



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

(Required information marked with a * and in red)

NPL Status = O-Not a Valid Site or Incident

*Site Name: Kalona Kwik Trip #1738 *Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities

☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

*Address: SW Corner of E Avenue and 1st Street *County: Washington

*City, State, Zip: Kalona, Iowa 52247 State ID (if one exists): 2825 Congressional District: Iowa 2

NPL Status = O-Not a Valid Site or Incident Federal Facility Indicator: ☐ Federal Facility ☐ Not a Federal Facility ☐ Status Undetermined

***Section:**

- ☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch ☐ L-(EFLR) Enfr/Fund Lead RV Branch ☐ F-(FFSE) Federal Facilities/Special Emphasis Branch
☐ M-(MOKS) MO/KS remedial Branch ☐ I-(IANE) IA/NE Remedial Branch ☐ O-(ER&R) Emergency Response & RV Branch

List Site Alias Name(s): _____

Directions to Site: Driving south on Highway 1 into Kalona, turn right on Highway 22 and the site is on the left at the corner.

Site Description: An unimproved grassy vacant lot.

*Latitude: 42.4850 *Longitude: -91.7152 USGS Quadrant: Kalona 7.5' USGS Hydro Unit: 070802090605

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

Lat/Long Accuracy: ☐ Seconds ☒ Degrees ☐ Minutes ☐ Miles ☐ Feet ☐ Kilometers ☐ Meters

- *Owner Operator Type: ☐ Federally-Owned ☐ Other ☐ Trustee, Federal
☐ Bank/Loan Company ☐ Former Federally Owned or Operated ☒ Private ☐ Trustee, State
☐ Brownfields/Public ☐ Government Owned/Contractor Operated ☐ Privately Owned/Government Operated ☐ Unknown
☐ County Owned ☐ Mixed Ownership ☐ Property Defaulted Back to Government
☐ District Owned ☐ Municipality ☐ State Owned

*Operational Status: ☐ Active ☒ Inactive ☐ Unknown ☐ Blank Native American Interest: ☐ Yes ☒ No

*Non-NPL Status (Choose one): ☒ Not a Valid Site or Incident ☐ Not a Valid Site or Incident: RCRA Lead ☐ Not a Valid Site or Incident: State Lead
☐ Not a Valid Site or Incident: NRC Lead ☐ Not a Valid Site or Incident: Tribal Lead

*Add Action: OU *PRE-CERCLIS SCREENING: *Planned Complete: _____ *Actual Complete: _____

*Lead code (choose one) ☐ F-EPA Fund Financed ☐ FF - Federal Facility ☐ S - State, Fund Financed

SCAP Note: _____

Add below Action (if No Further Action): OU Lead: ☐ PRE-CERCLIS ARCHIVE Actual Complete: _____

SCAP Note: _____ Comments: ☐ Site or ☐ Action: _____

*Site Type: (Choose all that apply; for every main category chosen, in bold, at least one sub-category must be selected; if more than one main and sub-category is selected indicate which is primary)

Primary Designation: Agricultural

☐ **MP-Manufacturing/Processing/Maintenance - Applicable sub-categories:**

- ☐ CA-Chemicals and allied products
☐ CG-Coal gasification
☐ CP-Coke production
☐ EP-Electric power generation and distribution
☐ FT-Fabrics/textiles
☐ EE-Electronic/electrical equipment
☐ LW-Lumber and wood products/pulp and paper
☐ WP-Lumber and wood products/ wood preserving/ preserving/ treatment
☐ MF-Metal fabrication/finishing/coating and allied industries
☐ OR-Oil and gas refining
☐ OP-Ordnance production
☐ OT-Other-Description (needed): _____
☐ PR-Plastics and rubber products
☐ PM-Primary metals/mineral processing
☐ RA-Radioactive products
☐ TA-Tanneries
☐ TS-Trucks/ships/trains/aircraft and related components

☐ **RE-Recycling - Applicable sub-categories**

- ☐ AT-Automobiles/tires
☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
☐ DT-Drums/tanks
☐ OT-Other-Description (needed): _____
☐ WO-Waste/used

☐ **MI-Mining - Applicable sub-categories**

- ☐ CO-Coal
☐ ME-Metals
☐ NM-Non-metal minerals
☐ OG-Oil and Gas
☐ OT-Other-Description (needed): _____

☐ **WM-Waste Management - Applicable sub-categories**

- ☐ CL-Co-disposal landfill (municipal and industrial)
☐ ID-Illegal disposal/open dump
☐ IF-Industrial waste facility (non-generator)
☐ MD-Mine tailings disposal
☐ OT-Other-Description (needed): _____
☐ ML-Municipal solid waste landfill
☐ RW-Radioactive waste treatment, storage, disposal (non-generator)

