	UST
16463 U.S. Highway 75	William Kruse	Within Corridor	UST
14491 Mahogany Avenue	Douglas McDougall	Adjacent to Corridor	UST
31002 U.S. Highway 75	Northeast Iowa Power Cooperative	Within Corridor	UST
32802 170 <sup>th</sup> Street	Plymouth County Engineer	1/4 to 1/2 mile West	LUST, UST
32948 U.S. Highway 75	Van Beek Implement, Inc.	Adjacent to Corridor	UST
16957 Lake Avenue	Alfred Ahrendson	Within Corridor	UST
1750 Industrial Road	Beef America, Inc.	1/4 to 1/2 mile East	LUST, UST

20 employees were evacuated in response to the release. Clover Leaf Cold Storage (Clover Leaf) employees and the local fire department used water on the released material. The runoff entered sanitary drains and some vapor escaped to the outside atmosphere. Clover Leaf notified the Le Mars Public Works Department of the release.

**Diesel Fuel Release – Schuster Company (SP2) (Figure 2-1).** A release of approximately 40 gallons of diesel fuel occurred on August 10, 2000 at the intersection of 12<sup>th</sup> Street and U.S. Highway 75 in Le Mars, Iowa. A Schuster Co. semi-truck collided with a slow-moving Union Pacific Railroad train. Approximately 40 gallons of diesel fuel were released from the semi-truck's tank. Absorbents were used to recover as much product as possible.

**Diesel Fuel Release – Bonestroo Salvage (SP3) (Figure 2-2).** A spill of approximately 20 gallons of diesel fuel occurred on August 12, 2000 near the intersection of U.S. Highway 75 and State Highway 60 at 170<sup>th</sup> Street. A truck overturned and released diesel fuel onto the highway pavement. The release was contained on the pavement and four bags of oil dry were used to adsorb the product.

**Agricultural Chemicals – Bill Pecks Property (SP4) (Figure 2-2).** On the weekend of April 3, 1976 a fire at the Bill Pecks property completely burned down a barn where agricultural chemicals (2,000 lbs. of Lasso II, 900 lbs. of Dyfonate 20G, and 600 lbs. of Belt) were stored. The address reported for the fire was given as a rural route. According to Ms. Kay Meyers, Plymouth County Auditor's Office, in 1976 Mr. Bill Pecks owned property in Elgin Township (T93N R45W) southeastern ¼ of Section 31 on Lake Avenue. Disposal activities were conducted under the direction of Iowa Department of Agriculture Inspector Mr. Larry St. Onge. The hazardous material was mixed with lime at a ratio of 2:1 and buried at the Plymouth County Sanitary Landfill. Disposal of the hazardous material associated with the fire was complete on April 6, 1976.

### **IDNR Underground Storage Tank (UST) Records**

Nine UST sites listed in the EDR report were determined to be located in or adjacent to the Corridor. Montgomery Watson also reviewed the most current IDNR UST index organized by city and found two UST sites in or near the Corridor that were not identified in the EDR report. Additionally one UST site was not listed in the EDR or the IDNR UST index, but was discovered during an interview with the property owner. Two UST sites were identified as LUST sites and are discussed below in the LUST Records section. None of the ten UST sites discussed below are included on the IDNR LUST index. Copies of selected documents from each UST file are provided in Appendix D.

**Northwest Iowa Power Cooperative (NIPCO) (Figure 2-1).** The EDR identified this property as a UST site. The IDNR UST file shows three USTs were removed from this property in 1987. One 560-gallon UST was removed in August 1987. One 2,000-gallon UST and one 12,000-gallon UST were removed in July 1987. This site is also an active AST site and is discussed further in Section 4 of this report.

**Koopman Farmstead (FS2) (Figure 2-1).** This site was not listed in the EDR report or the IDNR UST Index. During an interview with Mr. William Koopman, it was determined one 250-gallon gasoline UST is located at the site. Mr. Koopman indicated the UST is not currently

used and has been empty for the last 20 years. This site is also an active AST site and is discussed further in Section 4 of this report.

**Ortman Farmstead (FS3) (Figure 2-1).** This site was found on the IDNR UST Index, but not listed in the EDR database. One 560-gallon diesel UST was removed by the owner. This site is also an active AST site and is discussed further in Section 4 of this report.

**Sitzmann Homestead (HS5) (Figure 2-2).** The EDR report identified this site as a UST site. According to a letter sent to the IDNR by Mr. Sitzmann, one 580-gallon UST was removed from the site in 1993. Mr. Sitzmann noted that there were no odors associated with the removal of the UST. The site is not listed on the LUST database.

**Holz Farmstead (FS9) (Figure 2-2).** This site was found on the IDNR UST Index. The site has one 500-gallon heating oil UST. This site is also an active AST site and is discussed further in Section 4 of this report.

**Ahrendson Farmstead (FS11) (Figure 2-2).** The EDR report identified this site as a UST site. One 500-gallon gasoline UST was removed from the site several years ago. No soil or groundwater samples were collected, but Mr. Ahrendson did not note any odors or staining associated with removal of the UST. The site is not listed on the LUST database. This property is an active AST site and has an abandoned mine shaft present on the property and is discussed further in Section 4 of this report.

**Former Van Beek Implement, Inc. (Former Van Beek) (Figure 2-2).** The EDR report identified this site as a UST site. Soil and groundwater samples were submitted in association with the removal of one 550-gallon UST in 1991. Based upon the analytical results, the IDNR assigned this site a no further action required at this time status on July 30, 1991.

**Edwin Henrich Farmstead (FS12) (Figure 2-2).** The EDR report identified this site as a UST site. According to Mrs. Arlene Henrich, one 550-gallon gasoline UST was removed approximately two years ago.

**Kruse Farmstead (FS14) (Figure 2-2).** The EDR report identified this site as a UST site. According to a letter sent to the IDNR by Mr. Kruse, one 560-gallon gasoline UST was removed from the site in 1990.

**McDougall Farmstead (FS20) (Figure 2-2).** The EDR report identified this site as a UST site. One 560-gallon gasoline UST is currently used at this site. This site is also an active AST site and is discussed further in Section 4 of this report.

### **IDNR Leaking Underground Storage Tank (LUST) Records**

The EDR report identified two IDNR-registered LUST sites within the ½ mile of the Corridor. Montgomery Watson also reviewed the most current IDNR LUST index organized by city and found one LUST site in or near the Corridor that was not reported in the EDR report. A review of IDNR LUST records was conducted on December 8, 2000 by Montgomery Watson. Copies of selected documents from each LUST file are provided in Appendix E. A summary of each LUST site is given below. The LUST sites are listed south to north along the Corridor.

**Beef America (LUST1) (Figure 2-1).** The EDR identified this former property as a UST/LUST site. Presently, Wells Blue Bunny Dairy Company operates on this property. Two USTs were removed from the site in 1990 and 1995. Soil excavation activities were completed in 1995 to remove petroleum contamination associated with the USTs. Soil and groundwater samples did not exceed the IDNR soil or groundwater corrective action levels; therefore, the site was assigned a "No Further Action" classification on March 27, 1996.

**Le Mars Airport (LUST2) (Figure 2-1).** This site was found on the IDNR LUST Index. The site is a municipal airport. An IDNR Tier 2 Risk Based Corrective Action (RBCA) evaluation was completed for this site in association with two USTs which were removed. On March 15, 2000, the IDNR assigned the site a "No Action Required" classification based on an existing institutional control restricting water well installations in the area.

**Plymouth County Engineer's Office (LUST3) (Figure 2-2).** The EDR identified this property as a UST/LUST site with "No Further Action" classification assigned on July 1, 1993. Soil and groundwater samples were submitted in association with the removal of six USTs (one 1,000-gallon, four 8,000-gallon, and one 10,000-gallon) on October 25, 1993. Soil sample results exceeded the IDNR soil corrective action levels, but groundwater samples were within the IDNR groundwater corrective action levels.

### **Water Well Survey**

The Iowa Geological Survey Bureau (IGSB) provided a survey report on October 26, 2000, giving information regarding water supply wells within and close to the Corridor (Appendix F). In addition to the wells reported by the IGSB, other wells likely exist at some homesteads and farmsteads within or near the Corridor which have not been recorded with the IGSB. Some private water well locations were confirmed by Montgomery Watson during site visits and are included in Figures 2-1 and 2-2. Other wells may exist at the former radio studio building (FB2), where all former structures have been removed, or the Kern subdivision where an abandoned farmstead (FB1) was identified in aerial photographs. These possible well sites are identified in Figures 2-1 and 2-2.

### **LOCAL RECORDS**

The Corridor is adjacent to portions of the Le Mars municipality. However, some LUST and spill sites identified within ASTM-designated search distances for the Corridor are located within or adjacent to Le Mars.

### **Le Mars Zoning Records**

According to Mr. Robert Lang, Le Mars Code Enforcement Administrator, the area along 18<sup>th</sup> Street SW where Hentges Oil, Beef America (LUST1), and Clover Leaf (SP1) are located is zoned I3 for heavy industrial. The intersection of 12<sup>th</sup> Street SW and the railroad tracks where SP2 is located is zoned I1 for light industrial. The Le Mars Municipal Airport is zoned as I3 and RC for rural. These are the only sites associated with the Corridor that are located within the Le Mars municipality.

## **Le Mars Fire Department**

Mr. Wayne Schipper, Chief of the Le Mars Volunteer Fire Department recalled no significant spills, with the exception of those listed above in this report, or fires having occurred in the Corridor.

## **Wastewater Treatment Facilities**

There are no municipal or industrial wastewater treatment facilities in the Corridor. Farmsteads and homesteads in rural areas within the Corridor have private septic systems. The Le Mars Sewage Treatment Plant is located on the north side of Le Mars. According to Mr. Mark Simms, Superintendent, there have not been any unauthorized releases to his knowledge.

## **Plymouth County Zoning**

According to Mr. Greg Mcinnies, Plymouth County Zoning Administrator, the majority of the Corridor is farmland zoned as agricultural with the exception of two areas. The area by the intersection of U.S. Highway 75 and County Road C38, and the area along 170<sup>th</sup> Street by the intersection of U.S. Highway 75 and State Highway 60 are zoned commercial.

## **Roadside Vegetation Control**

Roadside vegetation control is performed along State Highways 3 and 60 by IDOT Maintenance Facility personnel in Le Mars, Iowa. According to Mr. Bob Conyer, IDOT, the chemicals Telar, Transline, and Vanquish are used to control noxious weeds in the Corridor. Roundup or Arsenal are used as a sterilant along the shoulder to keep all vegetation cleared within 2 to 3 feet of the highway. All chemicals are applied by spot-spraying to minimize the amount of chemicals applied. He said all mixing and chemical transfer operations are conducted at the IDOT facility. He also said no spills of weed control chemicals have occurred in the Corridor.

## **County Drainage Districts**

A large number of private drain tiles most likely crisscross the Corridor. Information regarding the locations of these tiles was not actively sought as a part of this Assessment. The Plymouth County Natural Resource Conservation Service office indicated they have some records of drain tiles recorded in individual farmstead files.

## **OTHER HISTORICAL SOURCES**

### **Topographic Maps**

Current topographic maps for the Le Mars (1985) and Union Center (1985) Quadrangles (Figures 2-1 and 2-2) show the Corridor and surrounding areas. These maps were reviewed to identify any environmentally significant features: water wells, tanks, mines, pipelines, etc. There were some sewage disposal ponds located on the 1985 topographic map which are not currently present. According to Mr. Simms, Superintendent of Le Mars Sewage Treatment Plant, these were privately-owned ponds which were closed several years ago. Ms. Meyers, Plymouth County Auditor's Office, confirmed the sewage disposal pond property was owned by the Dubuque Packing Company, which also owned the Beef America Property. Generally, features

shown on the current topographic maps appear to be consistent with current features along the Corridor.

### **Historic County Maps**

Montgomery Watson reviewed 1907, 1914, and 1921 plat maps for Plymouth County at the State of Iowa Historical Library (State Library) on February 23, 2001. The historic plat maps contained property owner information, mine locations, school locations, road, and railroad locations. The only difference was the presence of many small schools, which are not included on the recent topographic maps. There were no significant changes within or adjacent to the Corridor between the historic plat maps and the most recent topographic maps.

### **Fire Insurance Maps**

On December 8, 2000, Montgomery Watson reviewed the collection of fire insurance maps for the Le Mars area on file at the State Library. The Iowa fire insurance map index listed the following years for Le Mars maps: 1883, 1888, 1893, 1899, 1902, 1913, and 1923. There were no areas within or adjacent to the Corridor which were covered by the above-referenced fire insurance maps.

### **County Soil Surveys**

Copies of soil maps showing general soil associations for Plymouth County, copied from the Plymouth County Soil Survey, are provided in Appendix G. In general, soils in the area of the Corridor are developed from loess and glacial till on uplands, and from alluvium on floodplains and stream terraces.

### **Aerial Photographs**

A set of aerial photographs from 1953 and 1996 were reviewed at the Plymouth County Engineers Office and Le Mars City Hall, respectively, on December 1, 2000. Also IDOT aerial photographs from 1938 and 1962 were reviewed at the IDOT in Ames on December 29, 2000. Features on these photographs were compared, to determine a time line for various sites where buildings were located previously. Emphasis was given to rural areas where past farmsteads or outbuildings are common. Rural sites which showed evidence of having previous structures are designated FB (former building) in Figures 2-1 to 2-2 and are numbered sequentially beginning at the south end of the Corridor. These sites may have buried foundations or unabandoned cisterns or water wells.

### **Railroads**

Two railroads pass along or cross the Corridor. The railroads are designated the Chicago and Northwestern Railroad and the Illinois Central Gulf Railroad on the current topographic maps, Figures 2-1 and 2-2. Both of these railroads are currently operated by Union Pacific Railroad. The topographic quadrangles used to prepare Figures 2-1 and 2-2; and the 1938, 1953, and 1962 aerial photographs show the same railroad track alignments.



Montgomery Watson's review of IDNR Spill Records for 1976 to the present showed no listing of any spills associated with derailments along the railroad tracks within the Corridor. Additionally, the Fire Chief responsible for emergency response in the area of the railroads was not aware of any derailments on the portions of the tracks within the Corridor.

### **Mining Activity**

The IGSB completed a survey of IGSB records to determine if any mining or quarry operations were located in or adjacent to the Corridor. The IGSB's findings were documented in the October 26, 2000 survey report (Appendix F). The IGSB survey reported no mining or quarry operations in the Corridor. Soil association maps included in the Plymouth County Soil Survey were reviewed as a second source of information regarding mining activity in and around the Corridor. One gravel pit location was identified on a soil association map within the corridor on the Henry Bader property (Gravel Pit, Figure 2-1) and is discussed further in Section 4 of this report. There were no other mining activities within or adjacent to the Corridor identified on the soil association maps. During an interview with Mr. Alfred Ahrendson, a property owner in the Corridor, it was revealed that mine shafts may have been installed to investigate the presence of coal. Mr. Ahrendson could recall the location of a mine shaft on his property (FS11, Figure 2-2) and it is discussed further in Section 4 of this report.

## SECTION 4

### VISUAL INSPECTION AND PROPERTY OWNER INTERVIEWS

An initial drive of the Corridor area was made by Montgomery Watson on November 30 to December 1, 2000 to observe, from the vantage point of public roadways, prevailing conditions and land uses within the Corridor. During this initial drive, sites potentially having RECs were identified. The search of publicly available records described in Section 3 provided information for many of the identified sites, including properties with LUSTs and USTs. Other sites, for which information could not be obtained from the records search, were identified during the initial drive. These sites included farmsteads and commercial properties with ASTs. Subsequent contacts were made by questionnaire or telephone in order to seek information or access authorization, respectively, from owners or residents located within the Corridor. Due to limited address information and difficulty in contacting owners by telephone, all of the farmstead owners could not be contacted. The contact log provided in Appendix A documents the telephone contacts and questionnaire mailings.

Followup site visits were completed on January 2 and 3, 2001, and March 2, 2001, to conduct on-site interviews at various commercial and industrial facilities in and near the Corridor; and to observe conditions of those farmsteads where potentially significant RECs exist, and access was authorized by owners or residents. A synopsis of each site visited is provided in Appendices H or I, depending on the REC rating. Information for sites where access was denied, or the owner could not be contacted, is also provided on Site Synopsis Sheets. Photographs taken during the individual site visits are included with the Site Synopsis Sheets.

An additional summary of site visits is included in this section for farmsteads or commercial sites that were classified as having medium or high risk RECs.

Numerous photographs were taken during the drive of the Corridor and individual site visits. Selected photographs depicting general conditions along the Corridor are presented in Appendix J and photographs taken during followup visits are presented in Appendices H and I. Figures 4-1 and 4-2 show the approximate location of each referenced photograph.

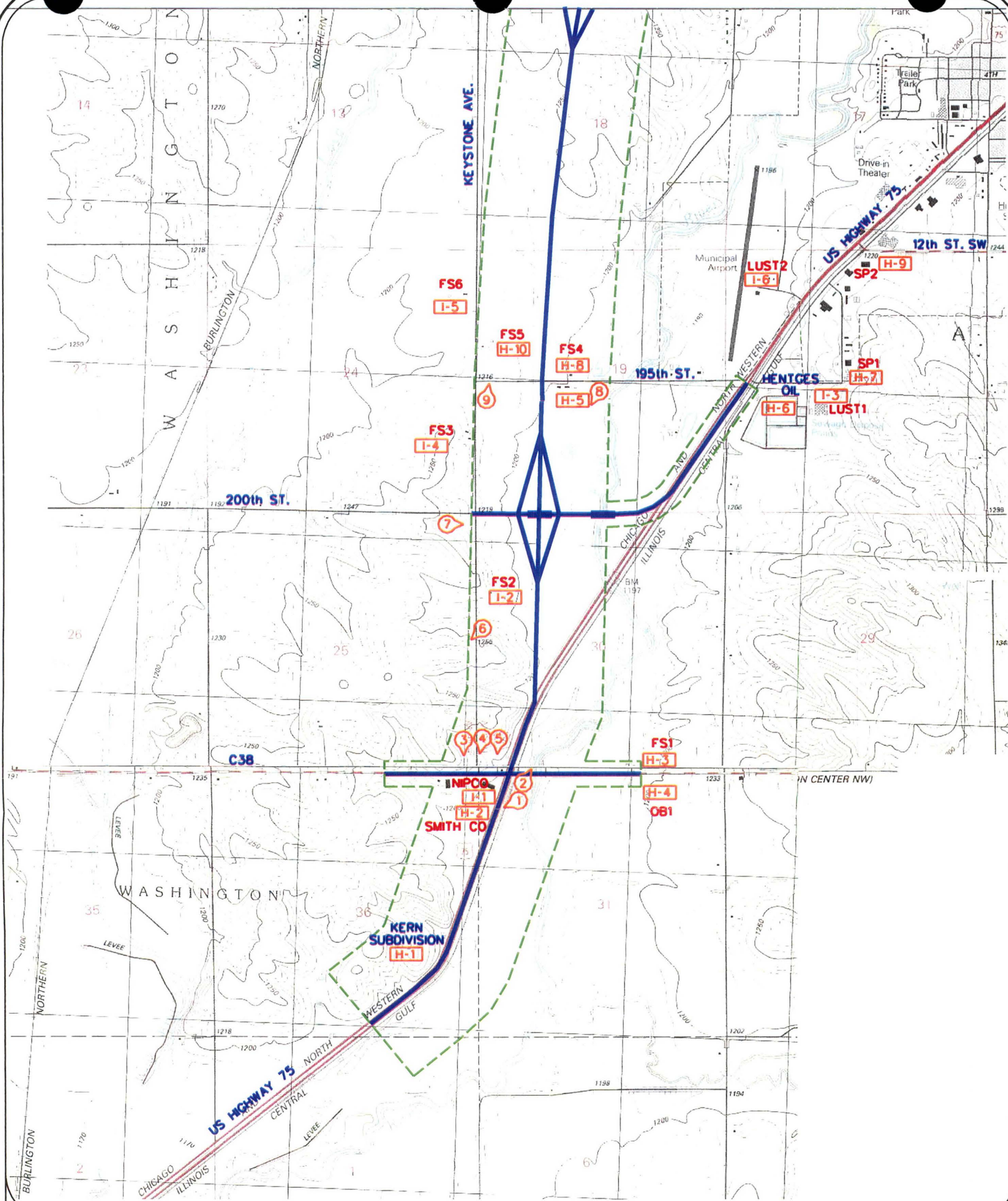
Because the Corridor is shown on a series of figures in order for the scale to be large enough to depict a reasonable level of detail, references to individual farmstead and commercial sites in this section include a cross-reference code and appropriate figure reference. The cross-reference codes are: "FS," existing farmstead site; "FB," former building site; "LUST," leaking underground storage tank site; "OB," existing outbuildings; "HS," existing homestead site; "SP," spill site. The cross-reference code is followed by a number indicating the site's sequential position from south to north on the Corridor.

