

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

SITE NAME: Mauritta's Cafe BTA
ADDRESS: 416 N. Main
CITY /COUNTY: Garden City/ Finney County
REFER TO REPORT DATED: May 17, 2010 (Phase I ESA)
May 3, 2010 (Asbestos Survey)
REPORT TYPE: Phase I Brownfields Targeted Assessment (BTA)
Asbestos Survey
REPORT DEVELOPED BY: Terracon

DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase I Brownfields Targeted Assessment (BTA) at the Mauritta's Cafe property in Garden City, Kansas. The BTA was conducted for the prospective purchaser of the property with the support of the City to evaluate environmental uncertainties associated with the property. The building is being purchased and rehabbed to be reused as a restaurant.

Recognized environmental conditions (RECs) associated with the BTA Property were identified as the following: **former filling station and dry cleaning facility located cross gradient and upgradient, respectively to the property. However, the dry cleaning plume is currently being addressed through the KDHE Dry Cleaning Trust Fund Program. The historic filling station is located cross gradient to the facility. A monitoring well is located immediately east of the facility. It is recommended that monitoring reports from the Garden City Laundry (KDHE Project Code: C1-028-71124) periodically be reviewed by the property owner to assess the potential, if any, for impact to the site from the adjacent facilities. Impacts related to chlorinated solvents are addressed through the Dry Cleaning Trust Fund. Should aromatic hydrocarbons become present in the monitoring well, the KDHE Petroleum Trust Fund Program should be notified.** An Asbestos Survey was also conducted as an additional scope outside of the ASTM-1527-05 Phase I assessment. Asbestos was identified in the wall plaster and will need to be addressed prior to renovation or demolition activities. The Terracon Limited Asbestos Survey Report (dated May 3, 2010) provides specific recommendations regarding the ACM. Additional guidance, including demolition and abatement notification forms, and contact numbers can be found on the KDHE Asbestos Control website at <http://www.kdheks.gov/radiation/index.html>.

Based on information collected during the Phase I, it appears that the All Appropriate Inquiry (AAI) was obtained with no significant data gaps. No further assessment is being recommended at this time.

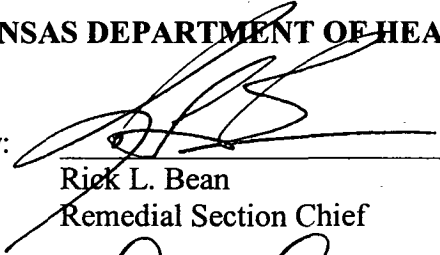
SCANNED
MAY 26 2010

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

5-20-10
Date


Doug Doucek
State Response and Property Redevelopment
Unit Manager

5-20-10
Date


Ryan Weiser
Brownfields Coordinator

5/20/10
Date