

Kansas Department of Health and Environment

Bureau of Environmental Remediation, Remedial Section

Voluntary Cleanup and Property Redevelopment Program



Applequist Properties, Salina



Fixtures staged at the Applequist Property.

Background:

Since 2004, Applequist Properties, LP (Applequist) has owned a 1.2-acre lot located northeast of 1733 Dewey Street in Salina, Kansas. Prior to 2004, Brown and Brown, Inc., a roadway construction company, owned the property and utilized it for equipment storage. Currently, a neighboring company, Great Plains Manufacturing, stages fixtures used in the manufacturing of agricultural equipment on the site.

Concerned about the possibility of contamination migrating onto their property from an adjacent property, Applequist applied to the Voluntary Cleanup and Property Redevelopment Program (VCPRP) in order to obtain a Class I “No Further Action” Determination. Class I designation is given to properties where suspected or confirmed contamination is impacting the property from an offsite source.

Investigation:

According to site maps, the Applequist property shares a southern border with McShares, Inc., a grain fumigant formulating company. McShares, Inc., has been identified as the known source of significant volatile organic compound (VOC) ground water plumes in the area, including carbon tetrachloride, chloroform, 1,2-dichloroethane (1,2-DCA), and ethylene dibromide (EDB), and is currently being addressed through KDHE's State Cooperative Program. Several investigations conducted on behalf of McShares, Inc., have indicated carbon tetrachloride, chloroform, 1,2-DCA, and EDB ground water plumes extending across the Applequist property line and further downgradient to the north, impacting residential wells approximately one mile away.

Applequist also submitted a Phase I Environmental Site Assessment (ESA) for their property to KDHE with the VCPRP application. A review of the Phase I ESA, conducted in April 2006, indicated relatively shallow, low-level detections of carbon tetrachloride and chloroform in soils. However, these detections were located near an apparent concrete outfall pipe that KDHE determined was connected to a drainage ditch originating on the adjacent McShares, Inc., property. The VOCs were determined to be the result of surface runoff from McShares, Inc., draining onto the Applequist property and not the result of an onsite VOC source. Neither the site visit nor file reviews indicated the presence of a VOC source located on the Applequist property at any time.

Solution:

After evaluating the available information and conducting a site visit, it was apparent the Applequist property was being impacted by contamination emanating from an adjacent property. Based upon this information, KDHE issued a Class I “No Further Action” determination for the Applequist property.

Benefits:

- **Relieved the property owner of liability for site contamination.**
- **Facilitated an internal corporate restructuring.**



A concrete outfall that drains surface water from the neighboring McShares, Inc., property.