#### COMMERCIAL PROPERTY SITE VISITS

Site visits were conducted at the following commercial or industrial properties in the Corridor (listed sequentially along the Corridor south to north):

SMITHCO	30902 U.S. Highway 75
Northwest Iowa Power Cooperative	31002 U.S. Highway 76



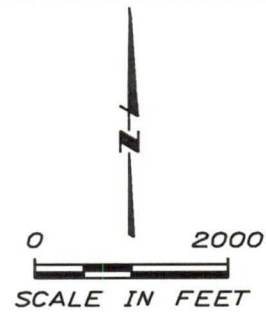


**LEGEND:**

- GENERAL CORRIDOR PHOTOGRAPH (APPENDIX J)
- APPENDIX H SITE SYNOPSIS PHOTOGRAPH LOCATION
- APPENDIX I SITE SYNOPSIS PHOTOGRAPH LOCATION
- PROPOSED CONSTRUCTION CORRIDOR
- BRIDGE
- FARMSTEAD NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- OUTBUILDINGS NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- LEAKING UNDERGROUND STORAGE TANK NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- SPILL LOCATION NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH

**MAP SOURCE:**

USGS TOPOGRAPHIC QUADRANGLES,  
UNION CENTER SW, IOWA (1985),  
LE MARS, IOWA (1985)



IOWA DEPARTMENT OF TRANSPORTATION  
PHASE 1 ENVIRONMENTAL  
SITE ASSESSMENT  
PROPOSED STATE HIGHWAY 60 BYPASS,  
PLYMOUTH COUNTY, LE MARS, IOWA

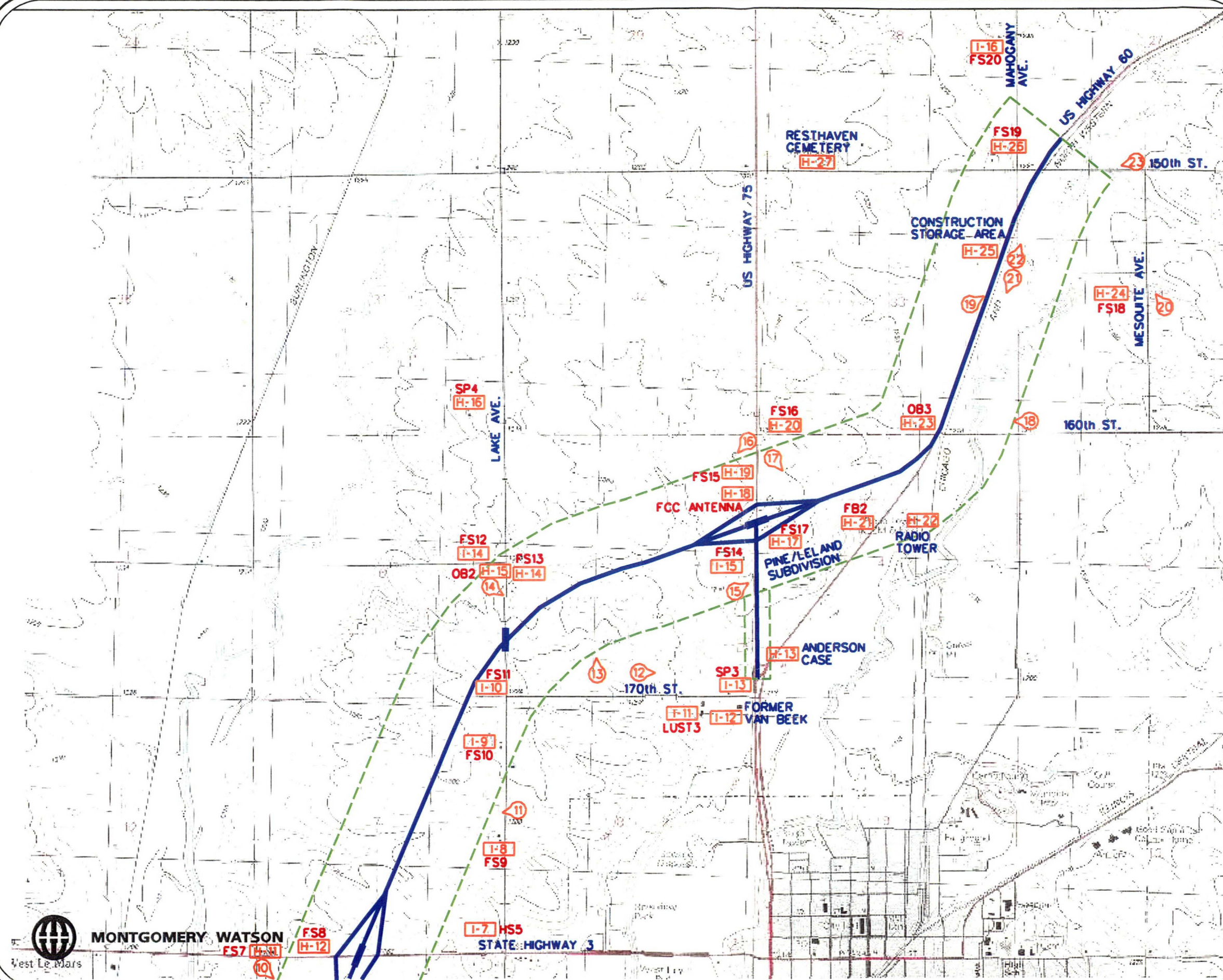
**PHOTOGRAPH  
LOCATIONS**

FIGURE 4-1



**MONTGOMERY WATSON**





## LEGEND:

- GENERAL CORRIDOR PHOTOGRAPH (APPENDIX J)
- APPENDIX H SITE SYNOPSIS PHOTOGRAPH LOCATION
- APPENDIX I SITE SYNOPSIS PHOTOGRAPH LOCATION
- PROPOSED CONSTRUCTION CORRIDOR
- BRIDGE
- HS** HOMESTEAD NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- FS** FARMSTEAD NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- OB** OUTBUILDINGS NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- SP** SPILL LOCATION NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- FB** FORMER BUILDING NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH
- LUST** LUST NUMBERED SEQUENTIALLY FROM SOUTH TO NORTH

## MAP SOURCE:

USGS TOPOGRAPHIC QUADRANGLES,  
UNION CENTER SW, IOWA (1985),  
LE MARS, IOWA (1985)

IOWA DEPARTMENT OF TRANSPORTATION  
PHASE 1 ENVIRONMENTAL  
SITE ASSESSMENT  
PROPOSED STATE HIGHWAY 60 BYPASS,  
PLYMOUTH COUNTY, LE MARS, IOWA

PHOTOGRAPH  
LOCATIONS

FIGURE 4-2



Hentges Oil LTD.  
Plymouth County Engineer Office  
Vern Anderson Case

1888 18<sup>th</sup> Street SW  
32802 170<sup>th</sup> Street  
16808 U.S. Highway 76

## **FARMSTEAD PROPERTY SITE VISITS**

Nearly all of the owners or residents of farmstead properties in or adjoining the Corridor were contacted by telephone requesting information about farming operations. The questionnaire, which was mailed to owners or residents not contacted by telephone prior to the followup site visit, is provided in Appendix K along with mailing receipts and copies of the returned questionnaires. Based on information in the returned questionnaires and observed site conditions from the first Corridor visit, some of the farmsteads were selected for followup visits. In general, farmstead properties that had an REC present were chosen for followup.

Followup site visits were conducted at the following farmstead properties listed south to north along the Corridor:

William Koopman	20262 Keystone Avenue
James Ortman	19743 Keystone Avenue
Gerald Probst	19169 Keystone Avenue
Cecil Yoder	30979 State Highway 3
Charles Holz	17585 Lake Avenue
Chad Dreckman	17191 Lake Avenue
Alfred Ahrendson	16957 Lake Avenue
Edwin Henrich	31785 Lake Avenue
Thomas Henrich	16624 Lake Avenue
Walter Martfeld	15403 Mesquite Avenue
Earl Buss	33885 150 <sup>th</sup> Street
Douglas McDougall	14491 Mahogany Avenue

The Miller farmstead (31635 County C38) had an observable REC (AST), but the property owner could not be contacted prior to the March 2, 2001 Corridor visit. The farmstead properties listed above comprise those farmsteads where RECs were observed from public roadways or indicated on completed questionnaires. Further discussion of the sites listed above are included below if the site has a medium or high REC rating.

## **LAND USES AND GENERAL CONDITIONS IN CORRIDOR**

The major uses of land within and adjoining the Corridor were visually confirmed to be farmsteads, and agricultural crop and pasture lands. The Corridor does not pass through any municipalities. Wells Blue Bunny Dairy Company located on 18<sup>th</sup> Street SW is the only heavy industry near the Corridor. Photographs were taken along the Corridor and document the general conditions observed (Appendix J).

### **Stressed Vegetation, Surface Staining, and Standing Water**

A majority of the agricultural cropland, which constitutes the dominant land use within the Corridor, is planted with soybeans or corn. Much of the cropland and pasture land were snow

covered during the site visits. Although, the cropland and pasture land were viewed only from the vantage point of county roadways crossing the Corridor nearly every mile, all of these areas appeared normal. The roadways and side ditches visible along the sections of the roads crossing the Corridor appeared normal with no visually obvious ground surface staining. Two areas of standing water were observed within the Corridor (Appendix J, Photographs 8 and 19). One area was just east of the Bader Homestead (HS4, Figure 4-21). This pond may be associated with the gravel pit identified in the Plymouth County Soil Survey discussed below. The second area of standing water was across from the Lancaster Homestead (HS8, Figure 2-2) east of the railroad bed. The water surface conditions in the ponded areas appeared normal. A very limited amount of litter was observed along road ditches in the Corridor. No other significant discarded items including drums, appliances, tanks, or vehicles were observed along roads within the Corridor.

### **Construction Storage Area**

One area with construction materials was observed during the initial Corridor inspection on November 30, 2000 (Figure 4-2, H-25). The property is owned and used by Lloyd Herbst of Herbst Construction, Inc. According to Mike Herbst, employee and son of the owner, this site is used as a storage area for metal, wood, and concrete construction materials; empty trailers; and occasionally a fork lift for loading and unloading materials.

### **Feed Lots**

The McDougall farmstead was the only large feedlot or livestock confinement operation observed within or adjoining the Corridor.

**McDougall Farmstead (Figure 4-2, I-16).** This site is located adjoining the Corridor at the northern edge. The site has about 500 head of cattle adjacent to the Corridor. According to Mr. Shayne McDougall, they also run a hog confinement facility (approximately 2,400 hogs) approximately ½ mile north of the Corridor. It appears surface runoff from the property drains to nearby creeks. The site also has one 500-gallon diesel AST and one 560-gallon gasoline UST. This site has been classified as a medium risk REC because of potential petroleum contamination associated with a UST, large-scale livestock operations, and its location adjacent to the Corridor.

### **Mining Operations**

One gravel pit location was identified on Plymouth County Soil Survey soil association maps (Figure 4-1). This gravel pit is located on the Henry Bader property. According to Mr. Henry Bader, the property owner, all mining operations had ceased prior to 1964 when they moved onto the property. Mr. Bader could not recall who operated the gravel pit, but indicated that concrete slabs or foundations remain from former structures. There was no information provided by the IGSB on any mines in the immediate area. Topographic contours at 10-foot intervals (Figure 4-1) show relatively flat areas along the floodplain of the Floyd River where the gravel pit was located. There is a pond in the area designated as the gravel pit in the Plymouth County Soil Survey, observed during site inspections. No obvious access road leading to the gravel pit was discernible in any of the aerial photographs reviewed.

Mr. Alfred Ahrendson (FS11, Figure 4-2, I-10) reported there had been an old coal mine shaft on his property that served as a garbage pit and was ultimately buried. Mr. Ahrendson could recall that horse carcasses, their carriages, and miscellaneous garbage were placed in the mine shaft. Mr. Ahrendson indicated the shaft was 12 feet by 12 feet across and very deep. Mr. Ahrendson said no coal was ever found. However, there was a demand for an alternate energy source on the prairie in the early 1900s due to the scarcity of trees. Mr. Ahrendson felt the coal mining operation was simply a money-making scheme. Although Mr. Ahrendson remembered the presence of other mine shafts; he could not recall their exact location.

### **Aboveground Storage Tank Sites**

Based upon the visual inspection and completed farmstead questionnaires, properties with ASTs within the Corridor were identified as listed at the beginning of this section. Of all the sites identified, four were observed or reported to have aggregate AST capacity greater than 1,000 gallons. One site was observed to have surface staining present in the vicinity of the AST. These sites are summarized below. The site reference code or name, Figure No., and Appendix location are listed for the site.

**SMITHCO (SMITHCO) (Figure 4-1, H-1).** This site is located in the Corridor just south of the intersection of County C38 and U.S. Highway 75. There is one 500-gallon gasoline and one 500-gallon diesel AST owned and operated by SMITHCO located at the site. Star Energy owns and operates a 30,000-gallon liquid propane (LP) AST at the site. Star Energy supplies SMITHCO with their LP and the AST is used as a distribution point for their customers in the Le Mars area. According to Mr. Randy Strong, SMITHCO, and Mr. Dave Dierenfeld, Star Energy, there have not been any spills reported at this site.

**Hentges Oil Ltd. (Hentges Oil) (Figure 4-1, H-6).** This site is located in the Corridor at the southwest edge of Le Mars, Iowa. The site supplies heating oil to nearby businesses and homes. Mr. Stan Utesch, an employee for 11 years, was not aware of any reported spills related to site operations. The site has one 1,000-gallon gasoline AST, one 2,000-gallon diesel AST, one 500-gallon kerosene AST, one 18,000-gallon liquid propane AST, and six 12,000-gallon refined heating oil ASTs. The ASTs, with the exception of the liquid propane AST, have secondary containment. Used oil drums are returned by customers and stored at this site to be removed from the site every month. This site appeared generally neat and well maintained. This site has been classified as a low risk REC because of the presence of ASTs, and its location adjacent to the Corridor.

**Northwest Iowa Power Cooperative (NIPCO) (Figure 4-1, I-1).** This site is located in the Corridor at the intersection of County C38 and U.S. Highway 75. NIPCO is a wholesale electricity distributor for the area. Approximately 10 years ago NIPCO hired a company to test transformer insulating oil, and remove the insulating oil that contained polychlorinated biphenyls (PCBs). Presently the transformers stored on the property contain non-PCB insulating oil. Mr. Rolfes could not recall any spills or incidents involving transformer insulating oil occurring on the property. The site has one 4,000-gallon gasoline AST, one 300-gallon diesel AST, and two 558-gallon diesel ASTs. The gasoline AST and the two 558-gallon diesel ASTs have underground piping out to the dispensers. This site appeared generally neat and well maintained. The site has one 300-foot deep water well. This water well is used to fill a 3,000-gallon UST with water for lawn care. The site also had three USTs removed in 1987. The USTs removed

included one 560-gallon UST, one 2,000-gallon UST, and one 12,000-gallon UST. Soil samples were collected when the tanks were removed and results were below the IDNR corrective active levels. This site has been classified as a medium risk REC because of potential residual petroleum contamination associated with a UST, and its location within the Corridor.

**Probst Farmstead (FS6) (Figure 4-1, I-5).** This site is a farmstead located on Keystone Avenue approximately ½ mile north of 195<sup>th</sup> Street. One 500-gallon gasoline AST and one 500-gallon diesel AST are located at the site. There was some staining on the ground surface near the 500-gallon diesel AST. This site has been classified as a medium risk REC because of the staining present near one of the ASTs, and its location in the Corridor.

**Plymouth County Engineer's Office (LUST3, Figure 4-2, I-11).** This site is located within ½ mile of the Corridor on 170<sup>th</sup> Street near the intersection of 170<sup>th</sup> Street and U.S. Highway 75. The site contains an office building and some maintenance buildings. Presently the site has one 1,000-gallon vaulted gasoline AST, one 4,000-gallon vaulted diesel AST, one 1,000-gallon double-walled used oil AST, and two 3,000-gallon calcium chloride ASTs for road salting. Six USTs (one 1,000-gallon, one 10,000-gallon, and four 8,000-gallon) were removed from the site on October 25, 1993. Soil and groundwater samples were collected and submitted for analytical analysis. The groundwater samples did not exceed the IDNR corrective action levels for groundwater, but some of the soil samples did exceed the IDNR corrective action levels for soil. According to the November 7, 2000 EDR report the site was assigned a "No Further Action" classification on July 1, 1993. This site has been classified as a high risk REC because of the petroleum contamination present at the site, and its location near the Corridor.

### **Underground Storage Tank Sites**

There were three sites in the Corridor, or within ½ mile of the Corridor, that were determined to currently have or previously had USTs. The UST sites classified as medium or high risk RECs are summarized below. The site reference code or name, Figure No., and Appendix location is listed for each site.

**Northwest Iowa Power Cooperative (NIPCO) (Figure 4-1, I-1).** This site was previously discussed above in the AST section. This site has been classified as a medium risk REC because of potential residual petroleum contamination associated with a UST, and its location within the Corridor.

**Koopman Farmstead (FS2) (Figure 4-1, I-2).** This site is a farmstead located on Keystone Avenue approximately ¾ mile north of County C38. One 250-gallon gasoline UST is located at the site. Mr. Koopman indicated the UST is not currently used and has been empty for the last 20 years. This site also has one 500-gallon gasoline AST and one unused 560-gallon diesel AST. There was some staining on the ground surface around the bottom of the 560-gallon diesel AST. There is also a small burial pit south of the barn at the site. Mr. Koopman could not recall the exact contents buried in the pit. This site has been classified as a medium risk REC because of the potential for residual petroleum contamination associated with USTs, the staining present on one of the ASTs, and its location in the Corridor.

**Beef America (LUST1) (Figure 4-1, I-3).** Soil excavation was completed at this site to remove petroleum contamination associated with a removed UST. Soil and groundwater samples were



collected and submitted for analytical analysis. The samples did not exceed the IDNR corrective action levels for soil and groundwater. The IDNR assigned the site a "No Further Action" classification on March 27, 1996. This site has been classified as a medium risk REC because of the potential for residual petroleum contamination, and its location near the Corridor.

**Ortman Farmstead (FS3) (Figure 4-1, I-4).** This site is a farmstead located on Keystone Avenue approximately ¼ mile north of 200<sup>th</sup> Street. One 560-gallon diesel UST was removed by the owner. This site also has one 1,000-gallon diesel AST and one unused 500-gallon AST. This site has been classified as a medium risk REC because of potential residual petroleum contamination associated with a UST, and its location adjacent to the Corridor.

**Le Mars Municipal Airport (LUST2) (Figure 4-1, I-6).** This site operates as a municipal airport and is located southwest of Le Mars. An IDNR Tier 2 Risk Based Corrective Action evaluation was completed for this site in association with two USTs that were removed. On March 15, 2000 the IDNR assigned the site a "No Action Required" classification based on an existing institutional control restricting water well installation in the area. According to Mr. Earl Draayer, Airport Manager, there is a borrow area, approximately 250 square feet northeast of the runway, that is currently being filled in with crushed concrete, rock, and dirt. This site has been classified as a medium risk REC because of potential residual petroleum contamination associated with a UST, and its location near the Corridor.

**Sitzmann Homestead (HS5) (Figure 4-2, I-7).** This site is a homestead located at the intersection of State Highway 3 and Lake Avenue. According to a letter sent to the IDNR by Mr. Sitzmann, one UST was removed from the site. Mr. Sitzmann noted there were no odors associated with removal of the UST. This site has been classified as a medium risk REC because of potential petroleum contamination associated with a UST, and its location adjacent to the Corridor.

**Holz Farmstead (FS9) (Figure 4-2, I-8).** This site is a farmstead located on Lake Avenue approximately ½ mile north of State Highway 3. The site has one 500-gallon heating oil UST and one 300-gallon gasoline AST currently on the property. This site has been classified as a medium risk REC because of potential petroleum contamination associated with a UST, and its location adjacent to the Corridor.

**Ahrendson Farmstead (FS11) (Figure 4-2, I-10).** This site is a farmstead located at the intersection of 170<sup>th</sup> Street and Lake Avenue. One 500-gallon gasoline UST was removed from the site several years ago. No soil or groundwater samples were collected, but Mr. Ahrendson did not note any odors or staining associated with removal of the UST. The site has one 500-gallon diesel AST on the property. Mr. Ahrendson also discussed the presence of an old mine shaft on the property. This information is included above in the mining operations section. This site has been classified as a medium risk REC because of potential residual petroleum contamination associated with a UST, the garbage and debris dumped in the mine shaft, and its location within the Corridor.

**Plymouth County Engineer's Office (LUST3) (Figure 4-2, I-11).** This site was previously discussed above in the AST section. This site has been classified as a high risk REC because of the petroleum contamination present at the site, and its location near the Corridor.

**Van Beek Implement, Inc. (Former Van Beek) (Figure 4-2, I-12).** One 500-gallon petroleum UST was removed from this site on June 20, 1991. Soil and groundwater samples were collected and submitted for analytical analysis. The samples did not exceed the IDNR corrective action levels for soil or groundwater. The IDNR assigned the site a no further action required status on July 30, 1991. This site has been classified as a medium risk REC because of potential residual petroleum contamination associated with a UST, and its location near the Corridor.

**Edwin Henrich Farmstead (FS12) (Figure 4-2, I-14).** This site is a farmstead located on 165<sup>th</sup> Street just west of Lake Avenue. According to Mrs. Arlene Henrich, one 550-gallon gasoline UST was removed approximately two years ago. This site has been classified as a medium risk REC because of potential petroleum contamination associated with a UST, and its location adjacent to the Corridor.

**Kruse Farmstead (FS14) (Figure 4-2, I-15).** This site is a farmstead located on U.S Highway 75 approximately ½ mile north of the intersection of State Highway 60 and U.S. Highway 75. According to a letter sent to the IDNR by Mr. Kruse, one 560-gallon gasoline UST was removed from the site in 1990. This site has been classified as a medium risk REC because of potential petroleum contamination associated with a UST, and its location within the Corridor.

**McDougall Farmstead (FS20) (Figure 4-2, I-16).** This site was discussed previously in the Feed Lots section of the report. This site has been classified as a medium risk REC because of potential petroleum contamination associated with a UST, large-scale livestock operations, and its location adjacent to the Corridor.

### **Former Building Locations**

There are two areas in the Corridor where former buildings locations are suspected. These locations may have buried structures such as building foundations or water wells that have not been properly abandoned. The first former building (FB1) (Figure 4-1, H-1) location is currently occupied by a small subdivision of three homes on Kern Street, located approximately ¾ mile south of the intersection of County C38 and U.S. Highway 75. Aerial photographs from 1938 and 1962 showed buildings in this area, but more recent aerial photographs do not show the Kern Subdivision or the former buildings. The second former building (FB2) (Figure 4-2, H-20) location is on State Highway 60 across from the KLEM Radio Tower. Mr. Stan Culley, station engineer, said this building was removed approximately 20 years ago and the property is currently used for crop farming.

### **Buried Materials and Fill Area**

There are three sites within the Corridor with buried materials or fill material on the property. There is a small burial pit south of the barn at the Koopman Farmstead (FS2) (Figure 4-1, I-2). Mr. Koopman could not recall the exact contents buried in the pit. According to Mr. Earl Draayer, Airport Manager, there is a borrow area located on the Airport (Figure 4-1, I-6) property. Mr. Draayer indicated the borrow area is approximately 250 square feet and located northeast of the runway. This area is currently being filled in with crushed concrete, rock, and dirt. Mr. Ahrendson (FS11) (Figure 4-2, I-10) reported there had been an old coal mine shaft on his property that served as a garbage pit and was ultimately buried. The sites listed above are discussed previously in the UST and mining operations sections of this report.

## **Sewage Lagoon and Former Sewage Disposal Ponds**

There are three areas within or near the Corridor that contain a sewage lagoon and a former sewage pond. The Dreckman farmstead (FS10) (Figure 4-2, I-9) is located in the Corridor and has a 10,000-gallon subsurface concrete manure containment structure. This site also has an AST. There were sewage disposal ponds which appear on the recent topographic map, but are not currently present (Figure 2-1). According to Mr. Simms, Administrator of the Le Mars Sewage Treatment Plant, these were privately owned ponds that were purchased by the city several years ago. Ms. Meyers, Plymouth County Auditor's Office, confirmed the sewage disposal pond property was owned by the Dubuque Packing Company, which also owned the Beef America Property. Information from the Plymouth County Auditor's office showed the city of Le Mars acquired the property in 1989. The ponds were closed by the city of Le Mars and Wells Blue Bunny Dairy Company currently occupies that property.

## **Cemeteries and Burial Plots**

One cemetery and one suspected human burial plot site exist within or near the Corridor. The Resthaven Cemetery (Figure 4-2, H-26) is located on 150<sup>th</sup> Street approximately ½ mile west of Mahogany Avenue. Also one suspected human burial plot was reported just north of the Buss Farmstead (FS19) (Figure 4-2, H-25). Mr. Earl Buss' mother told him two children who died of diphtheria were buried north of the barn on their farm.

