

# Kansas Department of Health and Environment

## Bureau of Environmental Remediation, Remedial Section

### Voluntary Cleanup and Property Redevelopment Program



## C & C Development Properties, 4425 May St.

### **Background:**

The C&C Development, LLC (C&C) property contains approximately 20 acres, located at 4425 May Street in Wichita, Kansas. Prior to 2006 the property was used for farmland. Wichita Aerospace Spares, Inc., currently occupies the property and manufactures small aluminum and steel aircraft parts onsite. Two Phase I Environmental Site Assessments (ESAs) were completed for the property in August 2004 and November 2007.

Both investigations noted the Thermal Trade chlorinated solvent site as a Recognized Environmental Condition (REC) at the property. Currently, Thermal Trade is addressing the contamination through the Voluntary Cleanup and Property Redevelopment Program (VCPRP). During a 2002 Thermal Trade investigation, several monitoring wells were installed in the area with five monitoring wells completed on the C&C property.

The August 2004 Phase I also indicated a possible dumping ground on the C&C property. Miscellaneous debris and refuse, including several drums, were observed in the wooded area in the north-northeastern portion of the property, which has since been cleared.



*View of Wichita Aerospace Spares, Inc., building located at 4425 May St.*

C&C applied to and was accepted into the VCPRP in March 2008. Following a review of the information submitted with the application, KDHE requested additional work at the property to determine if any impacts to soil or ground water resulted from onsite activities.

Prior to this investigation, sampling of the onsite monitoring wells also indicated the C&C property is impacted by the Thermal Trade contaminant plume.

### **Investigation:**

In June 2008 six borings were advanced into the subsurface in order to determine the presence of any impacts in soil and ground water. 1,1-dichloroethane and 1,1-dichloroethene were detected in a ground water sample collected from within the onsite area impacted by the Thermal Trade contaminant plume. The impacts were below the KDHE Tier 2 Residential Risk-based Cleanup Standards (RSKs). No other soil or ground water impacts were noted.

After reviewing the investigation results, KDHE determined the impacts at the C&C property are the result of the Thermal Trade contaminant plume and not onsite activities. Therefore, a "No Further Action" letter was issued based on impact from offsite contamination.

### **Benefits:**

- **Relieved the property owner of liability due to the migration of offsite contamination.**
- **Ensured no impacts have resulted from onsite activities to date.**
- **Facilitated property sale to a new owner.**