



Initial Site Screening (ISS)

Site Name: Future Kwik Star #1774

Project Manager: Jake Bucklin Date: December 9, 2025

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: +43.2004 Longitude: -96.2867 County: Sioux

USGS Quadrant: Rock Valley 7.5'

Site Size: 3.49 Site Dimension: Acres Square Feet Feet Square Miles Miles

Site Alias Name(s): Pollema Manufacturing Inc

Congressional District: Iowa 4

Grant Recipient Name:

Grant Recipient Address:

Grant Recipient Phone: Grant Recipient Email:

Current

Owner(s): Kwik Trip, Inc.

Current Owner Address: 1626 Oak St, 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) 2011 and 2019 10th St, Rock Valley, IA 51247

Directions to site: Driving north on Hwy 75, turn west onto Hwy 18. Proceed for approximately 5.5 Miles and the site is on the right just past the corner of Hwy 18 and 21st Ave.

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:

Historic records depict the site as vacant, agricultural land with wooded areas in 1938. By 1962 the wooded areas appear to have been removed and a small structure is shown on the south side of the site. By 1984, the agricultural land and small structure are no longer depicted and two commercial structures are observed on the east and west sides of the site. By 2005, an addition can be observed on the original building on the west side of the site. The site was listed as Pollema Manufacturing Inc from 2005-2020. At the time of the Phase I ESA which was conducted in October 2024, the west side of the site was operating as an agricultural parts maintenance and manufacturing shop and the east side was operating as a storage area of a construction company.

Recognized Environmental Conditions (REC):

A Phase I ESA was conducted in October 2024 which identified the following RECs:

- The historical use of the railroad on the north adjoining property represents a REC to the site.
- The underground storage tank (UST) that was removed from the site on April 6, 2000, but is lacking closure information according to the reviewed Iowa Department of Natural Resources records represents a REC to the site.
- The historical operation of the A JS Valley Mart/JJ's Valley Mart and Sinclair gas station on the west adjoining property represents a REC to the site.
- The staining associated with the 55-gallon drums, buckets, and/or containers on the 2011 and 2019 10th Street parcels represent RECs to the site.

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.)

To investigate the RECs identified at the site, a Limited Site Investigation was conducted in November 2024. A total of twelve (12) borings were advanced to depths of 20-30 feet below ground surface at the site for the collection of soil and groundwater samples. Soil was collected continuously from each boring using split-spoon samplers, and the soil was logged and field screened using a photoionization detector. A soil sample was collected from each boring at the depth interval of highest likelihood of contamination based on field screening or, if field screening readings were below background readings (<0.1 ppm), from the capillary fringe zone or another depth interval at the field personnel's discretion based on professional judgment. A soil sample also collected from the bottom of the boring if it did not produce sufficient groundwater for a sample. Each soil sample was analyzed for volatile organic compounds (VOCs) via EPA Method 8260. Additionally, soil samples from 5 boring locations (B-1, B-2, B-9, B-10, and B-12) were analyzed for total extractable hydrocarbons (TEH) via Iowa Method OA-2 and the soil samples from 2 locations (B-1 and B-2) were also analyzed for polycyclic aromatic hydrocarbons (PAHs) via EPA Method 8270SIM.

Following the collection of soil samples, each boring was converted into a temporary monitoring well for the collection of groundwater samples. During groundwater sampling activities, 9 of the temporary wells (B-2, B-4, B-5, B-6, B-7, B-9, B-10, B-11, and B-12) failed to produce sufficient groundwater and, as a result, groundwater samples were not collected from these locations and an additional soil sample was collected from the bottom interval instead. The groundwater samples collected from the three wells that did produce sufficient quantity (B-1, B-3, and B-8) were analyzed for VOCs via EPA Method 8260, and the sample collected from B-1 was also analyzed for TEH via Iowa Method OA-2 and PAHs via EPA Method 8270SIM.

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

Analytical results from the soil samples revealed detections of Acetone, Methylene Chloride, TEH as Waste Oil, and TEH (chromatographic response did not resemble a typical fuel pattern) at concentrations in excess of laboratory method reporting limits but below any applicable regulatory levels. It should be noted that acetone and methylene chloride are common laboratory artifacts and, considering the low detection levels in this case, laboratory contamination is the likely reason that these two analytes were detected in soil samples. None of the other analytes were detected in soil samples above laboratory method reporting limits.

Groundwater Findings:

Analytical results from the groundwater samples did not reveal detections of any analytes at concentrations above laboratory method detection limits.

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 a operates as a commercial property and surrounding properties include residential properties to the north and a mix of commercial and residential properties to the east, south, and west. Water and wastewater services are provided to the site by the City of Rock Valley and electric/natural gas are provided by MidAmerican. No evidence of current or historical use of any septic systems were found for the site, and no wells were identified at the site as well.

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.

Analytical results revealed no detections of contamination in groundwater at concentrations in excess of applicable laboratory method reporting limits, and detections of acetone, methylene chloride, TEH as waste oil, and unspecified TEH were detected in soil at concentrations below applicable regulatory standards. The property is classified as commercial, no evidence of a well was discovered at the site, and utilities are provided by the City of Rock Valley and MidAmerican. Due to the planned future use of the site as a gas station, limited detections at concentrations below applicable regulatory levels, and lack of complete receptor pathways, this site does not appear to present a hazardous condition.

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: December 11, 2025