## **Telecommunication Sites**

There is one Federal Communication Commission (FCC) antenna and one radio tower located within the Corridor (Figure 4-2, H-18). The FCC antenna is located along U.S. Highway 75 approximately ½ mile north of the U.S. Highway 75, and State Highway 60 intersection. The antenna is supported by guy wires which are attached to large subsurface concrete anchors. The radio tower is located along State Highway 60, approximately ¼ mile south of 160<sup>th</sup> Street (Figure 4-2, H-22). According to Mr. Stan Culley, KLEM Station Engineer, the radio tower includes a network of underground copper wiring. The copper wires are arranged equidistant and radially around the tower. There are a total of 240 wires with alternating lengths of 61 meters and 12.2 meters.

## **UTILITIES**

Electricity is supplied to farms, homes, and businesses within the Corridor via pole-mounted and pad-mounted transformers. Pad-mounted transformers are primarily located in the municipalities and subdivisions and pole-mounted transformers serve sites in rural areas. Labels certifying PCB-free insulating oil were not observed on the transformers. Mr. Darwin Dinks, Northwest Rural Electric Cooperative said their transformers contain PCB-free insulating oil, but could not rule out the possibility of an old transformer containing insulating oil with PCBs. The transformers observed appeared to be in good condition, with no visually obvious leakage of insulating oil. Sanitary services to the rural farm and home areas within the Corridor are supplied by private septic systems. This Assessment did not include an inspection of septic systems within the Corridor. Wastewater treatment facilities for nearby municipalities are in the Corridor.

## **PRIVATE WATER WELLS**

Many rural farmsteads, homesteads, and businesses within the rural areas of the Corridor have private water supply wells. A water supply well location map was provided by the IGSB (Appendix F), and shows the locations of recorded active and abandoned private and public wells. Drinking water in Le Mars, Iowa is supplied by municipal distribution systems.

## **RURAL WATER SYSTEM**

Farmsteads, homesteads, and businesses within the rural areas of the Corridor that do not have private water supply wells are supplied by Southern Sioux County Rural Water System. A map showing the rural water distribution lines was supplied by Southern Sioux County Rural Water System (Appendix L).

## SECTION 5

### FINDINGS AND CONCLUSIONS

This section summarizes the findings of the records searches and site inspections, and presents those conditions that may pose environmental concern.

#### FINDINGS AND CONCLUSIONS

Completion of the Assessment has revealed the existence of seven general classes of sites which could pose possible environmental concerns relating to the planned Corridor: 1) ASTs located within the Corridor, 2) UST sites, 3) LUST sites, 4) IDNR spill sites, 5) buried materials or fill areas, 6) one sewage lagoon, and 7) one former mining operation.

Sites determined to have RECs are ranked as low, medium, or high risk RECs. Risk ranking is a subjective, qualitative determination combining site condition observations with verbal or file review information. Figures 5-1 and 5-2 show the medium and high risk REC sites. The REC sites are summarized below and in Table 5-1.

#### AST Sites

The following farmstead sites have one or more ASTs other than a liquid propane (LP) AST:

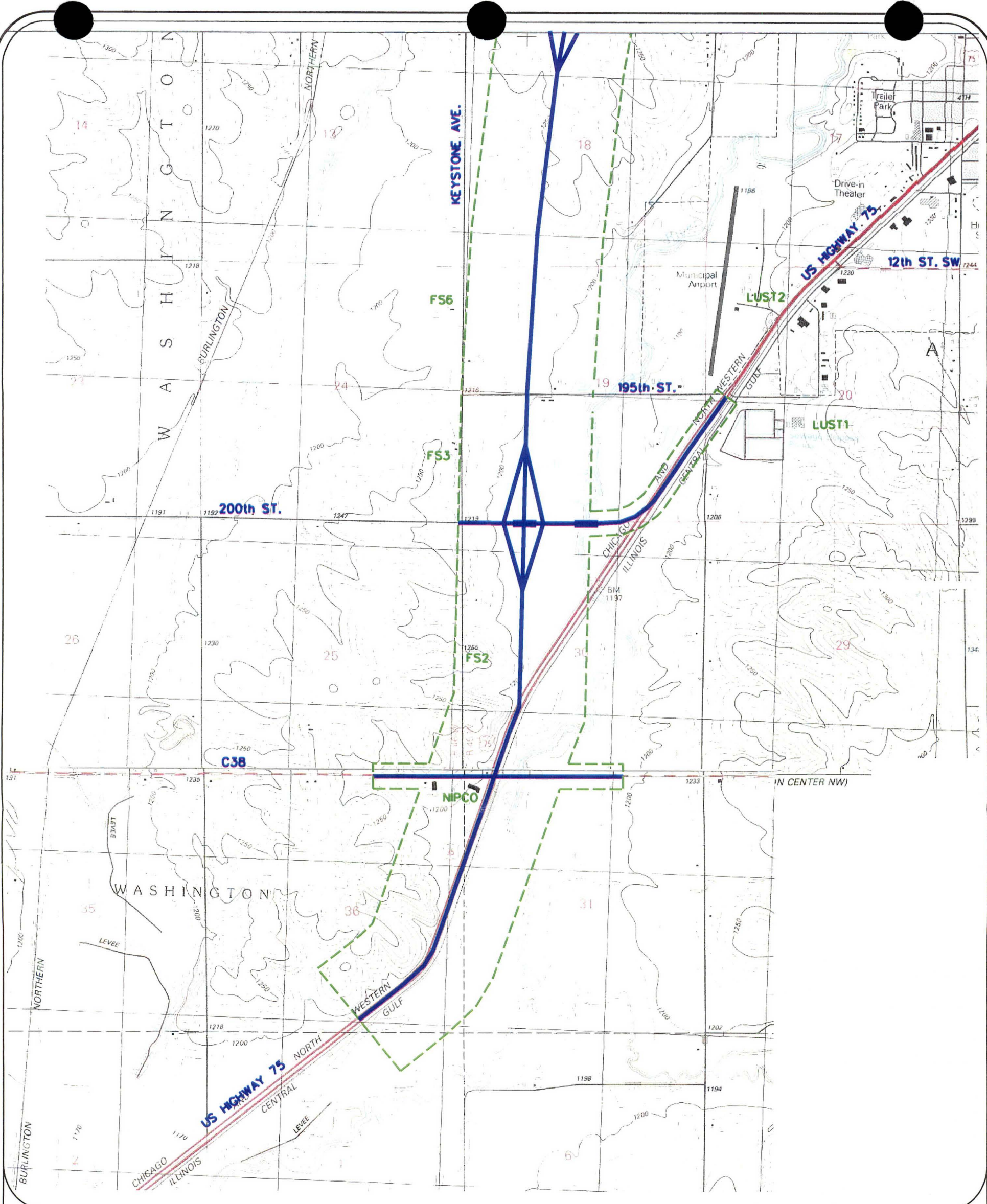
Theophile Miller	31635 County C38 (H-3)
William Koopman	20262 Keystone Avenue (I-2)
James Ortman	19743 Keystone Avenue (I-4)
Gerald Probst	19169 Keystone Avenue (I-5)
Cecil Yoder	30979 State Highway 3 (H-11)
Charles Holz	17585 Lake Avenue (I-8)
Chad Dreckman	17191 Lake Avenue (I-9)
Alfred Ahrendson	16957 Lake Avenue (I-10)
Edwin Henrich	31785 Lake Avenue (I-14)
Thomas Henrich	16624 Lake Avenue (H-14)
Walter Martfeld	15403 Mesquite Avenue (H-24)
Earl Buss	33885 150 <sup>th</sup> Street (H-26)
Douglas McDougall	14491 Mahogany Avenue (I-16)

The following commercial sites have one or more ASTs other than an LP AST:

SMITHCO	30902 U.S. Highway 75 (H-2)
Northwest Iowa Power Cooperative	31002 U.S. Highway 76 (I-1)
Hentges Oil LTD.	1888 18 <sup>th</sup> Street SW (H-6)
Plymouth County Engineer Office	32802 170 <sup>th</sup> Street (I-11)
Vern Anderson Case	16808 U.S. Highway 76 (H-13)

Site visits were made to all the commercial sites and most of the farmstead sites. Based on visual observation of the ASTs, or information provided by site owners or staff, the AST sites have been classified as low- or medium-risk RECs. The Miller farmstead site not visited was classified as a low risk REC.





**LEGEND:**

- PROPOSED CONSTRUCTION CORRIDOR
- BRIDGE

**HIGH RISK REC SITES (APPENDIX I)**  
NO SITES REPORTED ON THIS FIGURE

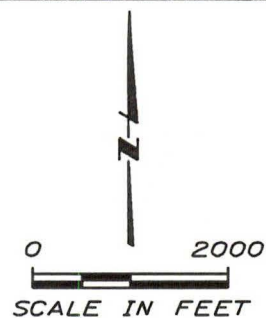
**MEDIUM RISK REC SITES (APPENDIX I)**  
 NIPCO NORTHWEST IOWA POWER COOPERATIVE  
 FS2 KOOPMAN FARMSTEAD  
 FS3 ORTMAN FARMSTEAD  
 LUST1 BEEF AMERICA, INC.  
 LUST2 LE MARS MUNICIPAL AIRPORT  
 FS6 PROBST FARMSTEAD

**MAP SOURCE:**

USGS TOPOGRAPHIC QUADRANGLES,  
 UNION CENTER SW, IOWA (1985),  
 LE MARS, IOWA (1985)



**MONTGOMERY WATSON**



IOWA DEPARTMENT OF TRANSPORTATION  
 PHASE 1 ENVIRONMENTAL  
 SITE ASSESSMENT  
 PROPOSED STATE HIGHWAY 60 BYPASS,  
 PLYMOUTH COUNTY, LE MARS, IOWA  
**HIGH AND MEDIUM RISK  
 REC SITES**

FIGURE 5-1





**TABLE 5-1**  
**SUMMARY OF IDENTIFIED SITES**

<b>Property</b>	<b>REC</b>	<b>Map ID</b>	<b>Figure No.</b>	<b>Page in Appendix</b>
<b><u>REC-High Risk</u></b>				
Plymouth County Engineer Office	LUST, UST	LUST3	5-2	I-11
<b><u>REC-Medium Risk</u></b>				
Northeast Iowa Power Cooperative	UST	NIPCO	5-1	I-1
Koopman Farmstead	UST, AST	FS2	5-1	I-2
Beef America, Inc	UST, AST, Former Sewage Disposal Ponds	LUST1	5-1	I-3
Ortman Farmstead	UST, AST	FS3	5-1	I-4
Probst Farmstead	AST (with staining)	FS6	5-1	I-5
Le Mars Municipal Airport	LUST, Fill Area	LUST2	5-1	I-6
Sitzmann Homestead	UST	HS5	5-2	I-7
Holz Farmstead	UST	FS9	5-2	I-8
Dreckman Farmstead	AST, Sewage Lagoon	FS10	5-2	I-9
Ahrendson Farmstead	UST, AST, Buried Mine Shaft	FS11	5-2	I-10
Former Van Beek Implement, Inc.	UST	Former Van Beek	5-2	I-12
Spill3	Diesel Fuel Spill	SP3	5-2	I-13
Edwin Henrich Farmstead	UST	FS12	5-2	I-14
Kruse Farmstead	UST	FS14	5-2	I-15
McDougall Farmstead	UST, AST, Significant Livestock	FS20	5-2	I-16
<b><u>Low or No Risk</u></b>				
SMITHCO	AST	SMITHCO	4-1	H-2
Miller Farmstead	AST	FS1	4-1	H-3
Hentges Oil LTD.	AST	Hentges Oil	4-1	H-6
Spill1	Anhydrous Ammonia Spill	SP1	4-1	H-7
Weidaar Farmstead	NA	FS4	4-1	H-8
Spill2	Diesel Fuel Spill	SP2	4-1	H-9
Stock Farmstead	NA	FS5	4-1	H-10
Yoder Farmstead	AST	FS7	4-2	H-11
Weishaar Farmstead	NA	FS8	4-2	H-12
Verne Anderson Case	AST	Anderson CASE	4-2	H-13
Thomas Henrich Farmstead	AST	FS13	4-2	H-14



**TABLE 5-1 (CONTINUED)**  
**SUMMARY OF IDENTIFIED SITES**

Property	REC	Map ID	Figure No.	Page in Appendix
<b><u>Low or No Risk (Continued)</u></b>				
Outbuildings 2	NA	OB2	4-2	H-15
Spill4	Agricultural Chemical Spill	SP4	4-2	H-16
Alesch Farmstead	NA	FS17	4-2	H-17
Doornink Farmstead	NA	FS15	4-2	H-19
Herbst Farmstead	NA	FS16	4-2	H-20
Former Radio Studio	Buried Structure from Former Buildings	FB2	4-2	H-21
Abandoned Farmstead	NA	OB3	4-2	H-23
Martfeld Farmstead	AST	FS18	4-2	H-24
Construction Storage Area	NA	Construction Storage Area	4-2	H-25
Buss Farmstead	AST, Burial Plot	FS19	4-2	H-26
Kern Subdivision/FB1	Buried Structure from Former Buildings	Kern Subdivision/FB1	4-1	H-1
<b><u>Pipelines</u></b>				
None	NA			
<b><u>Significant Livestock</u></b>				
McDougall Farmstead	UST, AST, Significant Livestock	FS20	5-2	I-16
<b><u>Mining Operations</u></b>				
Gravel Pit	Concrete Slabs/Foundations from Former Structures	Gravel Pit	4-2	H-25
Ahrendson Farmstead	UST, AST, Buried Mine Shaft	FS11	5-2	I-10
<b><u>Fill Area</u></b>				
Le Mars Municipal Airport	LUST, Fill Area	LUST2	5-1	I-6
<b><u>Sewage Lagoon</u></b>				
Dreckman Farmstead	AST, Sewage Lagoon	FS10	5-2	I-9
<b><u>Burial Plots and Cemeteries</u></b>				
Buss Farmstead	AST, Burial Plot	FS19	4-2	H-26
Resthaven Cemetery	Cemetery	Resthaven Cemetery	4-2	H-27
<b><u>Telecommunication Sites</u></b>				
FCC Antenna	NA	FCC Antenna	4-2	H-18
Radio Tower	NA	Radio Tower	4-2	H-22

## UST Sites

There are 16 properties within the Corridor that currently have or previously had one or more USTs. Three of these sites are currently listed as LUST sites by the IDNR.

- Northwest Iowa Power Cooperative (NIPCO, Figure 5-1, I-1)
- William Koopman Farmstead (FS2, Figure 5-1, I-2)
- Beef America (LUST1, Figure 5-1, I-3)
- James Ortman Farmstead (FS3, Figure 5-1, I-4)
- Le Mars Municipal Airport (LUST2, Figure 5-1, I-6)
- Harold Sitzmann Homestead (HS5, Figure 5-2, I-7)
- Charles Holz Farmstead (FS9, Figure 5-2, I-8)
- Alfred Ahrendson Farmstead (FS11, Figure 5-2, I-10)
- Plymouth County Engineer's Office (LUST3, Figure 5-2, I-11)
- Former Van Beek Implement, Inc. (Former Van Beek, Figure 5-2, I-12)
- Edwin Henrich Farmstead (FS12, Figure 5-2, I-14)
- William Kruse Farmstead (FS14, Figure 5-2, I-15)
- Douglas McDougall Farmstead (FS20, Figure 5-2, I-16)

Because undiscovered soil or groundwater contamination may exist at these sites and impact potential highway construction, all of the above sites have been classified as medium- or high-risk RECs.

## LUST Sites

The EDR report identified two LUST sites located within ½ mile of the Corridor. One additional LUST site, located within ½ mile of the Corridor, was listed on the IDNR LUST site index. Because of the presence or suspected presence of soil and groundwater contamination associated with the leaking USTs, these sites are classified as having high- or medium-risk RECs (Table 5-1). It is important to note this high- or medium-risk classification does not correspond to the level of risk calculated during the RBCA process. In some cases, the sites may have been granted no further action status by the IDNR; however, because residual contamination may still exist at these sites and impact potential highway construction, their classification remains medium or high risk.

The reported LUSTs in the area of the Corridor are located at the following properties:

- Beef America (LUST1, Figure 5-1, I-3)
- Le Mars Municipal Airport (LUST2, Figure 5-1, I-6)
- Plymouth County Engineer's Office (LUST3, Figure 5-2, I-11)

## Spill Sites

IDNR records from 1976 to the present were searched for reported spills occurring within or near the Corridor. A total of four incidents were reported:

- July 13, 2000 - A release of approximately 80 lbs. of anhydrous ammonia at Clover Leaf on 18<sup>th</sup> Street SW (SP1, Figure 4-1, H-7).

- August 10, 2000 - A release of approximately 40 gallons of diesel fuel occurred at the intersection of 12<sup>th</sup> Street and U.S. Highway 75 in Le Mars, Iowa (SP2, Figure 4-1, H-9).
- August 12, 2000 - A spill of approximately 20 gallons of diesel fuel occurred at the intersection of U.S. Highway 75 and State Highway 60 on 170<sup>th</sup> Street (SP3, Figure 5-2, I-13).
- April 3, 1976 Weekend - A fire at the Bill Pecks property completely burned down a barn where agricultural chemicals (2,000 lbs. of Lasso II, 900 lbs. of Dyfonate 20G, and 600 lbs. of Belt) were stored. The hazardous material was disposed of at the Plymouth County Sanitary Landfill (SP4, Figure 4-2, H-16).

Because of the corrective actions taken in response to the spills for SP1, SP2, and SP4 and the distance from the Corridor, these sites have been classified as low-risk RECs. However; because SP3 occurred in the corridor and residual contamination may still exist, this site has been classified as a medium risk REC.

### **Buried Materials and Fill Areas**

One confirmed fill area, one buried debris pit area, and one filled and buried mine shaft were reported to be within the Corridor:

- Buried Debris Pit – Koopman Farmstead (FS2), Keystone Avenue (Figure 5-1, I-2)
- Fill Material Borrow Area – northeast of the runway at the Le Mars Municipal Airport (Figure 5-1, I-6)
- Buried Mine Shaft – Ahrendson Farmstead (FS11), Lake Avenue (Figure 5-2, I-10)

Mr. Koopman could not recall the exact contents of the debris buried on his property. The fill material used to fill the barrow area was reported to be broken concrete, rock, and dirt. The mine shaft was filled with miscellaneous debris including horse carcasses and carriages. The buried materials and fill sites have been previously classified as medium-risk RECs due to UST RECs.

### **Sewage Lagoon**

The Dreckman Farmstead (FS10, Figure 5-2, I-9) contains a 10,000-gallon subsurface concrete sewage lagoon. Because of the potential for contamination from a subsurface sewage lagoon this site is classified as a medium risk REC.

### **Mining Operation**

A former gravel pit operated on the Henry Bader property prior to 1964. The only information Mr. Bader could provide was the presence of some concrete slabs or foundations from former structures. This site was classified as a low risk REC.

Other notable sites located within or adjoining the Corridor include former building locations (FB1 and FB2), two telecommunication sites, one human burial plot (FS19), and one cemetery. These sites are summarized in Table 5-1.

This Phase I Assessment was prepared for the exclusive use of Montgomery Watson's client, the IDOT, and was conducted in accordance with ASTM Designation: E 1527-00. Third parties may not rely upon this information without the prior written authorization of IDOT and Montgomery Watson.

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## Appendix A

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MONTGOMERY WATSON

IDOT STATE HIGHWAY 60 BYPASS  
PLYMOUTH COUNTY, LEMARS, IOWA

SOURCE CONTACT:	DATE:	PHONE NUMBER:	ACTION TAKEN/REQUESTED/INFORMATION:
Iowa Geological Survey Bureau Paul Van Dorpe	25-Oct-00	319-335-1580	Ordered the water well and mining operation search for corridor
Environmental Data Resources, Inc. (EDR) Karen Farley	25-Oct-00	800-265-2464	Ordered the EDR report
Plymouth County Engineer's Office	21-Nov-00	712-546-4559	They have aerial photographs from '96, '62, '53
Plymouth County Assessor	21-Nov-00	712-546-4705	They have the current '96 photographs
Plymouth County Historical Museum	21-Nov-00	712-546-7002	They are only open in the afternoons and don't think they have any aerial photographs that would be useful
Natural Resources Conservation Service	21-Nov-00	712-546-8858	They have aerial photographs from '90, they keep some records of tile lines, when possible.
Address Management Systems John Baker	29-Nov-00	515-251-2380	Requested address information for orphan sites
Southern Sioux Co. Rural Water System Jerry Boyer	07-Dec-00	712-278-2212	He will send me a map of distribution lines, the only other rural water system in the area is Cherokee SE of Le Mars
Le Mars Fire Department Chief Wayne Schipper	11-Dec-00	712-546-4023	Re: spill record for a burned barn in rural route Le Mars from 1976 (finding the location)
Smithco. Randy Strong	11-Dec-00	712-546-4409	Access approved for site visit/interview
James Ortman	11-Dec-00	712-546-5678	Access approved for site visit/interview
Plymouth County Landfill	11-Dec-00	712-546-6071	Re: spill record for a burned barn in rural route Le Mars from 1976 (finding the location) and other spills/fires in corridor
Thomas Henrich	11-Dec-00	712-546-6459	Access approved for site visit/interview
Charles Holz	11-Dec-00	712-546-7542	Mrs. Holz hung up, letter sent
Bill and Chris Koopman	11-Dec-00	712-546-7721	Access approved for site visit/interview

IDOT STATE HIGHWAY 60 BYPASS  
PLYMOUTH COUNTY, LEMARS, IOWA

SOURCE CONTACT:	DATE:	PHONE NUMBER:	ACTION TAKEN/REQUESTED/INFORMATION:
County Engineer's Office Tom Rohe	12-Dec-00	712-546-4559	Access approved for site visit/interview
Rhonda and Rick Lancaster	12-Dec-00	712-546-4755	No RECs reported by property owner
Douglas McDougall	12-Dec-00	712-546-4880	Access approved for site visit/interview
Alfred Ahrendson	12-Dec-00	712-546-4937	Access approved for site visit/interview
Earl Buss	12-Dec-00	712-546-4982	Access approved for site visit/interview
Walter Martfeld	12-Dec-00	712-546-5255	No answer, letter sent
Carl's Welding and Truck Equipment Roger Pitts, Manager	12-Dec-00	712-546-5736	No RECs reported by property owner
Cecil and Nancy Yoder	12-Dec-00	712-546-5845	Access approved for site visit/interview
Dave Mohning	12-Dec-00	712-546-6499	No answer
Top Notch Transmission	12-Dec-00	712-546-7430	No RECs reported by property owner
David Stock	12-Dec-00	712-546-8309	No RECs reported by property owner
Vernon Anderson Equipment-CASE Dan Carpenter	12-Dec-00	712-5468838	Access approved for site visit/interview
Jerry Probst	13-Dec-00	712-546-5683	Access approved for site visit/interview
Iowa Geological Survey Bureau Paul Van Dorpe	20-Dec-00	319-335-1580	Explained the GSB sample location represent an area with GSB data (ex: well cutting or outcrop), and Wells registered for testing are registered through the grants and counties program
Address Management Systems John Baker	20-Dec-00	515-251-2380	Checked on progress of address search

IDOT STATE HIGHWAY 60 BYPASS  
PLYMOUTH COUNTY, LEMARS, IOWA

SOURCE CONTACT:	DATE:	PHONE NUMBER:	ACTION TAKEN/REQUESTED/INFORMATION:
Hentges Oil Ltd. Mark Hentges	20-Dec-00	712-546-8052	Access approved for site visit/interview
Bob's Bike Shop	21-Dec-00	712-546-5983	No RECs
Plymouth County Auditor's Office Kay Meyer	21-Dec-00	712-546-6100	Bill Pecks owned property in Plymouth Co. in T93 R45 Sect.31 and the farmstead was on Lake Ave. (probably southern 1/2
Chad Dreckman	02-Jan-01	712-546-6187	Access approved for site visit/interview
Anthony's Trucking Neil Anthony	02-Jan-01	712-546-6253	Access approved for site visit/interview
Le Mars Sewage Treatment Plant Mark Simms, Superintendant	23-Feb-01	712-546-5003	There haven't been any unauthorized spills/releases he can recall
Northwest REC Darwin Dirks	26-Feb-01	712-546-4149	They have PCB-free transformers as far as he knows (may be some very old ones that aren't labelled) MEC also provides electric to rural areas.
Harold Sitzmann	26-Feb-01	712-546-4997	Questions about the property
Theophile Miller	26-Feb-01	712-546-5888	Questions about the property
IDOT Conyers	Bob 26-Feb-01	712-546-6401	Roadside vegetation control practices
Code Enforcement Officer Bob Lang	26-Feb-01	712-546-7018x3	Re: city zoning
County Sanitarian Gordon Greene	26-Feb-01	712-546-7516	Re: water quality for rural DWWs
NIPCO David Rolfes	27-Feb-01	712-546-4141	Access approved for site visit/interview
KLEM Radio Stan Culley	28-Feb-01	712-546-4121	Re: Radio tower property
Le Mars Airport Earl Draayer	28-Feb-01	712-546-4724	Questions about the property, LUST site.



