

Kansas Department of Health and Environment

Bureau of Environmental Remediation, Remedial Section

Voluntary Cleanup and Property Redevelopment Program



Capps Builders Property

Property transactions led Nationalease of Kansas City, Inc., to apply to the Kansas Department of Health and Environment (KDHE), Voluntary Cleanup and Property Redevelopment Program (VCPRP), to obtain a "No Further Action" (NFA) designation for their Capps Builders Property. Assessments completed for the transactions indicated plumes of volatile organic compound (VOC) contamination in the ground water underlying the property. Nationalease claimed that the contamination originates from a previously identified off-site source and their property would qualify for a NFA.

Background

The Capps Builders Property is located at 2141 South Meridian Avenue, in Wichita, Kansas. The undeveloped property comprises approximately four acres with the western portion being paved and utilized for parking and the remainder a maintained grassy lot.

In the fall of 2007 an Environmental Site Assessment was performed and concerns were raised about a monitoring well located on the northern edge of the property. This monitoring well is part of an on-going assessment of ground water contamination from the Air Capitol Plating facility, located



Diagonal view from the Rita and Meridian intersection across the site (NE corner to SW corner) with former Food-4-Less store in the background.

hydraulically upgradient and three-quarters of a mile northwest. Ground water samples from this monitoring well indicated levels of VOCs, specifically cis-1, 2-dichloroethene (cis-1,2-DCE), 1,1,2-trichloroethane (1,1,2-TCA) and trichloroethylene (TCE), that exceed federal maximum contaminant levels (MCLs).

Nationalease was accepted into KDHE's VCPRP on January 28, 2008, to address ground water contamination at their property.

Investigation

KDHE conducted a review of the Environmental Site Assessment and historical aerial photographs of the area. The review indicated that the property has been undeveloped or used for agriculture. There are no likely sources of contamination on the property.

After conducting a site visit, evaluating all information submitted by Nationalease, and reviewing other available regional ground water quality data, KDHE confirmed that ground water contamination on the property originated at the Air Capitol Plating facility. The most recent analytical data indicate the continuing presence of TCE and cis-1, 2-DCE beneath the property at concentrations exceeding their respective MCLs.

Solution

KDHE's evaluation indicated that the Capps Builders Property is being impacted by contamination originating from the Air Capitol Plating facility. Since contamination associated with the Air Capitol Plating facility is currently being addressed by a Consent Order through the State Cooperative Program, KDHE issued a No Further Action determination letter to Nationalease.

Benefits:

- **Regional delineation of the VOC plume originating from the Air Capitol Plating facility resulting in more effective action to protect Kansans and the environment.**
- **Nationalease of Kansas City, Inc., has been relieved of environmental liability for VOC contamination in ground water at the Capps Builders Property.**