



December 29, 2023

TROY BATZEL
KWIK TRIP INC
PO BOX 2107
LA CROSSE WI 54602

**Re: Kwik Trip #1702 Clive (15980 Hickman Road, Clive, IA)
Contaminated Sites Database Site ID No. 2784
Initial Site Screening**

Mr. Batzel:

The Iowa Department of Natural Resources (DNR) has received your Phase I and Limited Site Investigation (LSI) reports. Thank you for the submissions. The DNR has reviewed the reports for evidence suggesting the existence of a hazardous condition. No contaminants over Statewide Standards (SWS) were detected during the investigation and the IDNR has not identified evidence suggesting the likely existence of a hazardous condition and is therefore deferring further assessment. The decision to defer assessment at this Site is based on the limited extent and concentrations of contaminants documented in the LSI.

Based off the report findings, all soil concentrations for volatile organic compounds (VOC) and total extractable hydrocarbons (TEH) as diesel and waste oil were below laboratory detection levels. Groundwater VOC and TEH results were below laboratory detection levels for all wells except TMW-8 which had bromodichloromethane and chloroform over detection levels. However, the concentrations of both chemicals were below Iowa DNR Statewide Standards (SWS) for a protected groundwater source (PGWS) and non-PGWS. Contaminants of concern are all under applicable target levels.

Dallas County has a DNR approved well ordinance (Chapter 32) which restricts private wells by requiring a construction permit and prohibits water wells if public water is available. Only one well was identified within 1000' of the Site which is a heat pump to the northwest. While the Site currently has two unregistered USTs, two unregistered wells, a cistern, and an AST (heating oil), future development plans for the site will call for the removal of the tanks and plugging of the on-site wells. No other receptors are located in the vicinity which could be impacted by conditions found at the Site based off the Phase 1 and LSI.

With consideration of the conditions noted above, the Department does not require any follow-up action based on these findings. This determination should not be construed as an endorsement by the DNR that a hazardous condition does not exist on the property. Instead, it is a conclusion by the DNR that available information does not suggest the likely existence of hazardous condition on the property based on current usage.

Since there are no regulatory requirements for the conduct of Phase I or LSI reports, the DNR also does not approve, reject or otherwise make judgment on the quality or adequacy of the report. Instead, the DNR evaluates the information provided as well as other available information about the property (e.g., geology, well locations, local land use) for evidence of a potentially hazardous condition as defined in 567 Iowa Administrative Code Chapter 131 ([567 IAC 131](#)).

Feel free to contact me with any questions at [\(515\) 721-7024](tel:515-721-7024) or by email at andrew.carver@dnr.iowa.gov.

Sincerely,

Andrew Carver, CGP# 2106
Environmental Specialist
Land Quality Bureau

cc: Iowa DNR Field Office #5,
Des Moines

Michael Sullivan
Iowa DNR
502 E 9th St.
Des Moines, IA 50319

Jesse Nelson
Terracon
600 SW 7th St., Suite M
Des Moines, IA 50309