IDOT STATE HWY 60 BYPASS  
PLYMOUTH COUNTY, LEMARS, IOWA

SOURCE CONTACT:	DATE:	PHONE NUMBER:	ACTION TAKEN/REQUESTED/INFORMATION:
Hospers Telephone Company Dave Raak	28-Feb-01	712-752-8100	Re: FCC antenna property
MidAmerican Energy Don Mohning	04-Mar-01	712-233-4844	Regarding pole mounted transformers in the Le Mars rural area.
Zoning Administrator Greg Mcinnies	14-Mar-01	712-546-7516	Re: county zoning in the corridor
Wells Blue Bunny Dairy Company David Calhoun	13-Mar-01	712-546-4000	Location of USTs, 3/4 mile from HWY 75 East on 18th Street SW
Plymouth County Auditor's Office Kay Meyer	16-Mar-01	712-546-6100	Regarding the owner of the sewage disposal ponds
Star Energy LLC Dave Dierenfeld	16-Mar-01	712-732-1240	Regarding the LP AST at SMITHCO
Henry Bader	27-Mar-01	712-546-5194	Regarding a former gravel pit that operated on his property identified in the Plymouth County Soil Survey.

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## Appendix H

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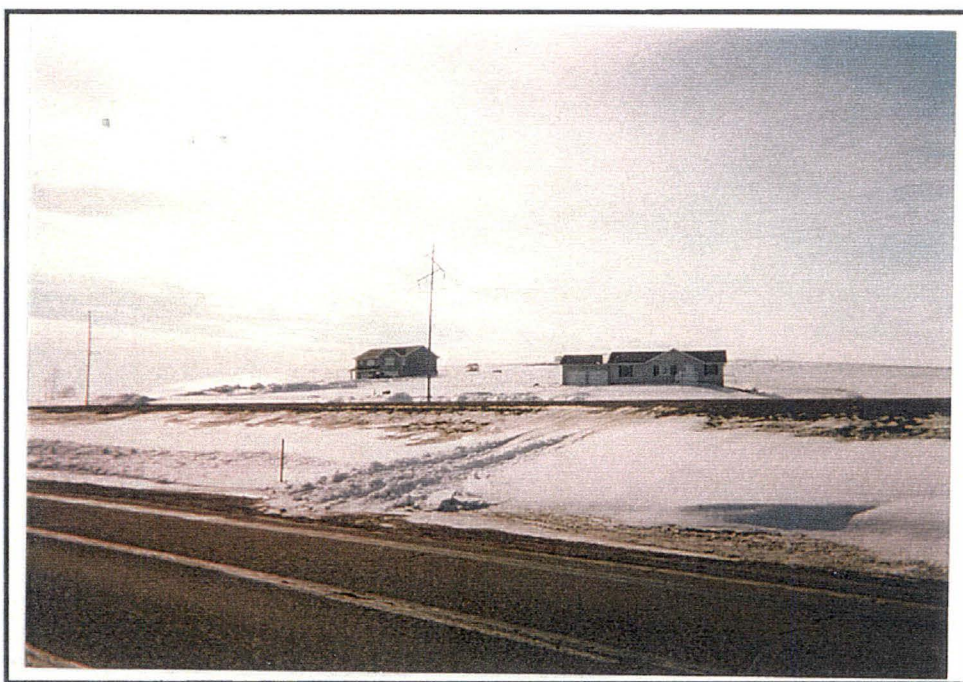


MONTGOMERY WATSON

# Appendix H Log

## Low and No Risk REC Site Synopsis Sheets

Property	REC	Map ID	Figure No.	Page in Appendix
Kern Subdivision/FB1	Buried Structure from Former Buildings	Kern Subdivision/ FB1	4-1	H-1
SMITHCO	AST	SMITHCO	4-1	H-2
Miller Farmstead	AST	FS1	4-1	H-3
Outbuildings 1	NA	OB1	4-1	H-4
Gravel Pit	Concrete Slabs/Foundations from Former Structures	Gravel Pit	4-2	H-5
Hentges Oil LTD.	AST	Hentges Oil	4-1	H-6
Spill1	Anhydrous Ammonia Spill	SP1	4-1	H-7
Weidaar Farmstead	NA	FS4	4-1	H-8
Spill2	Diesel Fuel Spill	SP2	4-1	H-9
Stock Farmstead	NA	FS5	4-1	H-10
Yoder Farmstead	AST	FS7	4-2	H-11
Weishaar Farmstead	NA	FS8	4-2	H-12
Verne Anderson Case	AST	Anderson CASE	4-2	H-13
Thomas Henrich Farmstead	AST	FS13	4-2	H-14
Outbuildings 2	NA	OB2	4-2	H-15
Spill4	Agricultural Chemical Spill	SP4	4-2	H-16
Alesch Farmstead	NA	FS17	4-2	H-17
FCC Antenna	NA	FCC Antenna	4-2	H-18
Doornink Farmstead	NA	FS15	4-2	H-19
Herbst Farmstead	NA	FS16	4-2	H-20
Former Radio Studio	Buried Structure from Former Buildings	FB2	4-2	H-21
Radio Tower	NA	Radio Tower	4-2	H-22
Abandoned Farmstead	NA	OB3	4-2	H-23
Martfeld Farmstead	AST	FS18	4-2	H-24
Construction Storage Area	NA	Construction Storage Area	4-2	H-25
Buss Farmstead	AST, Burial Plot	FS19	4-2	H-26
Resthaven Cemetery	Cemetery	Resthaven Cemetery	4-2	H-27



Photograph Description: View southwest of two homes in the small subdivision on Kern Street, 3-2-01.

Site Name: Kern Subdivision and Former Buildings

Figure No.: 4-1

Site Number: Kern Subdivvision/FB1

General Location: West side of Highway 75 south of C38, presently a subdivision.

Site Contact / Telephone: None

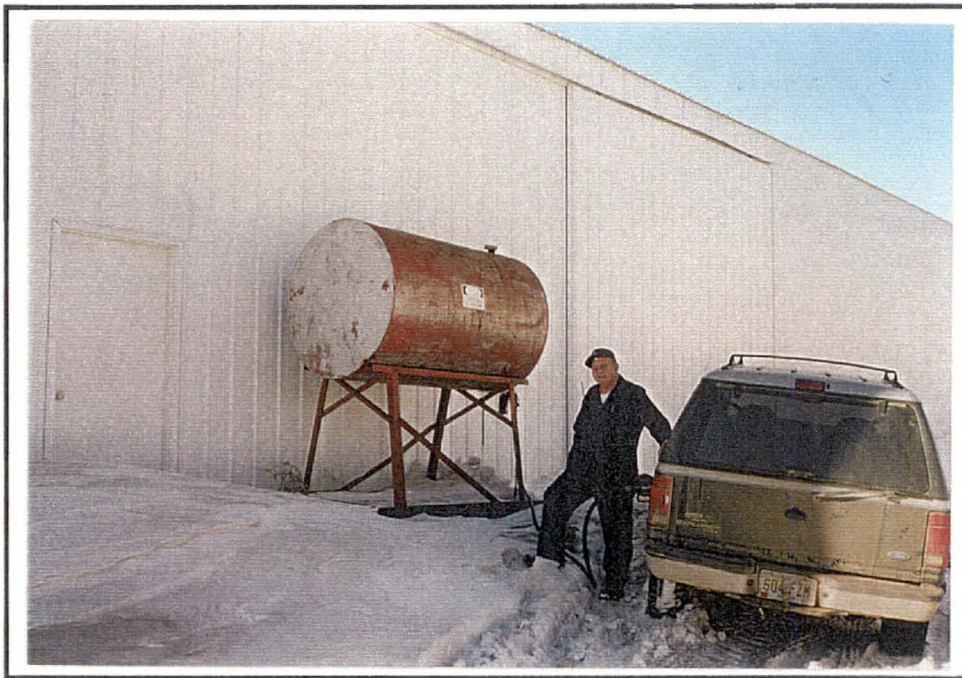
Site Description: Buildings visible on historic aerial photographs, but currently the Kern subdivision.

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: Buried structures associated with former buildings.

REC Rating: LOW



Photograph Description: View of 500-gallon gasoline AST, 1-3-01.

Site Name: SMITHCO

Figure No.: 4-1

Site Number: SMITHCO

General Location: Intersection of Highway 75 and C38

Site Contact / Telephone: Randy Strong/712-546-4409

Site Description: Trucking Company

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: This site has (1)500-gallon gasoline AST and (1)500-gallon diesel AST. There is also a 30,000-gallon LP tank (owned and operated by Star Energy LLC) and a water well at the site. There have been no spills reported at this site.

REC Rating: LOW





Photograph Description View of the 500-gallon diesel AST at  
Figure No. 4-1 SMITHCO, 1-3-01.



Photograph Description View to the south of 30,000-gallon LP AST  
Figure No. 4-1 (owned and operated by Star Energy LLC) at  
SMITHCO, 11-30-00.





Photograph Description: View north from County C38 of Miller Farmstead.

Site Name: Miller Farmstead

Figure No.: 4-1

Site Number: FS1

General Location: On C38 1/2 mile east of Highway 75

Site Contact / Telephone: Theophile Miller/712-546-5888

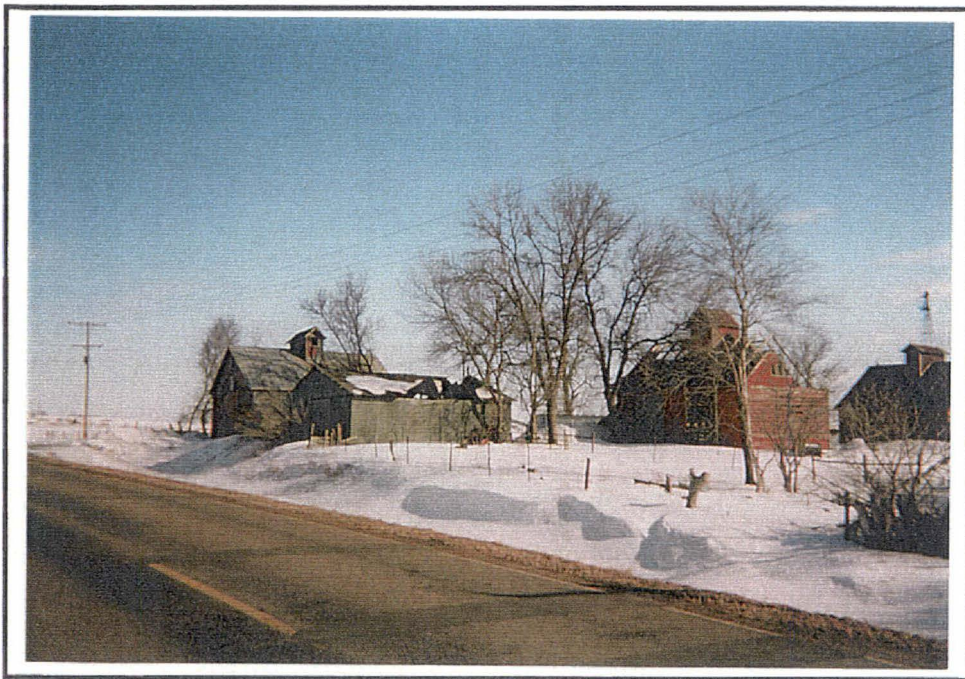
Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: This site appears to have one AST. The property owner could not be contacted.

REC Rating: LOW



Photograph Description: View to the east of outbuildings across from the Miller Farmstead, 3-2-01.

Site Name: Outbuildings1

Figure No.: 4-1

Site Number: OB1

General Location: On C38 1/2 mile east of Highway 75.

Site Contact / Telephone: None

Site Description: Existing outbuildings

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None observed from roadway.

REC Rating: NONE





Photograph Description: View to the south of the former gravel pit area, 3-2-01.

Site Name: Gravel Pit

Figure No.: 4-1

Site Number: Gravel Pit

General Location: South of 195th Street , southwest of the Le Mars Municipal Airport.

Site Contact / Telephone: Henry Bader/712-546-5194

Site Description: Former gravel pit, presently a pond.

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection and identification on soil association maps from the Plymouth County Soil Survey.

Site Concerns: Former gravel pit operations and existing cement slabs or foundations from former structures.

REC Rating: LOW



Photograph Description: View of (1)500-gallon gasoline, (1)1,000-gallon gasoline, (1)1,000-gallon diesel, and (1)500-gallon kerosene ASTs at Hentges Oil, 1-3-01.

Site Name: Hentges Oil

Figure No.: 4-1

Site Number: Hentges Oil

General Location: Intersection of Highway 75 and 18th Street SW.

Site Contact / Telephone: Mark Hentges/712-546-8052

Site Description: Heating oil supplier for local homes and businesses.

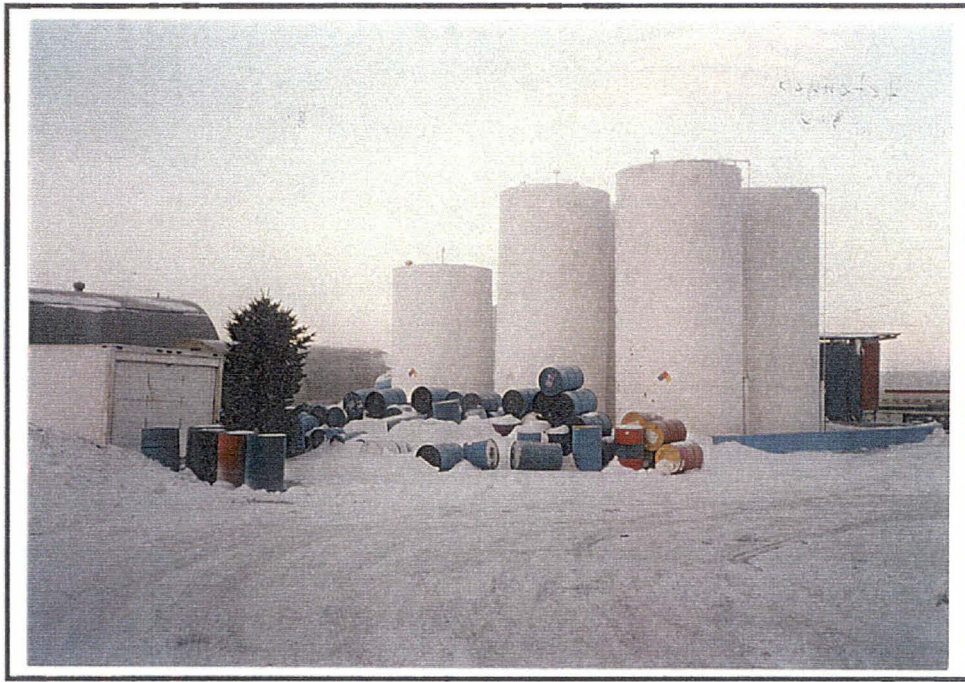
Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

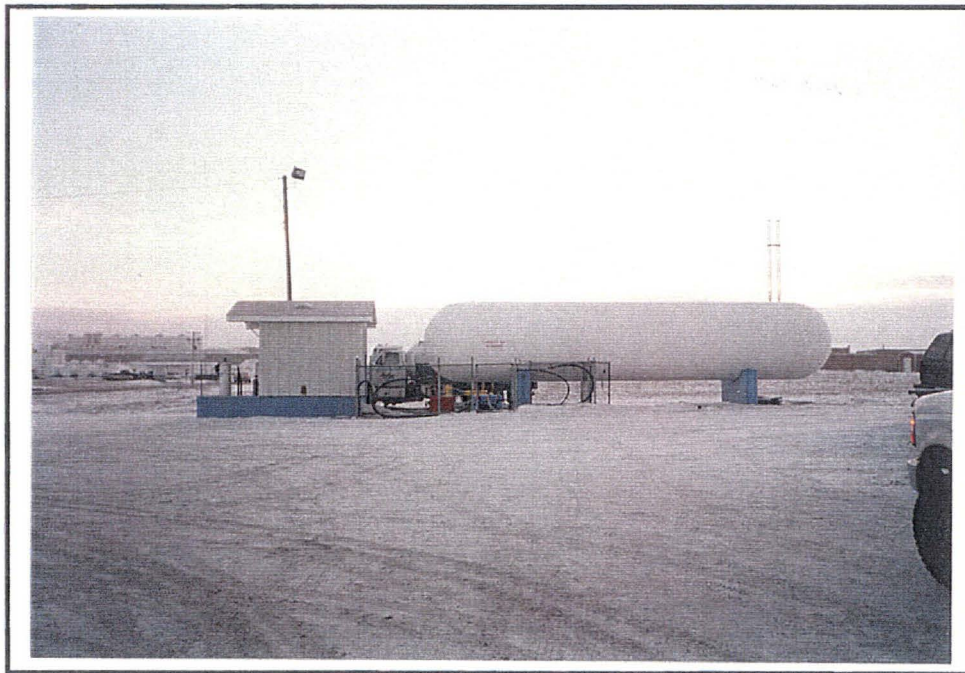
Site Concerns: This site has (1)500-gallon gasoline, (1)1,000-gallon gasoline, (1)1,000-gallon diesel, and (1)500-gallon kerosene ASTs. The site also has (6)12,000-gallon heating oil ASTs and (1)18,000 gallon LP AST.

REC Rating: LOW





Photograph Description View southwest of heating oil ASTs and empty  
Figure No. 4-1 oil drums at Hentges Oil, 1-3-01.



Photograph Description View of 18,000-gallon LP AST at Hentges Oil,  
Figure No. 4-1 1-3-01.





Photograph Description: View to the west of Clover Leaf Cold Storage, 1-3-01.

Site Name: Spill1

Figure No.: 4-1

Site Number: SP1

General Location: On 18th Street SW just east of Highway 75 at Clover Leaf Cold Storage.

Site Contact / Telephone: None

Site Description: Refridgeration Plant

Proximity to Corridor: East of Corridor

Investigation Origin: IDNR Spill Records

Site Concerns: Anhydrous ammonia spill of approximately 80 pounds during routine maintenance. The spill was flushed down the sewer drains and the city public works was notified.

REC Rating: LOW



Photograph Description: View to the east of the Weidauer Farmstead, 3-2-01.

Site Name: Weidauer Farmstead

Figure No.: 4-1

Site Number: FS4

General Location: On 195th Street , approximately 1/4 mile east of Keystone Street.

Site Contact / Telephone: None

Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None observed from the roadway.

REC Rating: NONE





Photograph Description: View to the west of the 12th Street SW and railroad tracks intersection, 3-2-01.

Site Name: Spill2

Figure No.: 4-1

Site Number: SP2

General Location: At the intersection of Highway 75 (railroad tracks) and 12th Street SW.

Site Contact / Telephone: None

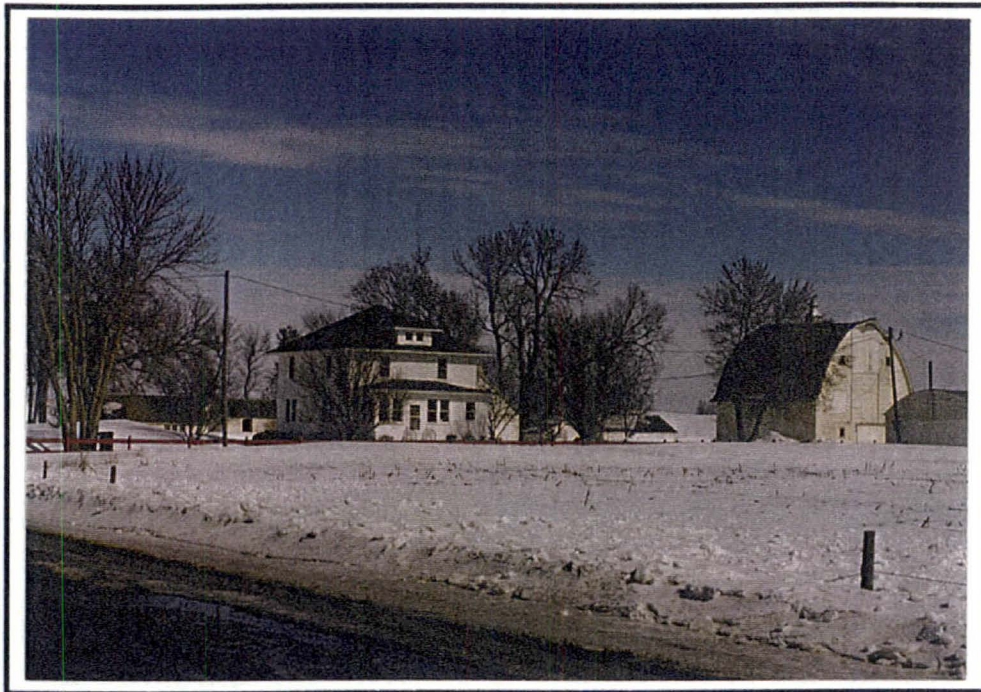
Site Description: Road and railroad track intersection

Proximity to Corridor: East of Corridor

Investigation Origin: IDNR Spill Records

Site Concerns: Diesel fuel spill of approximately 40 gallons when a truck and slow-moving train collided. Absorbents were used to recover as much product as possible.

REC Rating: LOW



Photograph Description: View to the northeast of the Stock Farmstead, 3-2-01.

Site Name: Stock Farmstead

Figure No.: 4-1

Site Number: FS5

General Location: The intersection of Keystone and 195th Street.

