January 23, 2025

MR TROY BATZEL
KWIK TRIP, INC.
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Re: Future Kwik Star 1745 (1102 West Pleasant Street, Knoxville, Iowa 50138)
Contaminated Sites Database Site ID No. 2831
Phase I Environmental Site Assessment and Limited Site Investigation Reports

Dear Mr. Batzel:

The Iowa Department of Natural Resources, Solid Waste and Contaminated Sites Section (DNR) has reviewed the March 12, 2024 Phase I Environmental Site Assessment (ESA)(Doc #42261) and the April 4, 2024 Limited Site Investigation Report (LSI)(Doc #42263) for the site located in Knoxville, Iowa. The DNR understands the site will be redeveloped as a Kwik Star gas station.

The reports detail multiple recognized environmental conditions (RECs) at the location, as well as soil and groundwater samples collected to investigate those RECs. The following RECs were identified at the site:

- Lincoln Cleaners, the site (204 N. Lincoln Street), was identified as an Historical Cleaner facility which represents a REC to the site.
- Den Burger Paul E, located north-northeast and topographically up-gradient of the site (303 N. Lincoln Street), was identified as an EDR Historical Auto facility which represents a REC to the site.
- Former Fina Station, located north-northeast and topographically up-gradient of the site (1005 W. Pleasant Street), was identified as a leaking underground storage tank (LUST) and underground storage tank (UST) facility which represents a REC to the site.
- The consultant observed the location of a removed hydraulic lift during the site reconnaissance in the northwest room of Building No. 2 which represents a REC to the site.
- The consultant observed stained pavement during the site reconnaissance throughout the northwest room of Building No. 2 in the vicinity of a removed hydraulic lift, a tow-behind batwing finish mower, and a tractor which represents a REC to the site.
- Can Redemption Center and Robuck Shell Service, located on the subject site, were identified as an EDR Historical Auto, RGA LUST, LUST, and UST facility which represents a controlled REC (CREC) to the site due to the residual soil and groundwater contamination remaining onsite above residential levels.

To investigate these RECs, seven borings were advanced at the property with a soil sample collected from each boring at the depth interval posing the highest potential for contamination based on field observations and photoionization detector (PID) readings. Following the collection of soil samples, groundwater was collected from each of the seven borings. All soil and groundwater samples were analyzed for volatile organic compounds (VOCs) via EPA Method 8260. Additionally, soil and groundwater samples from two locations (B-5 and B-6) were

analyzed for Total Extractable Hydrocarbons (TEH) via Iowa Method OA-2 and soil and groundwater samples from one location (B-6) was analyzed for polychlorinated biphenyls (PCBs) via EPA Method 8082.

Laboratory analysis determined that two VOCs (n-Butylbenzene and sec-Butylbenzene) and TEH as gasoline were detected in soil at one location (B-6) at concentrations exceeding laboratory reporting limits but below applicable regulatory levels. Additionally, eight VOCs (Acetone, Ethylbenzene, Isopropylbenzene, n-Butylbenzene, n-Propylbenzene, p-Isopropyltoluene, sec-Butylbenzene, and 1,2,4-Trimethylbenzene) and TEH as gasoline were detected in one of the groundwater sample locations (B-6) at concentrations in excess of laboratory reporting limits but below statewide standards (SWS) for a protected groundwater source.

Considering the planned future site use as a gas station, lack of contaminant detections above SWS in soil or groundwater, and lack of receptors, the reported concentrations are not likely to pose a significant risk. As such, ***no additional assessment is required at this time***. Additionally, DNR concurs with your consultant's recommendation that a Soil and Groundwater Management Plan be prepared for the proposed construction in case contamination is encountered in soil and/or groundwater. Furthermore, DNR should be contacted if contamination is encountered to ensure that all contaminated materials are handled and disposed of in accordance with applicable laws and regulations in order to ensure protection of human health and the environment.

The site information and reports have been reviewed as part of the Initial Site Screening (ISS) program. The site has been assigned a **Priority 3**, which constitutes a low level of concern.

If you have any questions or if we may be of further assistance, please contact me at (515) 415-0889 or jake.bucklin@dnr.iowa.gov.

Sincerely,

Digitally signed by Jake Bucklin
Date: 2025.01.27 10:04:26 -06'00'

Jake Bucklin
Environmental Specialist
Land Quality Bureau

cc:

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