

February 13, 2020



Mr. Matt Culp
Iowa Department of Natural Resources
Contaminated Sites Section
Wallace State Office Building
Des Moines, Iowa 50319

RE: Request for IDNR Review
Phase I ESA and Limited Site Investigation Results
Proposed Kwik Trip #1077 Mason City
1316 4th Street SW
Mason City, Cerro Gordo County, Iowa 50401
Terracon Project No. 13197029

Dear Mr. Culp:

Terracon Consultants, Inc. (Terracon) was retained to conduct a Phase I Environmental Site Assessment (ESA), (Report 13197029 dated April 8, 2019) and a Limited Site Investigation (LSI) (Report 13197029 dated April 18, 2019) for the above referenced facility. Terracon has included the referenced reports with this request for review. Terracon is requesting a review of the environmental reports for a determination whether additional investigation would be requested by the Iowa Department of Natural Resources (IDNR). The following presents a summary of the ESA and LSI:

Summary of ESA

Site Description and Use

The site is located at 1316 4th Street SW in Mason City, Iowa and consists of one parcel totaling approximately 2.12 acres.

The site is improved with a 21,918 square feet (SF) shopping center constructed in 1956 with a 5,936 SF addition constructed in 2004 and a 50,000 SF asphalt parking lot constructed in 1970. The building was partially occupied during the site visit by tenants Home & Gift Gallery, Ana Nails, Asian Massage, Check n Go, Vape Shop, Manpower and US Marines.

Historical Information

Based on a review of the historical information, the site area appears to have been agricultural land according to the 1939 aerial and appears to be partially graded in the 1953 aerial. The site was developed with the northern portion of the existing building and parking area since at least 1956 and occupied with medical offices and retail businesses. The western building addition was constructed in 2004 for additional retail space.

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Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed.

The south adjoining YesWay gas station and convenience store across SW 4th Street was issued a No Further Action classification relating to the leaking underground storage tank (LUST) status by the Iowa Department of Natural Resources (IDNR) on November 15, 2011. Based on the past releases that have occurred, which have been addressed to the satisfaction of the IDNR, where the hazardous material or petroleum product has been allowed to remain in place subject to the facility meeting site specific target levels or no pathways being identified, LUST No. 7LTN89 facility represents a controlled recognized environmental condition (CREC). Based on the identified up gradient position, the current use of south adjoining property across SW 4th Street as a fueling facility and the potential for a spill or release from the underground storage tanks (USTs) and dispensers which could impact soil and/or groundwater at the site is a recognized environmental condition (REC).

Stalkers Westside 66 located to southeast of the site across the intersection of Fourth Street SW and South Pierce Street represents a CREC since the facility has been addressed to the satisfaction of the IDNR, but at which the hazardous material or petroleum product has been allowed to remain in place subject to the use of some form of required control (restrictive covenant). The property has been redeveloped as a Walgreens retail store.

Site Reconnaissance

The following items were noted during the site reconnaissance: several 5-gallon containers of roof tar and several containers of used paints, three, pole-mounted transformers, three trash dumpsters, natural gas-fired heating systems, rooftop air conditioning, and floor drains connected to the city sanitary sewer.

Adjoining Properties

The north adjoining property consists of a vacant nursing home. The east adjoining property across South Pierce Avenue consists of a parking lot. The south adjoining property consists of an office building occupied by Vein Care Center North Iowa. Additionally, the south adjoining property across IA 122 / 4th Street SW consists of YesWay gas station and convenience store, Computer Repair, Sales and Recycling, an access drive and Wells Fargo Bank. The west adjoining property across the access drive consists of four residential properties.

Conclusions of LSI

Terracon's PID screening, and visual/olfactory screening of soil samples did not indicate evidence of environmental impacts at the site. Total extractable hydrocarbons were reported in samples collected from B-1, B-6 and TMW-6, however, under IAC 137 a state wide standard (SWS) is not applicable. The samples were also Z-flagged by TestAmerica indicating the chromatographic response does not resemble a typical fuel pattern. Based on the scope of work conducted and the limitations described herein, further assessment of the site does not appear to be warranted,

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and Terracon does not believe that these findings would be the subject of enforcement action if reported to the IDNR.

This request for review is due to Kwik Trip purchasing the property for the development of a convenience store fuel station, to evaluate their environmental risk associated with this discovery, and to meet their continuing obligations with respect to ASTM 1527-13 guidance. We respectfully request your expedited review of this site's information and look forward to your response.

If you have any questions regarding the information, please contact us at (319) 277-4016.

Sincerely,

TERRACON Consultants, Inc.


Dave C. Cleary, REM
Environmental Department Manager

David J. Wolfgram, P.E.
Principal

Attachments: Phase I ESA and LSI

Copies to: Matt.Culp@dnr.iowa.gov (email)
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