Site Contact / Telephone: David Stock/712-546-8309

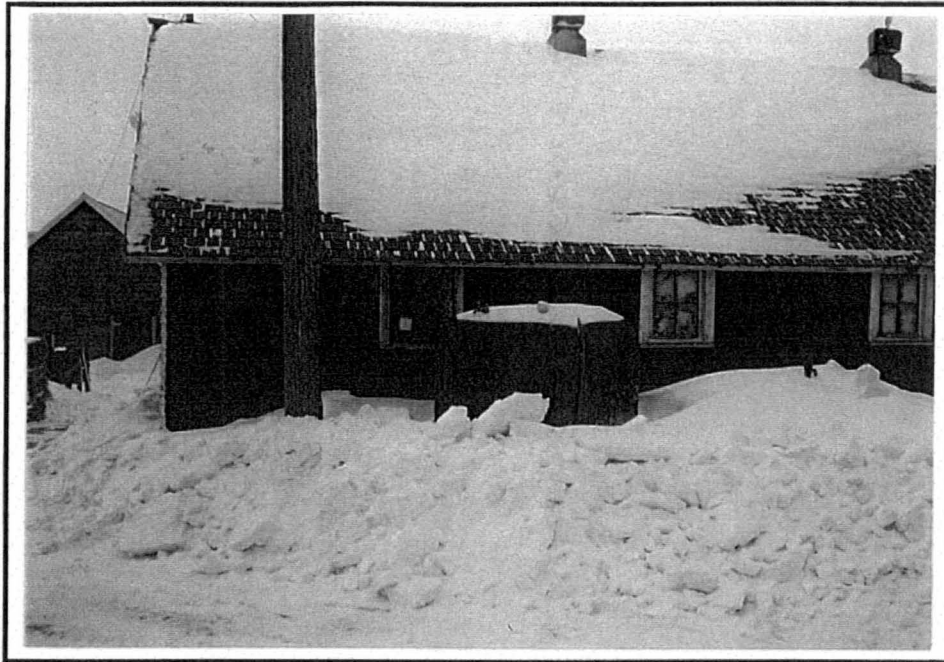
Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None reported by the property owner.

REC Rating: NONE



Photograph Description: View to the west of 300-gallon gasoline AST, 1-2-01.

Site Name: Yoder Farmstead

Figure No.: 4-2

Site Number: FS7

General Location: The intersection of Keystone and Highway 3.

Site Contact / Telephone: Cecil Yoder/712-546-5845

Site Description: Farmstead

Proximity to Corridor: Adjoining Corridor, West

Investigation Origin: Corridor Inspection

Site Concerns: One 300-gallon gasoline AST at the site. There have been no spills reported for this site.

REC Rating: LOW





Photograph Description: View to the northwest of Weishaar Farmstead, 3-2-01.

Site Name: Weishaar Farmstead

Figure No.: 4-2

Site Number: FS8

General Location: On Highway 3, 1/4 mile east of Keystone.

Site Contact / Telephone: None

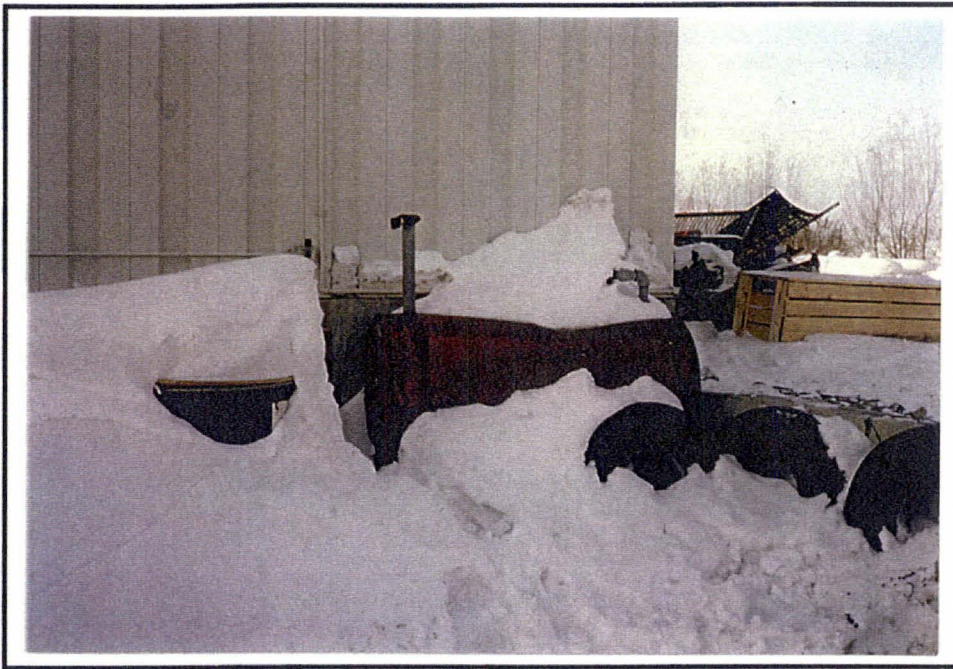
Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None observed from the roadway.

REC Rating: NONE



Photograph Description: View of 300-gallon used oil tank at the Anderson CASE site, 1-2-01.

Site Name: Anderson CASE

Figure No.: 4-2

Site Number: Anderson CASE

General Location: Intersection of Highways 75 and 60

Site Contact / Telephone: Dan Carpenter/712-546-8838

Site Description: CASE Dealership

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: One 300-gallon used oil AST present at the site. No spills have been reported at this site.

REC Rating: LOW





Photograph Description: View of (2) 300-gallon gasoline ASTs, 1-3-01.

Site Name: Thomas Henrich Farmstead

Figure No.: 4-2

Site Number: FS13

General Location: On 160th Street, just west of Lake Avenue.

Site Contact / Telephone: Thomas Henrich/712-546-6459

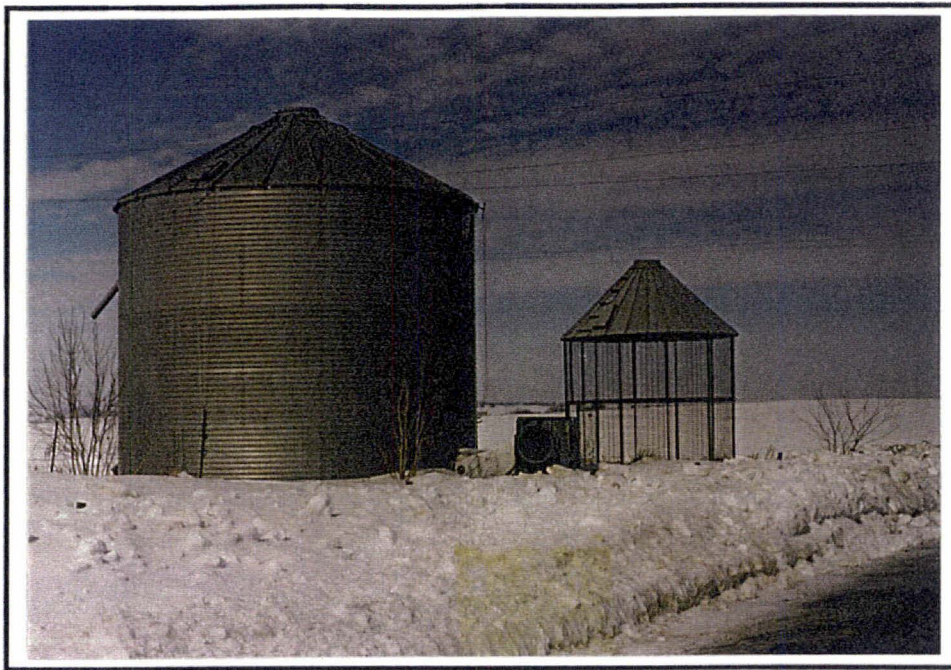
Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: One active 300-gallon gasoline AST and one inactive 300-gallon AST. There have been no spills reported at this site.

REC Rating: LOW



Photograph Description: View to the north of grain bins near the Thomas Henrich Farmstead, 3-2-01.

Site Name: Outbuildings2

Figure No.: 4-2

Site Number: OB2

General Location: The intersection of 160th Street and Lake Avenue.

Site Contact / Telephone: None

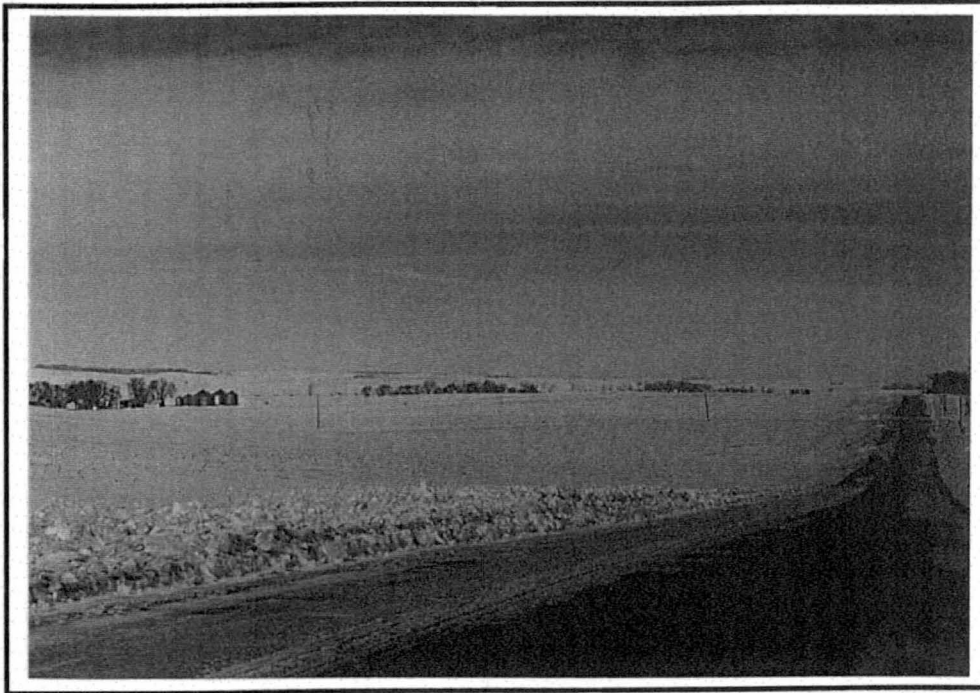
Site Description: Grain Bins

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None seen from the roadway.

REC Rating: NONE



Photograph Description: View of the suspected location of the Pecks property in 1976, 3-2-01.

Site Name: Spill4

Figure No.: 4-2

Site Number: SP4

General Location: At the Bill Pecks Property on Lake Avenue SE 1/4 of Section 31.

Site Contact / Telephone: None

Site Description: Farmstead

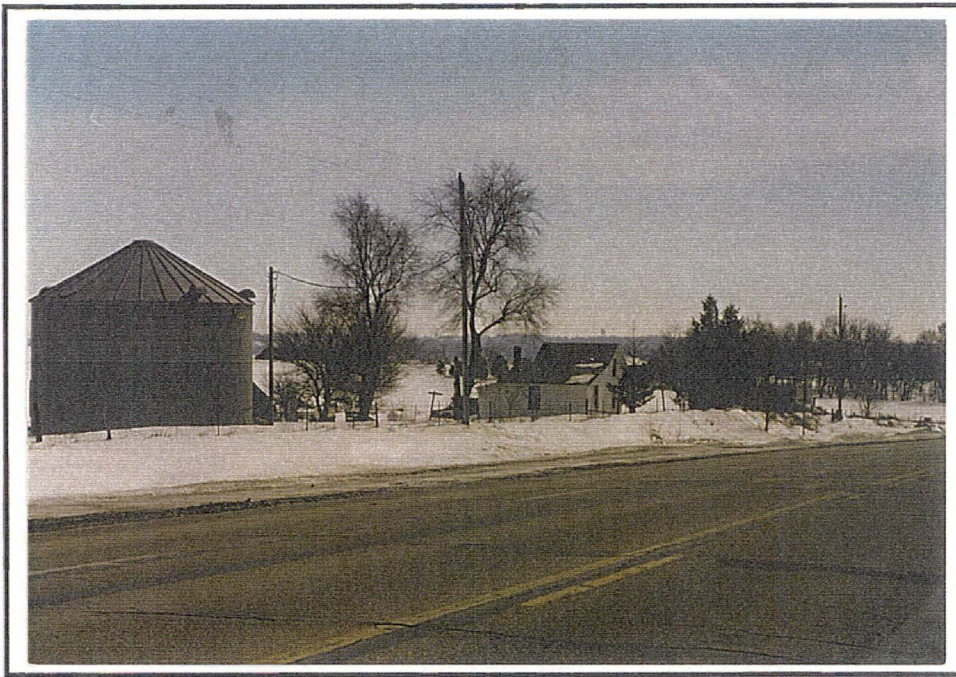
Proximity to Corridor: West of Corridor

Investigation Origin: IDNR Spill Records

Site Concerns: Agricultural chemical spill resulting from a barn fire.

REC Rating: LOW





Photograph Description: View to the southeast of Alesch Farmstead, 3-2-01.

Site Name: Alesch Farmstead

Figure No.: 4-2

Site Number: FS17

General Location: On Highway 75, approximately 1/2 mile north of 170th Street.

Site Contact / Telephone: None

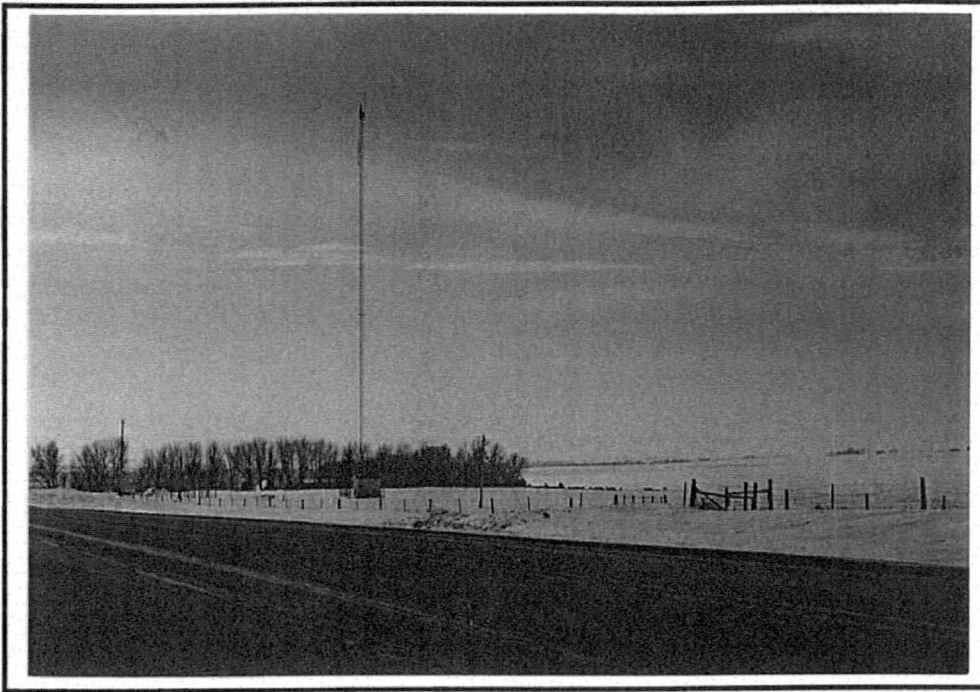
Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None observed from the roadway.

REC Rating: NONE



Photograph Description: View to the south of FCC Antenna, 3-2-01.

Site Name: FCC Antenna

Figure No.: 4-2

Site Number: FCC Antenna

General Location: Approximately 1/2 mile north of the intersection of Highways 75 and 60 on Highway 75.

Site Contact / Telephone: Dave Raak/712-752-8100

Site Description: FCC Antenna located on property owned by the Hospers Telephone Company.

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None reported by property owner/manager.

REC Rating: NONE



Photograph Description: View to the west of the Doornink Farmstead, 3-2-01.

Site Name: Doornink Farmstead

Figure No.: 4-2

Site Number: FS15

General Location: On Highway 75, approximately 1 mile north of 170th Street

Site Contact / Telephone: None

Site Description: Farmstead

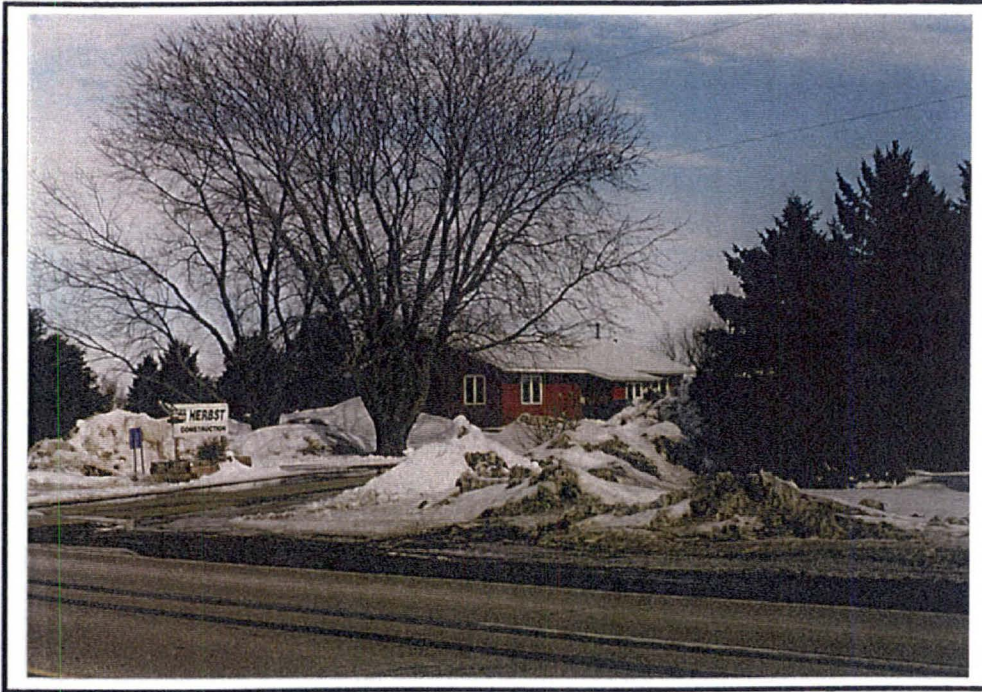
Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None observed from roadway.

REC Rating: NONE





Photograph Description: View to the east of Herbst Farmstead/Business, 3-2-01.

Site Name: Herbst Farmstead

Figure No.: 4-2

Site Number: FS16

General Location: On Highway 75, approximately 1 mile north of 170th Street.

Site Contact / Telephone: None

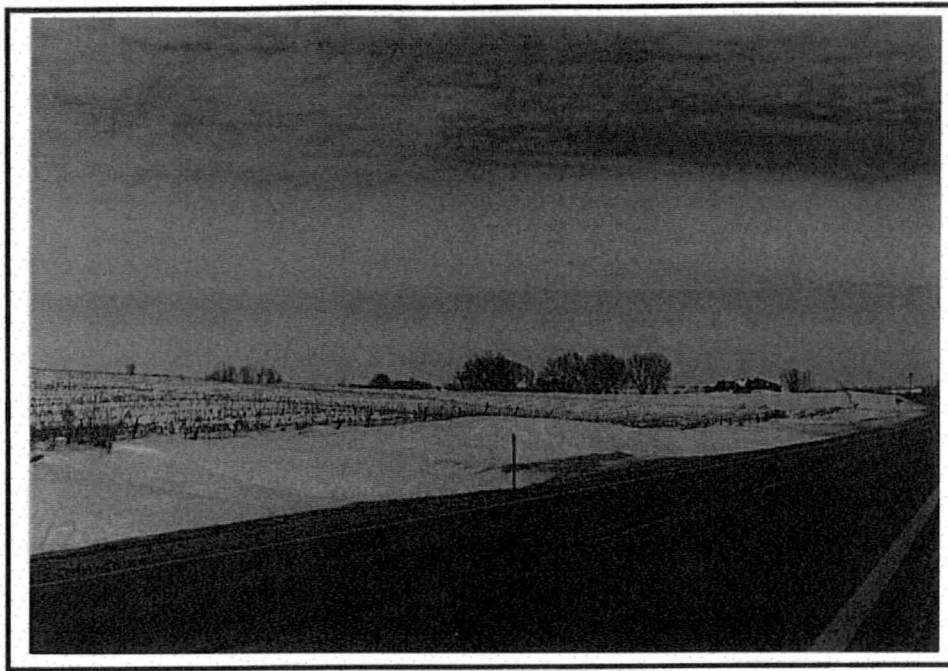
Site Description: Farmstead

Proximity to Corridor: Adjoining Corridor, North

Investigation Origin: Corridor Inspection

Site Concerns: None observed from roadway.

REC Rating: NONE



Photograph Description: View northwest from State Highway 60 of location of the former Radio Studio, 3-2-01.

Site Name: Former Radio Studio

Figure No.: 4-2

Site Number: FB2

General Location: West side of Highway 60 across from the Radio tower.

Site Contact / Telephone: Stan Culley/ 712-546-4121

Site Description: No visible features, farmland

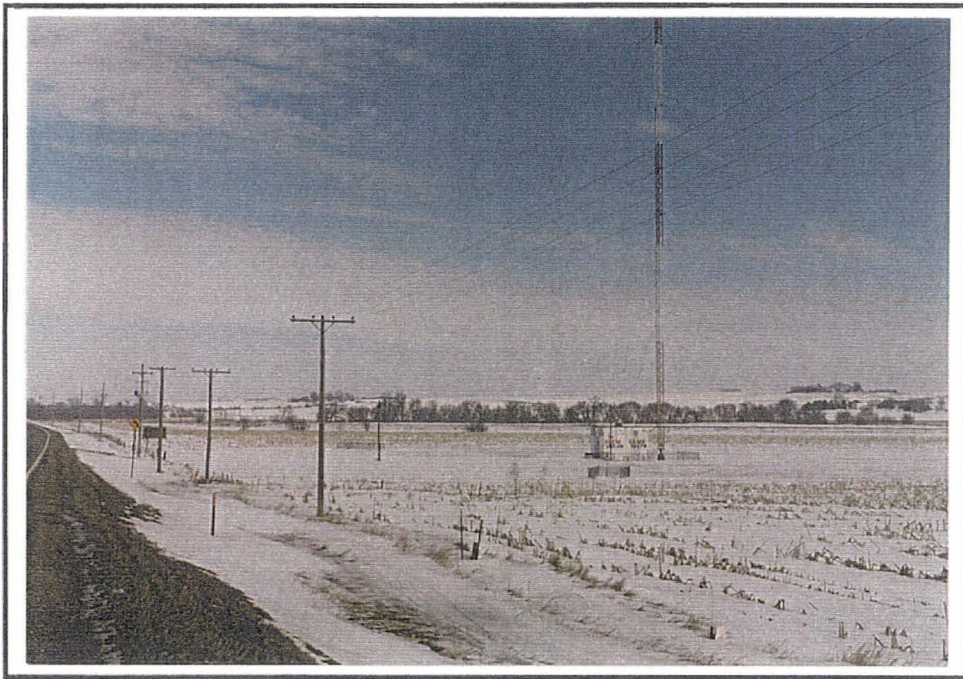
Proximity to Corridor: In Corridor

Investigation Origin: Personal Interview

Site Concerns: Former structures or drinking water well.

