

BROWNFIELDS ASSESSMENT DECISION
Kansas Department of Health and Environment
Bureau of Environmental Remediation

SITE NAME: Kingman Manufacturing BTA
ADDRESS: 108 S. Valley Street
CITY /COUNTY: Cunningham/ Kingman County
REFER TO REPORT DATED: May 20, 2010
REPORT TYPE: Phase II BTA REPORT
DEVELOPED BY: GSI

DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase II Brownfields Targeted Assessment (BTA) at the Kingman Manufacturing property in Cunningham, Kansas. The Phase II assessment was initiated in response to Recognized Environmental Conditions (RECs) identified during the Phase I. The RECs associated with the BTA Property were identified as the following: the past storage and use of Toluol, potential use of lead based paint, observed vegetation staining, and the current and past locations of up gradient petroleum facilities. The BTA was conducted for the property owner (with community support) to encourage potential buyers to redevelopment the property, which has environmental uncertainties.

Results from the Phase II indicate the following:

- **SOIL** - Lead was detected in the soil at a location outside the paint shop at a concentration of 726 mg/kg. The Risk-Based Standard for lead is 400 mg/kg (residential) and 1000 mg/kg (non-residential). This property is not zoned. As such, there are no restrictions regarding future usage of the site; therefore, the residential standard of 400 mg/kg must be used. The lead contamination will need to be addressed through a cleanup strategy, which could be placing a restriction on the future use of the site to not be used for residential purposes through a KDHE Environmental Use Control (EUC). Information regarding environmental use controls can be found on the KDHE website as follows: <http://www.kdheks.gov/remedial/euc/euc.html>
- **GROUNDWATER** - Nitrates were detected in the onsite well at a concentration of 14.6 mg/L, which exceeds the Kansas Risk Based Standard of 10 mg/L. Common sources of nitrates are runoff from fertilizer use and leaching from septic tanks. Based on the Phase I report, the septic tank and leach field is located less than 100' from the well, which may explain the elevated nitrates in the water well. The EUC residential restriction will also restrict the domestic groundwater usage at this site. If this well is to be utilized in the future for the facility purposes, it is recommended that it be periodically inspected and

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analyzed by the County health department. Nitrates have linked to negative health effects, particularly in infants less than six months old.

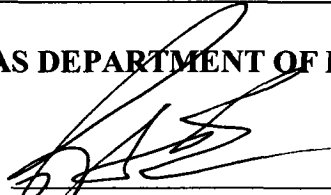
Based on the data collected during the Phase II BTA, it is recommended that the landowner (current or prospective) place a land use restriction on the property to ensure the property will not be used as a residential property in the future.

The conclusions and recommendations provided herein are based exclusively on the conditions identified through the Brownfields Assessment. Future contaminant releases on the subject property and/or future discovery of additional environmental impacts may warrant subsequent response not discussed in the BTA report or this document.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE

KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT

By:



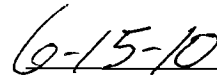
Rick L. Bean
Remedial Section Chief



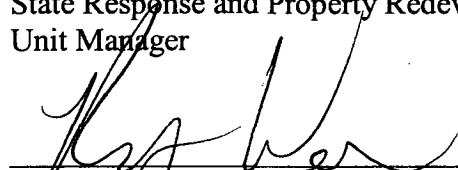
Date



Doug Doubek
State Response and Property Redevelopment
Unit Manager



Date



Ryan Weiser
Brownfields Coordinator



Date