☒ **OT-Other - Applicable sub-categories**

- ☐ AG-Agricultural (e.g., grain elevator)
☐ CS-Contaminated sediment site with no identifiable source
☐ DC-Dust control
☒ OT-Other-Description (needed): vacant grassy lot/formerly row crops
☐ GP-Ground water plume site with no identifiable source
☐ MO-Military/Other Ordinance
☐ PS-Product Storage/distribution
☐ RC-Retail/commercial
☐ RD-Research, development, and testing facility
☐ SE-Spill or other one-time event
☐ TP-Transportation (e.g., railroad yards, airport, barge docking, site)
☐ TW-Treatment works/septic tanks/other sewage treatment

Signatures: _____

States: _____ Date: _____

RPM/OSC/SAM:

Date:



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM

(Required information marked with a * and in red)

*Site Name: Kalona Kwik Trip #1738

*EPA ID: _____

*Latitude: 41.4850

*Longitude: -91.7152

Measurement Sequence: _____

Decimal Degree Format

(See Comment A)

*Lat/Long Source:

☐ Contractor

☐ Regulated Entity

☐ Private

Designate Lat/Long: ☒ Primary

☐ Dun & Bradstreet

☐ State

☐ SNAP

☐ NPL Coordinate

☐ EPA Region 7

☐ EPA Headquarters

☐ Tribe

☐ Geograph

☐ Epic

☐ Unknown

☐ Other Federal Agency

☒ Other

☐ (Blank)

*Collection Method:

☐ Address Matching -House Number

☐ Address Matching -Nearest Intersection

☐ Address Matching - Other

☐ Address Matching - Block Face

☐ Address Matching - Primary Name

☐ Public Land Survey-Footing

☐ Address Matching - Street Centerline

☐ Address Matching - Digitized

☐ Public Land Survey-Section

☐ Census Block - 1990 - Centroid

☐ ZIP+2 Centroid

☐ Public Land Survey-Quarter Section

☐ Census Block/Group 1990-Centroid

☐ ZIP+4 Centroid

☐ Public Land Survey-Eighth Section

☐ Census Block/Tract - 1990 - Centroid

☐ ZIP Code - Centroid

☐ Public Land Survey-Sixteenth Section

☐ Census - Other

☐ GPS Code (Pseudo Range) Differential

☐ GPS-Unspecified

☐ GPS Carrier Phase Static Relative Position

☐ GPS Code (Pseudo Range) Precise Position

☐ Classical Surveying Techniques

☐ GPS Carrier Phase Kinematic Relative Position

☐ GPS Code (Pseudo Range) Standard Position (SA-Off)

☐ LORAN

☐ GPS, with Canadian Active Control System

☐ GPS Code (Pseudo Range) Standard Position Service SA-On

☐ Unknown

☐ Interpolation-Digital Map Source (TIGER)

☐ Interpolation -Photo

☐ Interpolation-TM

☐ Interpolation-Map

☒ Interpolation - Satellite

☐ Interpolation - Other

☐ Interpolation -MSS

☐ Interpolation - SPOT

*Reference Point:

☐ Facility/Station Bldg Entrance

☐ Other

☐ Solid Waste Trtmnt/Disp. Unit

☐ Administrative Building

☐ Intake Point

☐ Plant Entrance (Freight)

☐ Storage Tank

☐ Air Monitoring Station

☐ Lagoon or Settling Pond

☐ Plant Entrance (General)

☐ SW Corner of Land Parcel

☐ Air Release Stack

☐ Liquid Waste Treatment Unit

☐ Plant Entrance (Personnel)

☐ Treatment/Storage Plant

☐ Air Release Vent

☐ Loading Area Centroid

☐ Process Unit Area Centroid

☐ Unknown

☐ Atmos. Emissions Trtmnt Unit

☐ Loading Facility

☐ Process Unit

☐ Water Monitoring Station

☐ Boundary Point

☐ Monitoring Point

☐ Release Point

☐ Water Release Pipe

☐ Building Entrance

☐ NE Corner of Land Parcel

☐ SE Corner of Land Parcel

☐ Well

☒ Facility/Centroid Cent

☐ NW Corner of Land Parcel

☐ Solid Waste Storage Area

☐ Well Protection Area

*Reference Datum:

☐ NAD27

☐ NAD83

☐ Other

☒ Unknown

☐ WGS84

*Accuracy Meters +/-:

☒ *Accuracy Unknown

*Collection Date:

Verification Method:

☐ Proximity to Alternative Facility Coordinate

☐ Verified Relative to Map Features (1:24K)

☐ Ground Truth Conducted

☐ Proximity to Polygon Centroid (County)

☐ Verified Relative to Map Features (Other)

☐ Point In Polygon (County)