REC Rating: LOW





Photograph Description: View to the northeast of the KLEM radio tower, 3-2-01.

Site Name: Radio Tower

Figure No.: 4-2

Site Number: Radio Tower

General Location: South side of Highway 60, south of 160th Street.

Site Contact / Telephone: Stan Culley/ 712-546-4121

Site Description: Radio tower

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: Underground network of copper wiring.

REC Rating: NONE



Photograph Description: View to the west of Farmstead, 3-2-01.

Site Name: Outbuildings3

Figure No.: 4-2

Site Number: OB3

General Location: The intersection of 160th Street and State Highway 60.

Site Contact / Telephone: None

Site Description: Abandoned or inactive farmstead.

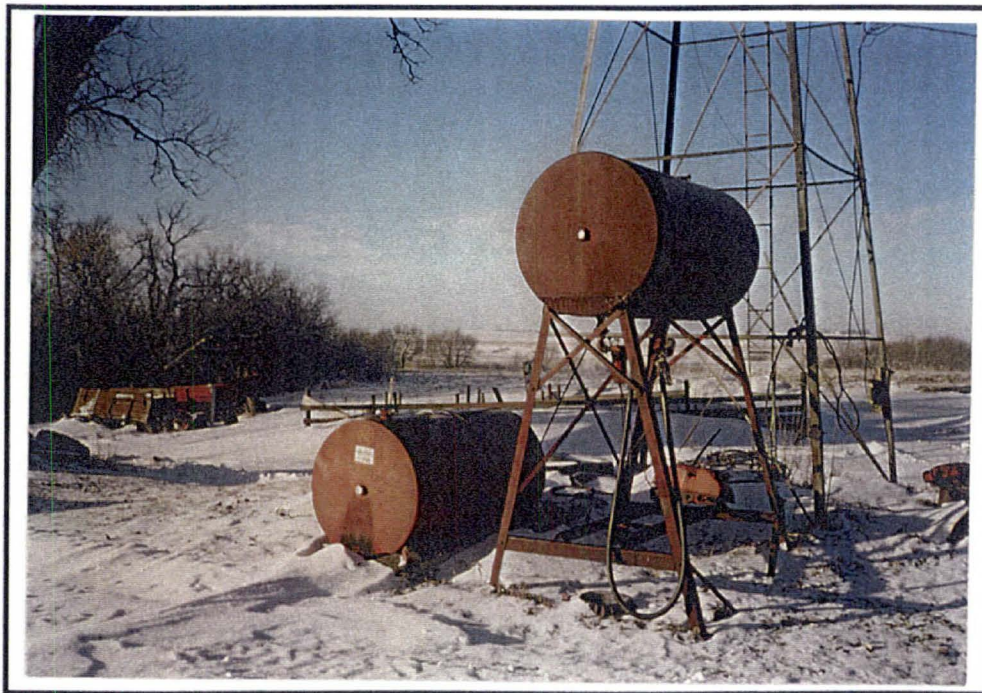
Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: None observed from the roadway.

REC Rating: NONE





Photograph Description: View of (1) 300-gallon gasoline AST and (1) inactive AST, 1-3-01.

Site Name: Martfeld Farmstead

Figure No.: 4-2

Site Number: FS18

General Location: On Mesquite Avenue, approximately 1/2 mile south of 150th Street.

Site Contact / Telephone: Walter Martfeld/712-546-5255

Site Description: Farmstead

Proximity to Corridor: Adjoining Corridor, East

Investigation Origin: Corridor Inspection

Site Concerns: One active 300-gallon gasoline AST and one inactive AST. There have been no spills reported for this site.

REC Rating: LOW



Photograph Description: View to the west of construction storage area on Herbst Construction Property, 11-30-00.

Site Name: Lloyd Herbst Property

Figure No.: 4-2

Site Number: Construction Storage Area

General Location: Approximately ¼ mile south of 150th Street on State Highway 60.

Site Contact / Telephone: Mike Herbst/712-546-5653

Site Description: Property used to store construction debris/materials.

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: This site is used to store wood, metal, and concrete construction materials, empty trailers and occasionally a forklift for loading and unloading materials.

REC Rating: NONE





Photograph Description: View to the west of (1) 300-gallon diesel AST and (1) 55-gallon gasoline drum, 1-3-01.

Site Name: Buss Farmstead

Figure No.: 4-2

Site Number: FS19

General Location: The intersection of 150th Street and Mahogany Avenue.

Site Contact / Telephone: Earl Buss/712-546/4982

Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: This site has (1) 300-gallon diesel AST, (1) 55-gallon gasoline drum, and a human burial plot north of their barn. There have been no spills reported for this site.

REC Rating: LOW



Photograph Description  
Figure No. 4-1

View to the northeast of the suspected location  
of the human burial plot at the Buss Farmstead,  
1-3-01.





Photograph Description: View to the north of the Resthaven Cemetery, 1-3-01.

Site Name: Resthaven Cemetery

Figure No.: 4-2

Site Number: Resthaven Cemetery

General Location: On 150th Street approximately 1/2 mile west of the Corridor.

Site Contact / Telephone: None

Site Description: Human Cemetery

Proximity to Corridor: West of Corridor

Investigation Origin: Corridor Inspection

Site Concerns: Human cemetery.

REC Rating: LOW

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## Appendix I

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MONTGOMERY WATSON



## Appendix I Log

### High and Medium Risk REC Site Synopsis Sheets

Property	REC	Map ID	Figure No.	Page in Appendix
<b><u>REC-High Risk</u></b>				
Plymouth County Engineer Office	LUST, UST	LUST3	5-2	I-11
<b><u>REC-Medium Risk</u></b>				
Northeast Iowa Power Cooperative	UST	NIPCO	5-1	I-1
Koopman Farmstead	UST, AST	FS2	5-1	I-2
Beef America, Inc	UST, AST, Former Sewage Disposal Ponds	LUST1	5-1	I-3
Ortman Farmstead	UST, AST	FS3	5-1	I-4
Probst Farmstead	AST (with staining)	FS6	5-1	I-5
Le Mars Municipal Airport	LUST, Fill Area	LUST2	5-1	I-6
Sitzmann Homestead	UST	HS5	5-2	I-7
Holz Farmstead	UST	FS9	5-2	I-8
Dreckman Farmstead	AST, Sewage Lagoon	FS10	5-2	I-9
Ahrendson Farmstead	UST, AST, Buried Mine Shaft	FS11	5-2	I-10
Former Van Beek Implement, Inc.	UST	Former Van Beek	5-2	I-12
Spill3	Diesel Fuel Spill	SP3	5-2	I-13
Edwin Henrich Farmstead	UST	FS12	5-2	I-14
Kruse Farmstead	UST	FS14	5-2	I-15
McDougall Farmstead	UST, AST, Significant Livestock	FS20	5-2	I-16



Photograph Description: View south of 300-gallon diesel AST, 3-2-01.

Site Name: NIPCO

Figure No.: 2-1

Site Number: NIPCO

General Location: Intersection of Highway 75 and C38.

Site Contact / Telephone: David Rolfes/712-546-4141

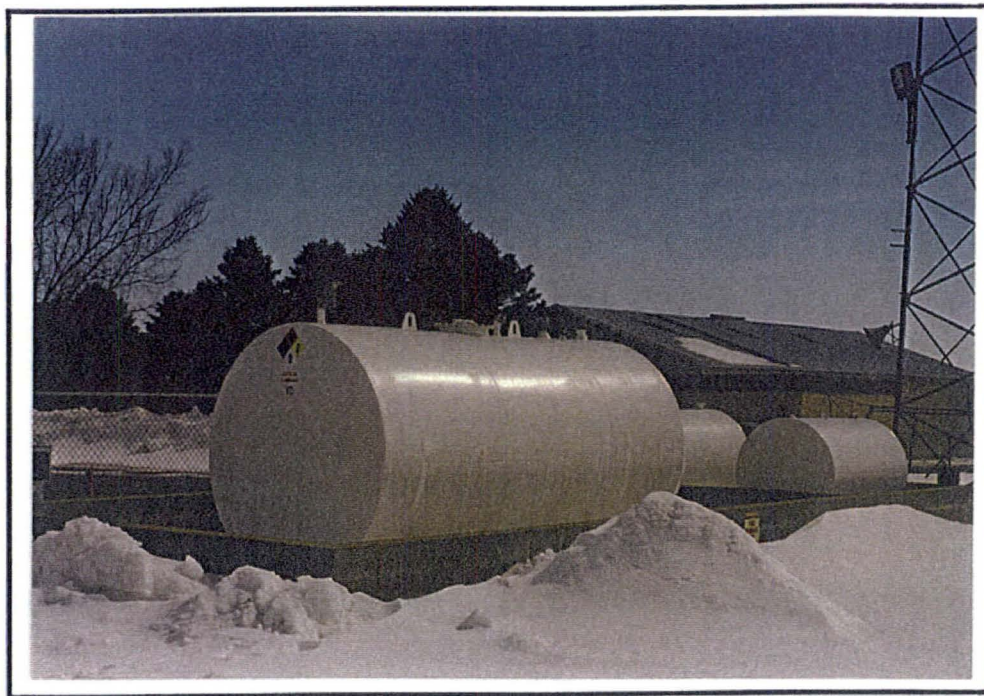
Site Description: Wholesale Electricity Supplier

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: This site has (1) 400-gallon gasoline, (1) 300-gallon diesel, and (2) 558-gallon diesel ASTs with underground piping to dispenser pumps. In 1987 one 560-gallon, one 2,000-gallon, and one 12,000-gallon UST were removed. This site is not listed with the IDNR as a LUST site. All transformer insulating oil on the property was tested for PBCs and removed. There have been no spills reported for this site. There is a 300-foot deep well on the property that is used to fill a 3,000-gallon UST for lawn care.

REC Rating: MEDIUM



Photograph Description View of (1)400-gallon gasoline and  
Figure No. 4-1 (2)558-gallon diesel ASTs at NIPCO, 3-2-01.



Photograph Description View of equipment stored at NIPCO, 3-2-01.  
Figure No. 4-1





Photograph Description: View south of ASTs at the Koopman Farmstead, 1-2-01.

Site Name: Koopman Farmstead

Figure No.: 4-1

Site Number: FS2

General Location: On Keystone , approximately 1/2 mile north of C38.

Site Contact / Telephone: Bill Koopman/712-546-7721

Site Description: Farmstead

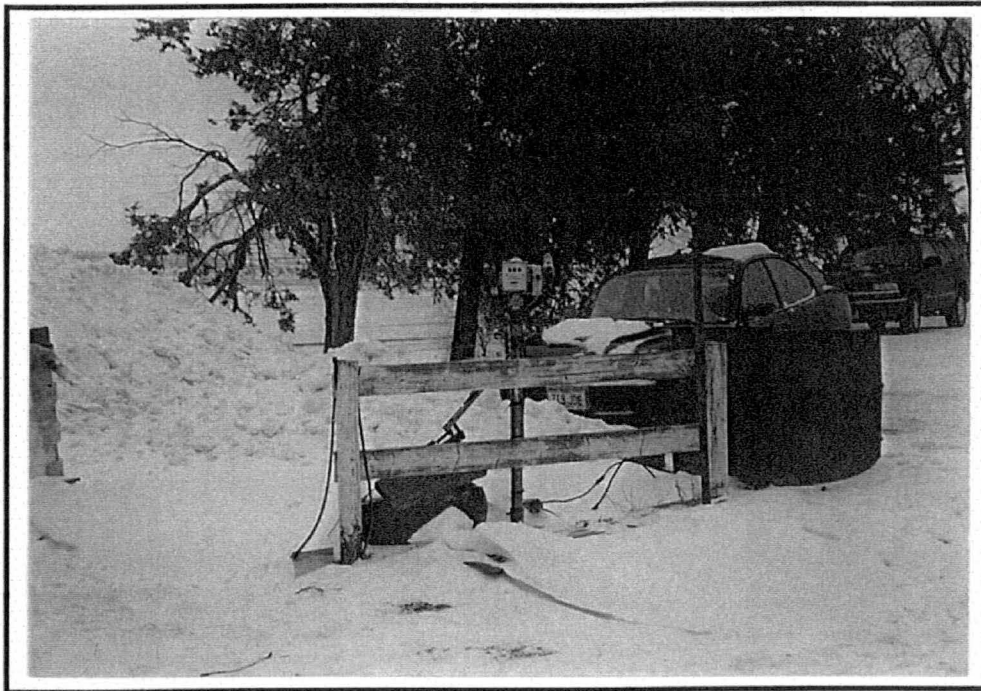
Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: This site has one 250-gallon UST that is no longer in use. There is also one 500-gallon gasoline and one 560-gallon diesel AST at the site. This site has not had any spills reported and is not listed as an IDNR LUST site. A buried debris pit is located by the barn and this site has a drinking water well.

REC Rating: MEDIUM

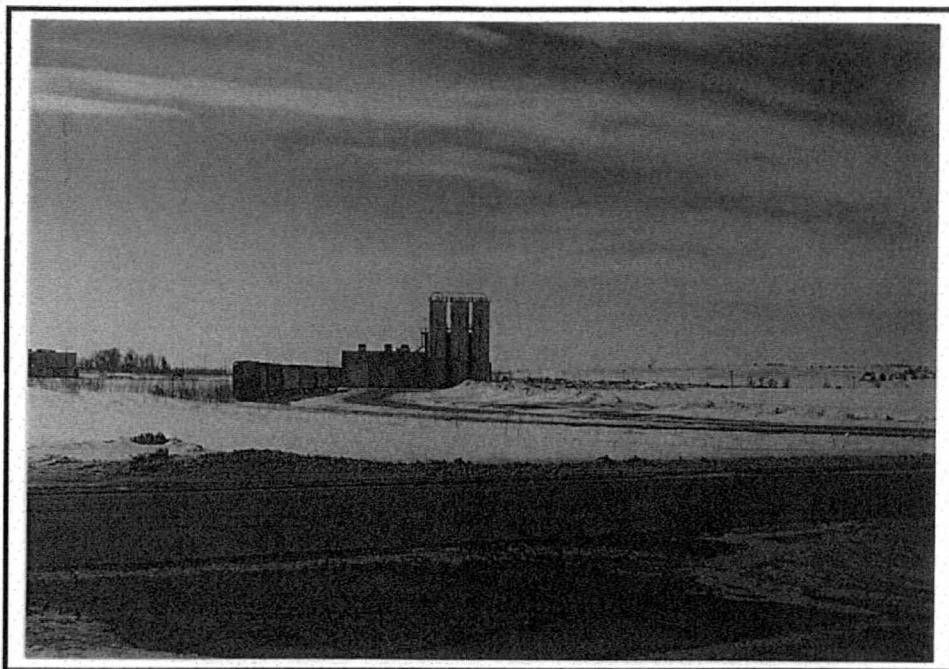




Photograph Description      View of location of UST at the Koopman  
 Figure No. 4-1              Farmstead, 1-2-01.



Photograph Description      View of barn where buried debris pit is located  
 Figure No. 4-1              at the Koopman Farmstead, 1-2-01.



Photograph Description: View to the south of former Beef America and former sewage disposal ponds location, 3-2-01.

Site Name: Beef America

Figure No.: 4-1

Site Number: LUST1

General Location: 195th Street, east of highway 75.

Site Contact / Telephone: None

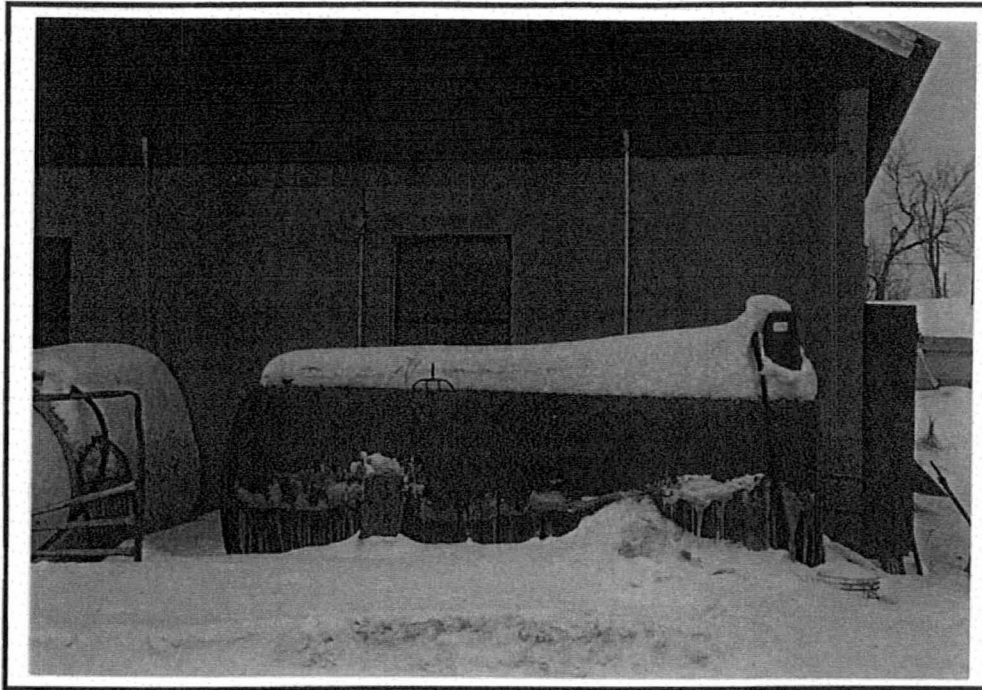
Site Description: Presently the property is operated by Wells Blue Bunny Dairy.

Proximity to Corridor: East of Corridor

Investigation Origin: EDR

Site Concerns: This site had two USTs removed in 1990 and 1995. The site is listed as an IDNR LUST site and has been assigned a "No Further Action" classification by the IDNR. There were sewage disposal ponds formerly located adjacent (west) to the LUST site and likely operated by Beef America as well. Wells Blue Bunny Dairy presently operates on the site.

REC Rating: MEDIUM



Photograph Description: View of (1)1,000-gallon diesel AST at the Ortman Farmstead, 1-2-01.

Site Name: Ortman Farmstead

Figure No.: 4-1

Site Number: FS3

General Location: On Keystone , approximately 1/4 mile north of 200th Street.

Site Contact / Telephone: James Ortman/712-5465678

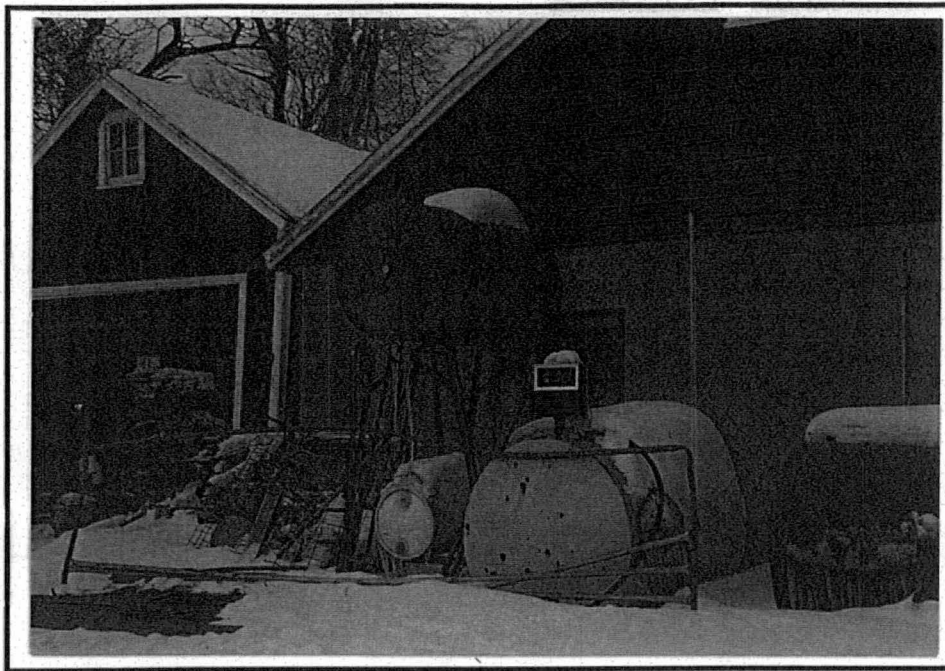
Site Description: Farmstead

Proximity to Corridor: Adjoining Corridor, West

Investigation Origin: Corridor Inspection

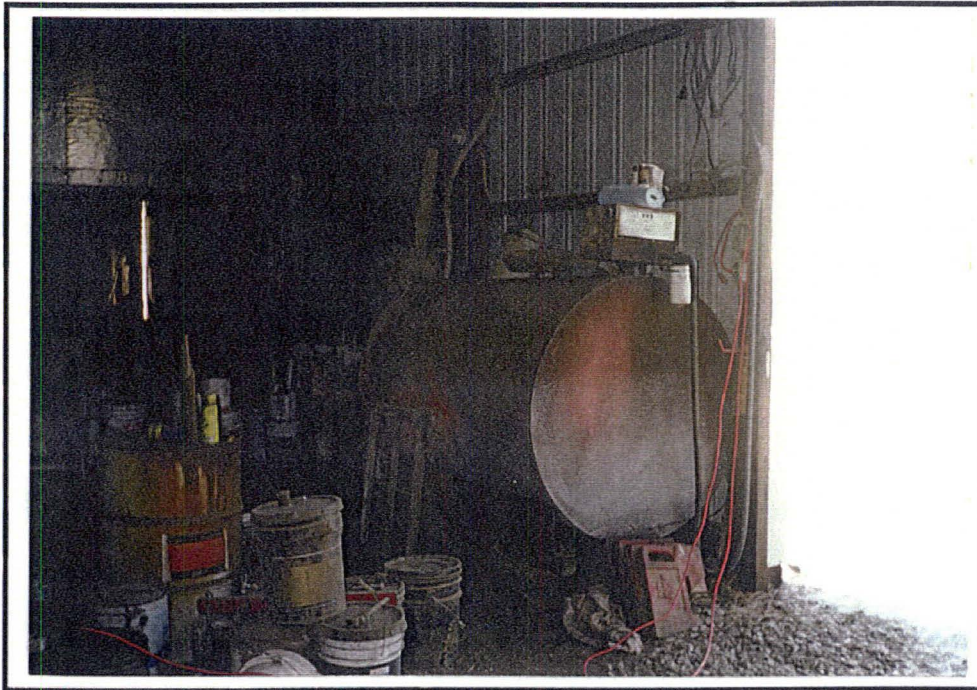
Site Concerns: This site has (1)1,000-gallon diesel AST. There are two other ASTs which are not currently used. (1)560-gallon UST was removed from this site. There have been no spills reported and the site is not listed as an IDNR LUST site. A drinking water well is located across the street from the house.

