

December 15, 2025

MR KEVIN NESTINGEN
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Re: Future Kwik Star #1774 (2011 10th St, Rock Valley, IA 51247)
Contaminated Sites Database Site ID No. 2870
Phase I Environmental Site Assessment and Limited Site Investigation Reports

Dear Mr. Nestingen:

The Iowa Department of Natural Resources, Solid Waste and Contaminated Sites Section (DNR) has reviewed the October 3, 2024 Phase I Environmental Site Assessment (ESA) ([Doc #43063](#)) and the November 20, 2024 Limited Site Investigation Report (LSI) ([Doc #43048](#)) for the site located in Rock Valley, Iowa. The DNR understands the site will be redeveloped to 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:

- 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.

To investigate these RECs, twelve 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 or, if PID readings did not exceed background levels (<0.1 ppm), from the capillary fringe zone or another depth based on the field personnel's discretion based on professional judgment. Following the collection of soil samples, each boring was converted to 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. All soil and groundwater samples were 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. In addition to VOCs, the groundwater sample collected from B-1 was analyzed for TEH via Iowa Method OA-2 and PAHs via EPA Method 8270SIM.

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. Laboratory analysis did not reveal the presence of any VOCs, PAHs, or TEH in groundwater and concentrations above laboratory method reporting limits.

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 4**, which constitutes a very low level of concern.

If you have any questions or if we may be of further assistance, please contact me at [\(515\) 415-0889](tel:5154150889) or jake.bucklin@dnr.iowa.gov.

Sincerely,

Jake Bucklin
Environmental Specialist
Land Quality Bureau

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