☐ Proximity to Polygon Centroid (Other)

☐ Verified, Unknown Method

☐ Point in Polygon (Zip)

☐ Proximity to Polygon Centroid (Zip Code)

☒ Not Verified

☐ Point in Polygon (Other)

☐ Verified Relative to Map Features (1:100K/Tiger)

☐ Blank

*Point/Line/Area:

☐ AREA

☐ LINE

☒ POINT

☐ REGION

☐ ROUTE

☐ BLANK

*Source Map Scale:

☐ 1:10,000

☐ 1:20,000

☐ 1:50,000

☐ 1:100,000

☐ 1:500,000

☐ 1:12,000

☐ 1:24,000

☐ 1:62,500

☐ 1:125,000

☒ NONE

☐ 1:15,840

☐ 1:25,000

☐ 1:63,360

☐ 1:250,000

☐ UNKNOWN

☐ OTHER

COMMENTS:

Signatures:

RPM/OSC:

Date:

Branch Chief:

Date:

Comment A: A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.



Initial Site Screening (ISS)

Site Name: Kalona Kwik Trip #1738

Project Manager: Jake Bucklin

Date: 12/5/2024

☐ **3931 - Phase II Assessment Review – Brownfield Funded**

Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

☐ **3837 - Phase II Assessment – Brownfield Grant Funded**

Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination, or

☒ **3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded**

Phase II submitted that is not part of a real estate transaction

Location: (Decimal Degree format)

Latitude: 42.4850

Longitude: -91.7152

County: Washington

USGS Quadrant: Kalona 7.5'

Site Size: 4.04

Site Dimension:

☒ Acres

☐ Square Feet

☐ Feet

☐ Square Miles

☐ Miles

Site Alias Name(s): _____

Congressional District: Iowa 2

Grant Recipient Name: _____

Grant Recipient Address: _____

Grant Recipient Phone: _____

Grant Recipient Email: _____

Current

Owner(s): Kwik Trip, Inc.

Current Owner Address: 1626 Oak Street, La Crosse, WI 54603

If different from current owner:

Responsible Party Name(s): _____

Responsible Party Address: _____

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)

SW Corner of E Avenue and 1st Street, Kalona, IA 52247

Directions to site: Driving south on Highway 1 into Kalona, turn right on Highway 22 and the site is on the left at the corner.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, SW burial, etc.)

Site History:

The site was an agricultural row crop field since at least 1937 and is currently an unimproved weedy grass lot.

Recognized Environmental Conditions (REC):

A Phase I ESA performed at the site discovered one REC:

- The neighboring Highway 1 BP facility was classified as No Action Required on March 2, 2005 and a No Further Action (NFA) certificate was issued on April 8, 2005. In correspondence dated February 13, 2020, the IDNR indicated the facility has been under delivery probation enforcement since May 7, 2019, the tank management fees have not been paid since 2018, and the pollution liability insurance was canceled on August 10, 2019. The IDNR also indicated the UST system has not undergone proper temporary closure procedures. Furthermore, plume maps of the facility contamination indicate that the site has been impacted.

Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)

A total of 8 borings were advanced at the site to depths ranging from 20-26 feet below ground surface (BGS), and a soil sample was collected from the depth interval displaying the greatest potential for contamination based on field screening and observations or from the capillary fringe zone if field screening readings were below background levels. Soil samples were analyzed for volatile organic compounds (VOCs) via EPA Method 8260. Following collection of soil samples, each boring was converted into a temporary monitoring well for the collection of a groundwater sample. Each of the 8 groundwater samples were analyzed for VOCs via EPA Method 8260.

Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.

Soil Findings

No VOCs were detected above their respective laboratory reporting limits for the soil samples collected at the site.

Groundwater Findings:

The only VOC detected above its laboratory reporting limit in any of the groundwater samples collected at the site was Toluene at one location. Although Toluene was reported at a concentration exceeding the laboratory reporting limit at one location, this concentration did not exceed the statewide standard (SWS) for a protected groundwater source.

Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.

The site is an unimproved grass lot that had been used for row crops since at least 1937 and, as such, is not serviced by any utilities. No wells or septic systems are reported at the site. Neighboring properties include Highway 22 followed by agricultural land to the north, 1st Street followed by commercial properties to the east, a commercial strip mall to the south, and an electrical substation to the west.

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

4

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

No RECs were identified at the property, as it had been used as agricultural land since at least 1937 and had not been improved. Furthermore, no contaminants were detected at the site in any of the soil or groundwater samples collected with the exception of Toluene in groundwater at one location, and that detection was below the SWS for a protected groundwater source.

Site recommended for:

- ☒ No further action under CERCLA Pre-Remedial
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Transfer to LUST/UST

Form Reviewed: _____ **Date Reviewed:** _____