REC Rating: MEDIUM



Photograph Description    View of 2 unused ASTs at the Ortman  
Figure No. 4-1              Farmstead, 1-2-01.





Photograph Description: View of (1)500-gallon AST, 1-3-01.

Site Name: Probst Farmstead

Figure No.: 4-1

Site Number: FS6

General Location: On Keystone, approximately 1/4 miles north of 195th Street.

Site Contact / Telephone: Jerry Probst/712-546-5683

Site Description: Farmstead

Proximity to Corridor: Adjoining Corridor, West

Investigation Origin: Corridor Inspection

Site Concerns: This site has (1)500-gallon gasoline and (1)500-gallon diesel AST. The diesel AST appears to have some staining nearby on the ground. No spills have been reported for this site.

REC Rating: MEDIUM



Photograph Description      View to the south of (1)500-gallon gasoline AST  
Figure No. 4-1                      at the Probst Farmstead, 1-3-01.





Photograph Description: View to the west of Le Mars Municipal Airport, 3-2-01.

Site Name: Le Mars Airport

Figure No.: 4-1

Site Number: LUST2

General Location: Southwest edge of town.

Site Contact / Telephone: Earl Draayer/712-546-4724

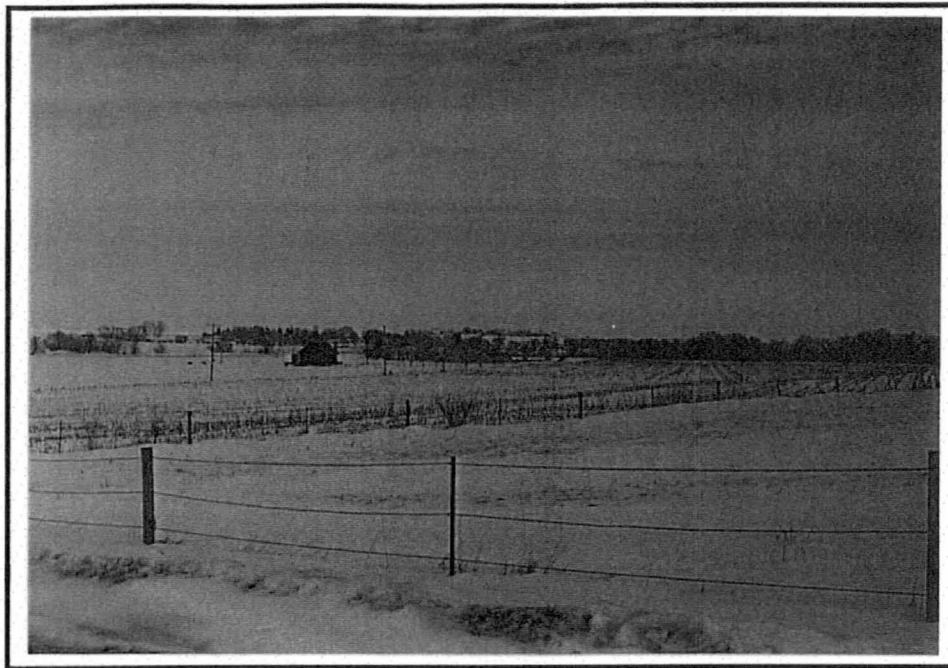
Site Description: Currently a municipal Airport, removed UST's and a borrow area.

Proximity to Corridor: East of Corridor

Investigation Origin: IDNR LUST Index

Site Concerns: This site had 2 USTs removed. This site is listed as an IDNR LUST site and a RBCA Tier Report resulted in a NFA classification from the IDNR. There is also a borrow area northeast of the north end of the runway that is currently being filled in with crushed concrete, rocks, and dirt.

REC Rating: MEDIUM



Photograph Description    View to the northeast of the borrow/fill area at  
Figure No. 4-1            the airport, 3-2-01.





Photograph Description: View to the northwest of the Sitzman Homestead, 3-2-01.

Site Name: Sitzman Homestead

Figure No.: 4-2

Site Number: HS5

General Location: At the intersection of State Highway 3 and Lake Avenue.

Site Contact / Telephone: None

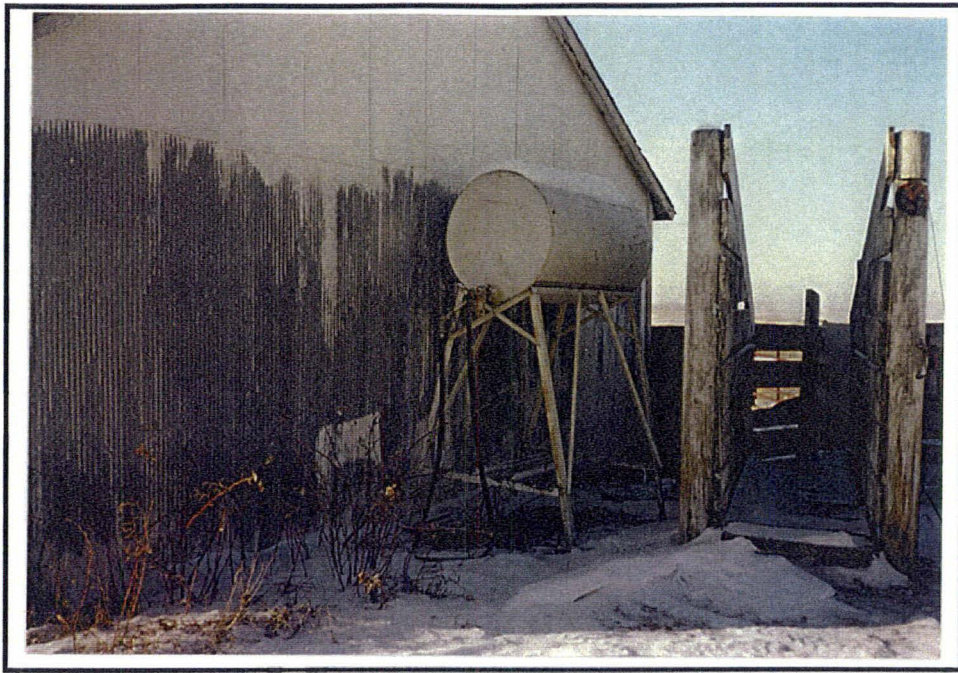
Site Description: Homestead

Proximity to Corridor: Adjoining Corridor, East

Investigation Origin: EDR

Site Concerns: This site had one UST removed from the site. The site is not listed as an IDNR LUST site.

REC Rating: MEDIUM



Photograph Description: View to the west of 300-gallon gasoline AST at the Holz Farmstead, 1-3-01.

Site Name: Holz Farmstead

Figure No.: 4-2

Site Number: FS9

General Location: On Lake Avenue, 1/2 mile north of Highway 3.

Site Contact / Telephone: Charles Holz/712-546-7542

Site Description: Farmstead

Proximity to Corridor: Adjoining Corridor, East

Investigation Origin: IDNR UST Index

Site Concerns: This site has (1)300-gallon gasoline AST and (1)500-gallon heating oil UST. No spills have been reported for this site and the site is not listed as an IDNR LUST site.

REC Rating: MEDIUM



Photograph Description: View of 500-gallon diesel AST. There is also a 10,000 gallon subsurface concrete sewage lagoon, 1-3-01.

Site Name: Dreckman Farmstead

Figure No.: 4-2

Site Number: FS10

General Location: On Lake Avenue, 3/4 mile north of Highway 3.

Site Contact / Telephone: Chad Dreckman/712-5466187

Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: Corridor Inspection

Site Concerns: There is (1)500-gallon diesel AST and a 10,000 gallon subsurface concrete sewage lagoon. No spills have been reported for this site.

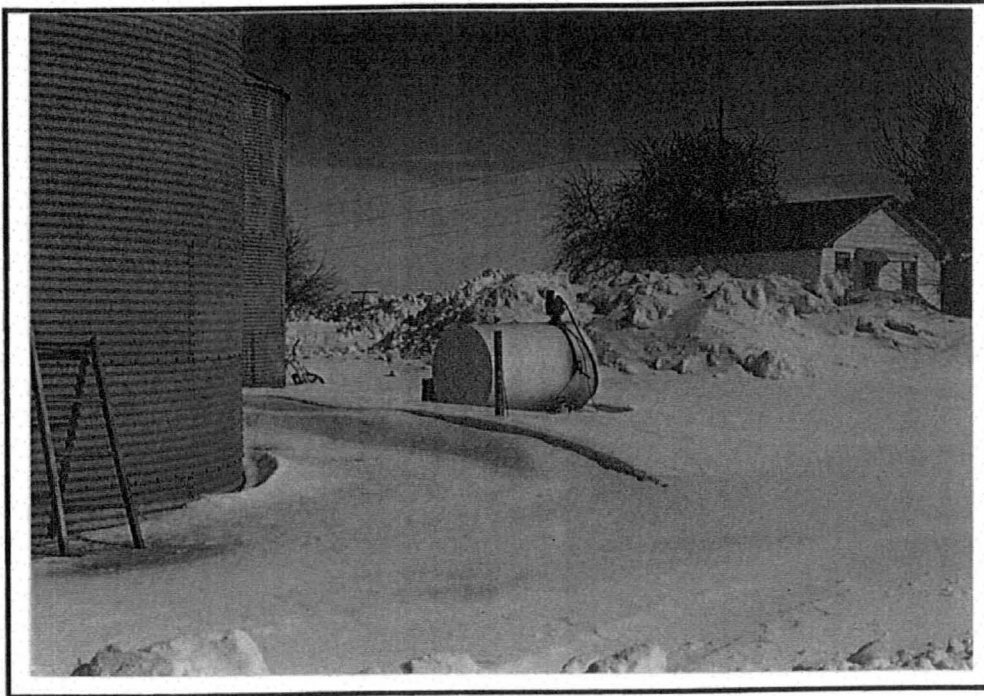
REC Rating: MEDIUM





Photograph Description      View to the west of the area with the sewage  
Figure No. 4-2                lagoon at the Dreckman Farmstead, 1-3-01





Photograph Description: View to the east of 500-gallon diesel AST, 3-2-01.

Site Name: Ahrendson Farmstead

Figure No.: 4-2

Site Number: FS11

General Location: At the intersection of Lake Avenue and 170th Street.

Site Contact / Telephone: Alfred Ahrendson/712-546-4937

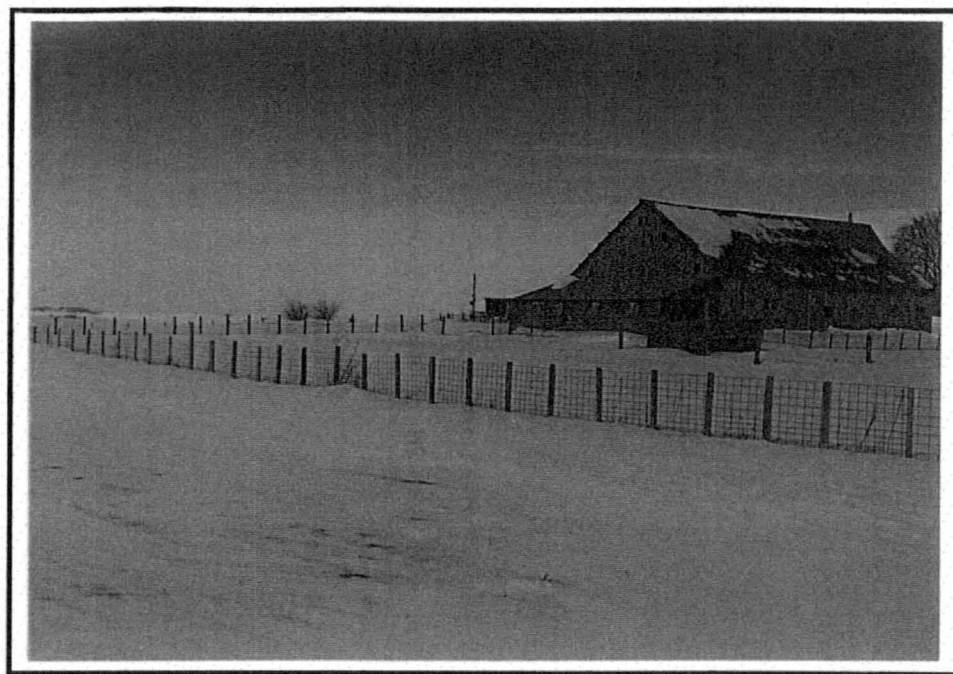
Site Description: Farmstead

Proximity to Corridor: In Corridor

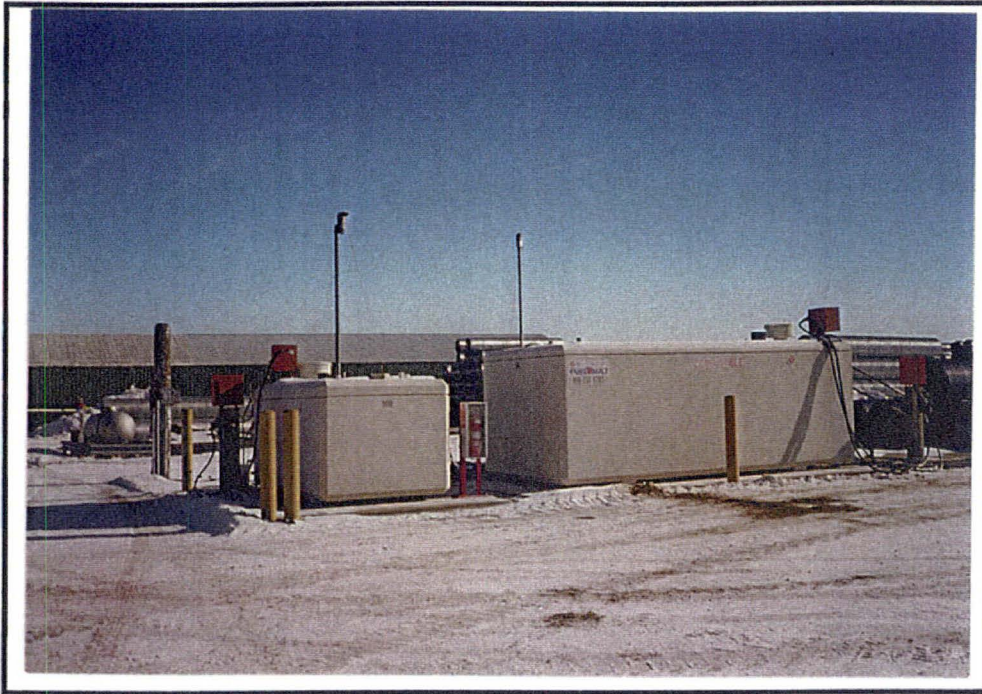
Investigation Origin: Corridor Inspection

Site Concerns: This site has (1)500-gallon diesel AST. There was (1)500-gallon UST removed from the site. There have been no spills reported and this site is not listed as a LUST site with the IDNR. There is a buried mine shaft at this site filled with debris which includes animal carcasses.

REC Rating: MEDIUM



Photograph Description    View to the northwest of the area where the  
Figure No. 4-1                buried mine shaft is located, 3-2-01.



Photograph Description: View east of (1)4,000-gal. diesel and (1)1,000-gal. gasoline vaulted ASTs at the County Engineer's Office, 1-3-01.

Site Name: Plymouth County Engineer's Office

Figure No.: 4-2

Site Number: LUST3

General Location: 170th Street, west of highway 75

Site Contact / Telephone: Tom Rohe/712-546-4559

Site Description: The site is operated by the county and includes an office building and several maintenance sheds and vehicles.

Proximity to Corridor: West of Corridor

Investigation Origin: Corridor Inspection

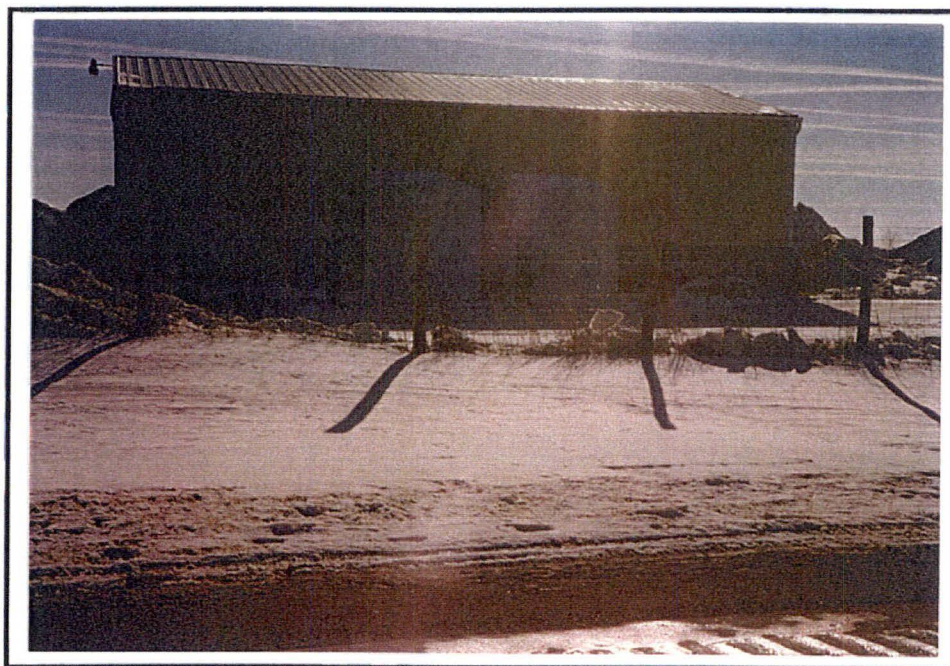
Site Concerns: This site has (1)4,000-gallon diesel and (1)1,000-gallon gasoline vaulted AST, (1)1,000-gallon double walled used oil AST, and (2)3,000-gallon calcium chloride ASTs for road salting. Several USTs were removed from this site in 1993 and the IDNR assigned this site a NFA at that time. Soil samples collected during the UST removal exceeded IDNR soil corrective action levels.

REC Rating: HIGH





Photograph Description    View of 1,000-gallon double-walled used-oil  
 Figure No. 4-2              AST at the Plymouth County Engineer's Office,  
    1-3-01.



Photograph Description    View of 2 1,000-gallon calcium chloride ASTs  
 Figure No. 4-2              at the Plymouth County Engineer's Office,  
    1-3-01.





Photograph Description: View to the west of the former Van Beek property, 3-2-01.

Site Name: Former Van Beek

Figure No.: 4-2

Site Number: Former Van Beek

General Location: Intersection of Highways 75 and 60.

Site Contact / Telephone: None

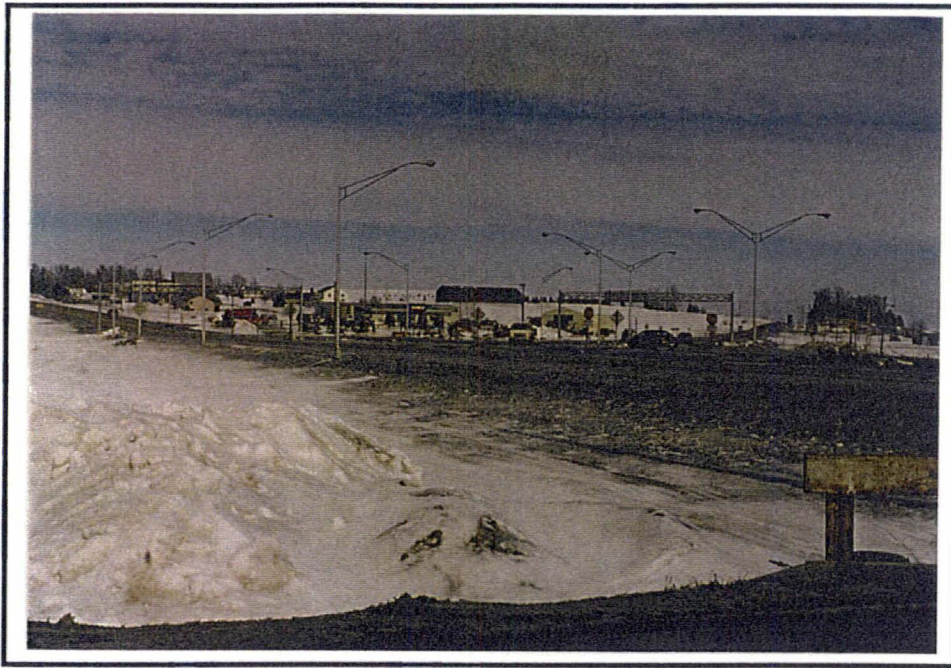
Site Description: Farming Implement Dealership

Proximity to Corridor: Adjoining Corridor, South

Investigation Origin: EDR

Site Concerns: This site had (1)500-gallon UST removed from the site in 1991. This site is not listed as a IDNR LUST site.

REC Rating: MEDIUM



Photograph Description: View to the northeast from 170th Street of the intersection at US Highway 75 and State Highway 60, 3-2-01.

Site Name: Spill 3

Figure No.: 4-2

Site Number: SP3

General Location: 170th Street near the intersection of highways 60 and 75, north of Le Mars.

Site Contact / Telephone: None

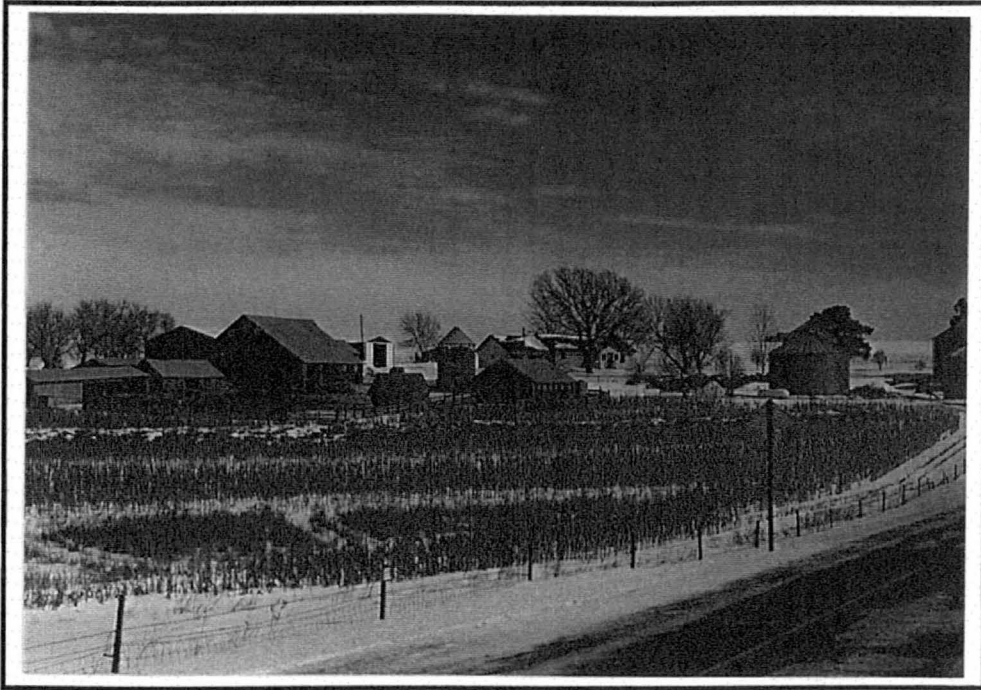
Site Description: Just south of the highway 60 and 75 intersection on 170th Street.

Proximity to Corridor: In Corridor

Investigation Origin: IDNR Spill Records

Site Concerns: There was a spill of 20 gallons of diesel fuel on 170th Street near the US Highway 75 and State Highway 60 intersection. Four bags of oil-dry were used to adsorb product from the spill.

REC Rating: MEDIUM



Photograph Description: View to the east of the Edwin Henrich Farmstead, 3-2-01.

Site Name: Edwin Henrich Farmstead

Figure No.: 4-2

Site Number: FS12

General Location: The intersection of Lake Avenue and 165th Street.

Site Contact / Telephone: Arlene Henrich/712-546-4993

Site Description: Farmstead

Proximity to Corridor: Adjoining Corridor, West

Investigation Origin: EDR

Site Concerns: There was (1)550-gallon UST removed from this site approximately 2 years ago. This site is not listed as an IDNR LUST site.

REC Rating: MEDIUM





Photograph Description: View to the north of the Kruse Farmstead, 3-2-01.

Site Name: Kruse Farmstead

Figure No.: 4-2

Site Number: FS14

General Location: On Highway 75, approximately 1/2 mile north of 170th Street.

Site Contact / Telephone: None

Site Description: Farmstead

Proximity to Corridor: In Corridor

Investigation Origin: EDR

Site Concerns: One 550-gallon UST was removed from the site in 1990. This site is not listed as an IDNR LUST site.

REC Rating: MEDIUM



Photograph Description: View of the UST located at the McDougall Farmstead, 1-2-01.

Site Name: McDougall Farmstead

Figure No.: 4-2

Site Number: FS20

General Location: On Mahogany Avenue, approximately 1/2 mile north of 150th Street.

Site Contact / Telephone: Douglas McDougall/712-546-4880

Site Description: Farmstead, with a large amount of livestock

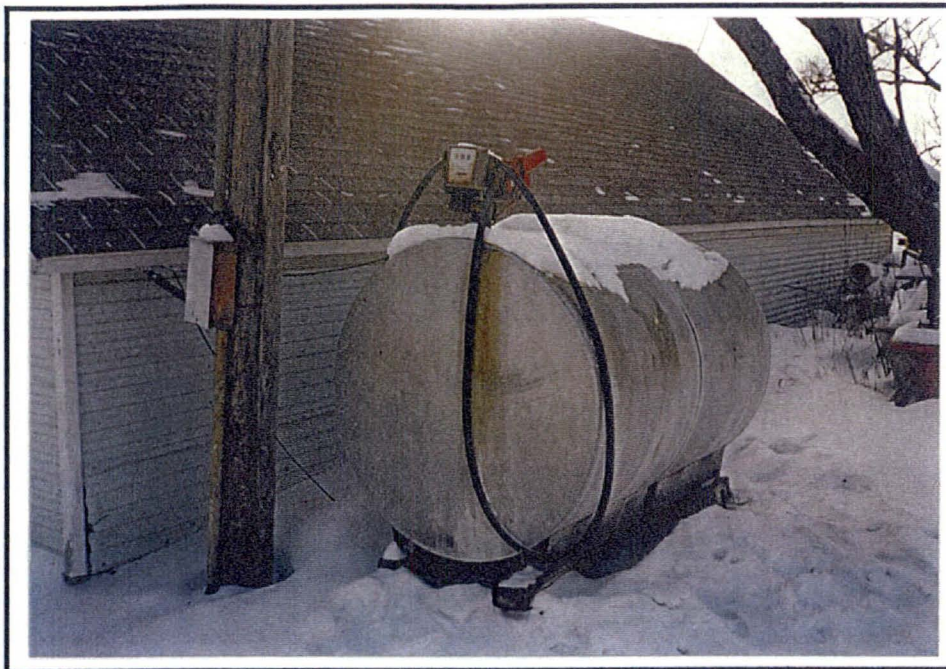
Proximity to Corridor: Adjoining Corridor, North

Investigation Origin: Corridor Inspection

Site Concerns: This site has a 560-gallon gasoline UST and a 500-gallon diesel AST. This site is not listed as an IDNR LUST site. The farmstead has approximately 500 head of cattle adjoining the Corridor. The McDougall Farmstead also operates a hog confinement facility approximately 1/2 mile north of the Corridor.

REC Rating: MEDIUM





Photograph Description View of the 500-gallon diesel AST at the  
Figure No. 4-1 McDougall Farmstead, 1-2-01.



Photograph Description View to the southwest of the McDougall hog  
Figure No. 4-1 confinement facility approximately ½ mile north  
of the Corridor, 1-2-01.



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## Appendix J

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MONTGOMERY WATSON



Photograph No.1  
Date 11-30-00  
Figure No. 4-1

View southwest from County C38 and US Highway 75 of  
NIPCO.



Photograph No.2  
Date 11-30-00  
Figure No. 4-1

View northeast from County C38 and US Highway 75 of  
general Corridor conditions.

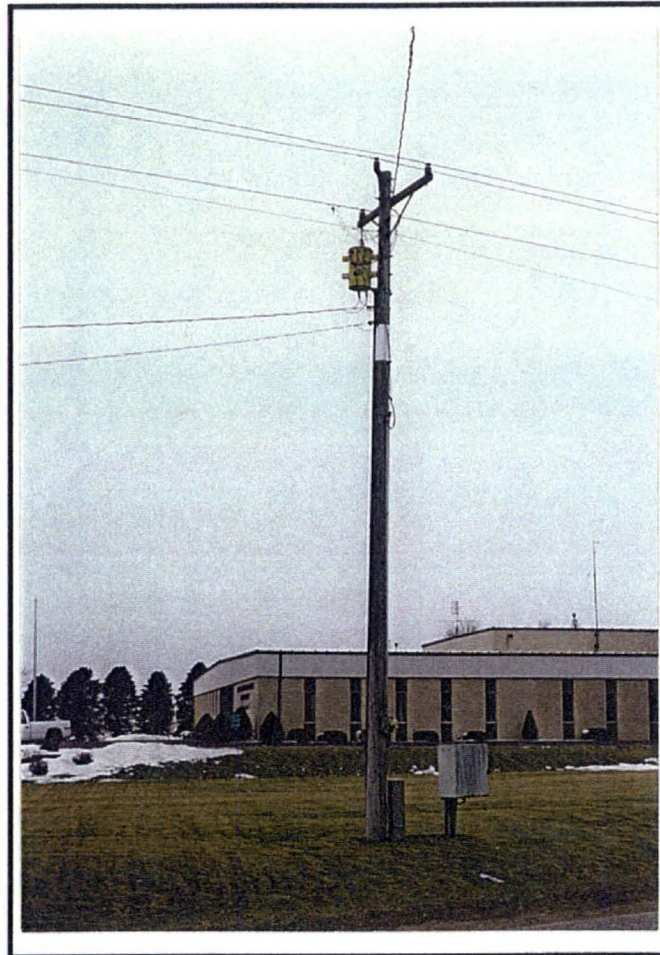


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IOWA DEPARTMENT OF TRANSPORTATION  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
LE MARS, IOWA

PHOTOGRAPHIC LOG PAGE 1





Photograph No.3  
Date 11-30-00  
Figure No. 4-1

View south from County C38 of pole-mounted transformer,  
NIPCO in background.



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**PHOTOGRAPHIC LOG** PAGE 2





Photograph No. 4  
Date 11-30-00  
Figure No. 4-1

View south from County C38 of NIPCO, rural water system marker and wellhead visible.



Photograph No. 5  
Date 11-30-00  
Figure No. 4-1

View south from County C38 of SMITHCO.



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LE MARS, IOWA





Photograph No.6  
Date 11-30-00  
Figure No. 4-1

View southwest from Keystone Avenue of general Corridor conditions.



Photograph No.7  
Date 11-30-00  
Figure No. 4-1

View east from Keystone Avenue of general Corridor conditions.



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LE MARS, IOWA

PHOTOGRAPHIC LOG PAGE 4





Photograph No.8  
Date 03-02-01  
Figure No. 4-1

View south from 195th Street of standing water covered with ice and snow.



Photograph No.9  
Date 11-30-00  
Figure No. 4-1

View northeast from Keystone Avenue and 195th Street of general Corridor conditions, Stock Farmstead in the background.



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LE MARS, IOWA





Photograph No. 10      View southeast from Keystone Avenue and State Highway  
 Date 11-30-00          3 of general Corridor conditions.  
 Figure No. 4-1

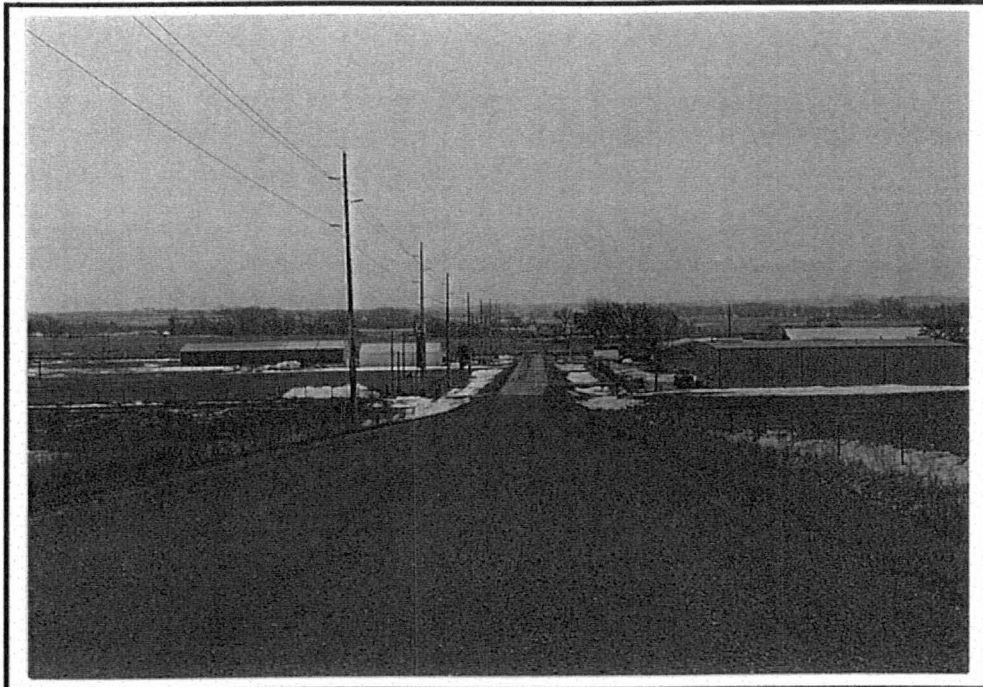


Photograph No. 11      View west from Lake Avenue of general Corridor  
 Date 11-30-00          conditions.  
 Figure No. 4-2



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Photograph No.12      View east from 170th Street of general Corridor conditions.  
 Date 11-30-00  
 Figure No. 4-2



Photograph No.13      View north from 170th Street of general Corridor  
 Date 11-30-00      conditions.  
 Figure No. 4-2



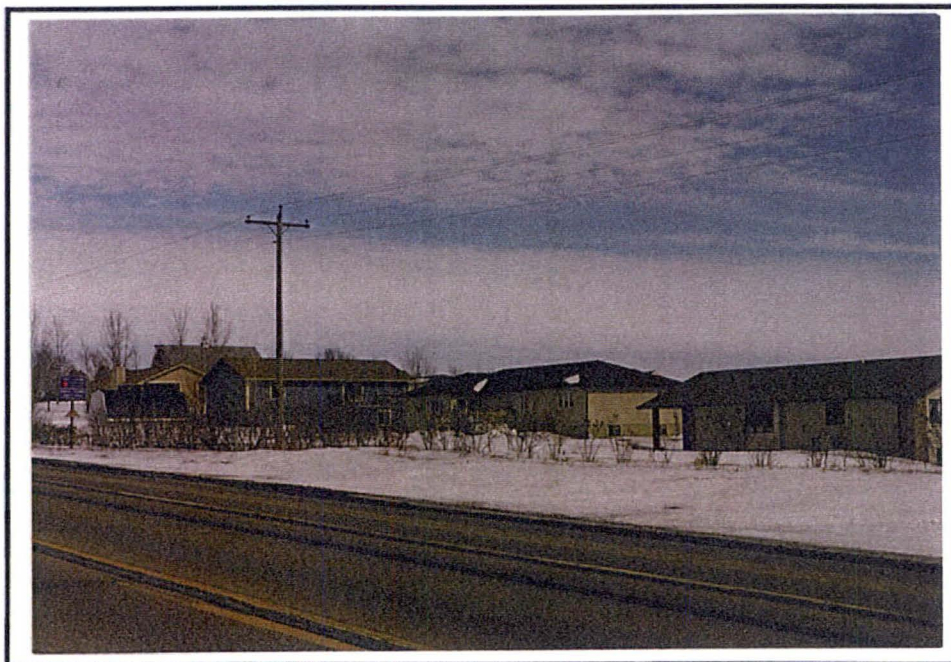
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 PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 LE MARS, IOWA





Photograph No. 14      View southeast from Lake Avenue of general Corridor  
 Date 11-30-00          conditions.  
 Figure No. 4-2



Photograph No. 15      View east from US Highway 75 of Pine/Leland Subdivision.  
 Date 03-02-01  
 Figure No. 4-2



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 LE MARS, IOWA

**PHOTOGRAPHIC LOG** PAGE 8





Photograph No. 16      View southwest from US Highway 75 of general Corridor  
 Date 11-30-00          conditions.  
 Figure No. 4-2

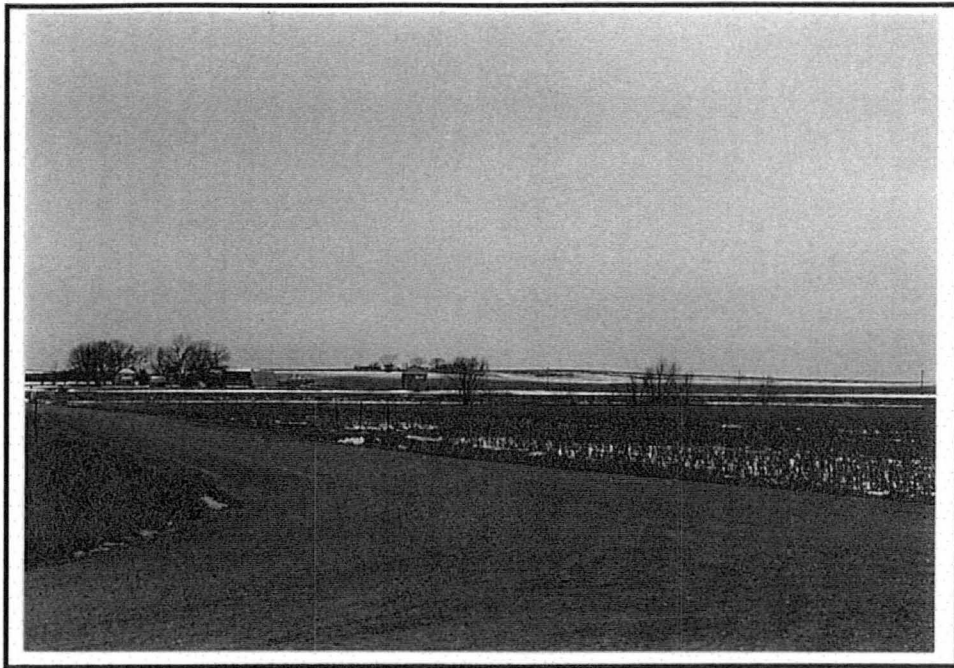


Photograph No. 17      View southeast from US Highway 75 of general Corridor  
 Date 11-30-00          conditions.  
 Figure No. 4-2

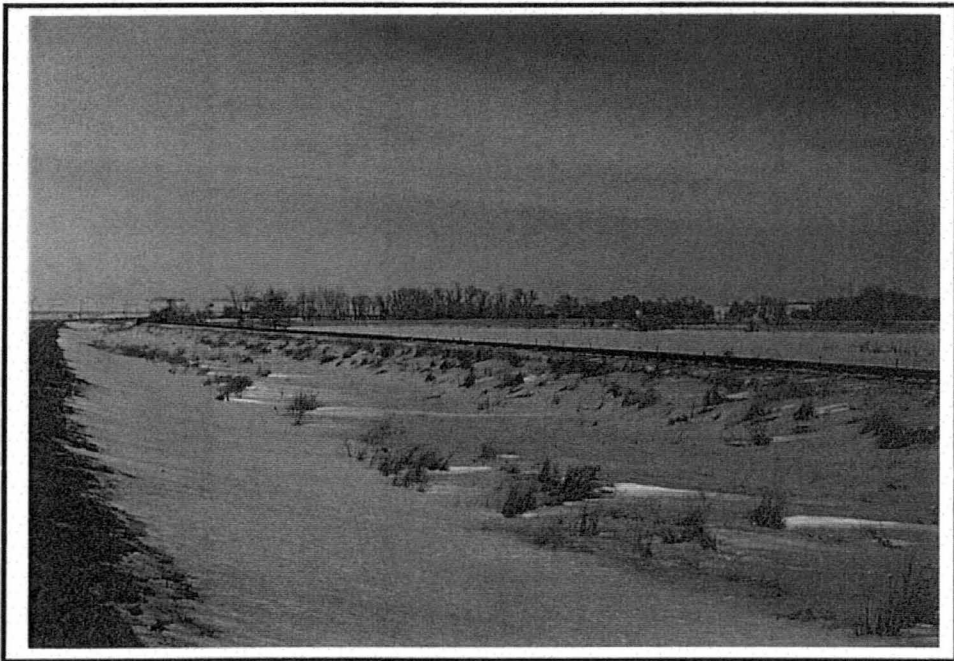


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 PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 LE MARS, IOWA



Photograph No. 18      View west from 160th Street and Mahogany Street of  
 Date 11-30-00          general Corridor conditions.  
 Figure No. 4-2



Photograph No. 19      View northeast from State Highway 60 of standing water  
 Date 03-02-01          covered with ice and snow.  
 Figure No. 4-2



**MONTGOMERY WATSON**

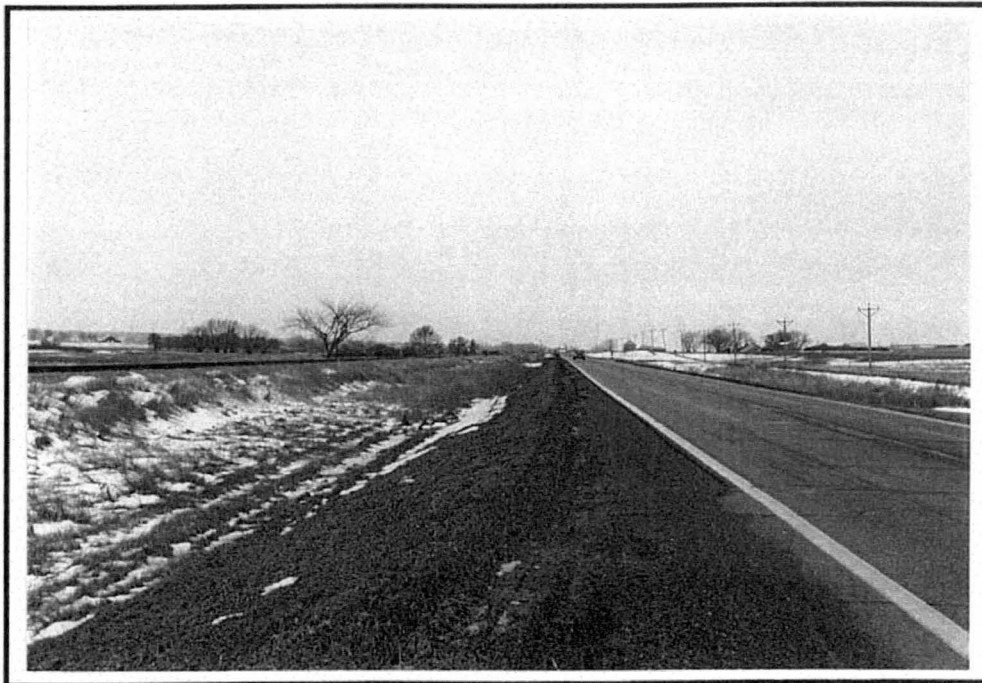
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 LE MARS, IOWA

**PHOTOGRAPHIC LOG** PAGE 10





Photograph No. 20      View northwest from Mesquite Street of general Corridor  
 Date 11-30-00          conditions.  
 Figure No. 4-2



Photograph No. 21      View southwest from State Highway 60 of general Corridor  
 Date 11-30-00          conditions.  
 Figure No. 4-2



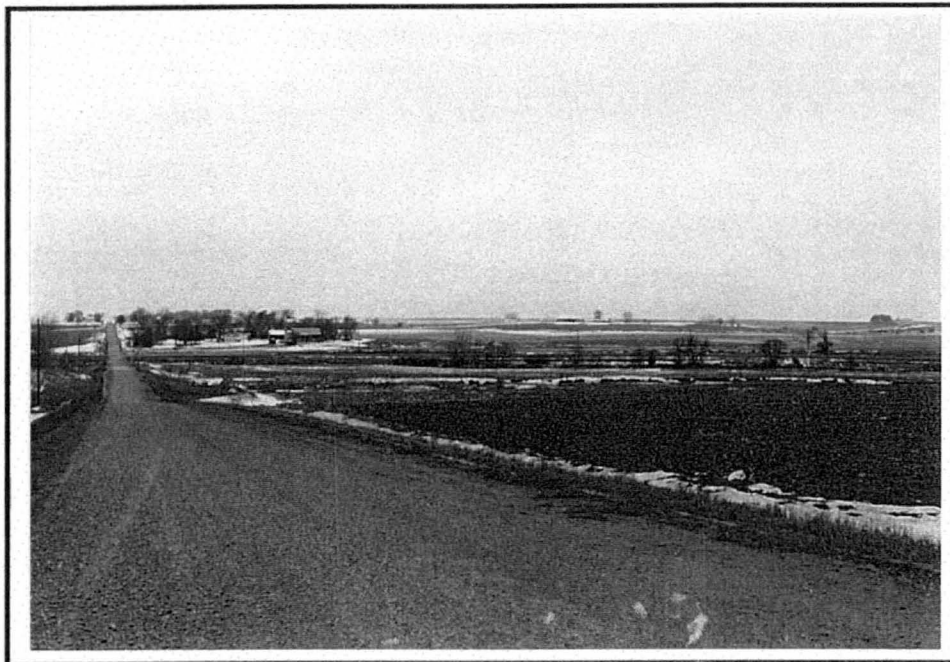
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 PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 LE MARS, IOWA





Photograph No. 22      View northeast from State Highway 60 of general Corridor  
 Date 11-30-00          conditions.  
 Figure No. 4-2



Photograph No. 23      View west from 150th Street and Mesquite Street of  
 Date 11-30-00          general Corridor conditions.  
 Figure No. 4-2



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**PHOTOGRAPHIC LOG** PAGE 12