



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



**SITE NAME:** Proposed PrairieStar Health Center BTA  
**ADDRESS:** 310 South Main Street  
**CITY /COUNTY:** South Hutchinson, Reno County  
**REFER TO REPORT DATED:** September 21, 2011  
**REPORT TYPE:** Phase I Brownfields Targeted Assessment (BTA)  
**REPORT DEVELOPED BY:** Terracon

BER SCANNED  
 OCT 05 2011

DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase I Brownfields Targeted Assessment (BTA) at 300 South Main Street in South Hutchinson, Reno County, Kansas. The BTA was conducted for PraireStar Health (not for profit) for a property proposed as a health care center in South Hutchinson. The BTA was conducted through the Central Prairie RC&D petroleum grant # BF-98797801. EPA post-award eligibility was granted on September 21, 2011.

Based on the Phase I report, "Recognized Environmental Conditions" (RECs) were identified as potential hazardous substances associated with the Farmland Industries (KDHE Project Code: C2-078-70053) chlorinated groundwater contamination plume. This site and contamination associated with the site is being addressed through the State Cooperative Program; nevertheless, it is uncertain if impacts in the shallow groundwater exist beneath the BTA property from Farmland. Since this plume is documented to have vapor intrusion implications one block to the south, it is essential that the groundwater quality beneath the BTA property be assessed prior to construction. Due to the identified RECs, a Phase II assessment was recommended to commence. The Phase II is going to be conducted with 128a BTA funding. Since petroleum RECs were not identified in the Phase I, the Phase II is not eligible to be conducted through the RC&D petroleum grant.


This Phase I BTA was conducted under ASTM 1527-05 and the All Appropriate Inquiries Final Rule of 40 CFR Part 312. The KDHE Brownfields Program certifies that this report meets or exceeds all requirements established by such Standards. The attached EPA *checklist for Phase I Site Assessments conducted using EPA Brownfields Assessment Grant Funds* has been completed and is hereby made a part of this Brownfields Decision document.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE

  
 Rick L. Bean  
 Remedial Section Chief

Date

10-4-11

  
 Doug Douhak  
 State Response Unit Manager

Date

10-3-11

  
 Ryan Weiser  
 Brownfields Coordinator

Date

10-3-11

*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.*

## Checklist for Phase I Site Assessments Conducted using EPA Brownfields Assessment Grant Funds

### Contact Information

Grantee Name: Kansas Department of Health and Environment

Grant Number: BF-98797801

ACRES Property ID: 134983

Program Manager Name: Doug Doubek  
(Point of Contact)

Contact Phone Number: 785-291-3246

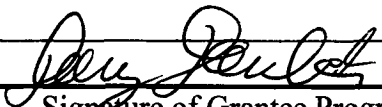
Name / Address of Property Assessed: PrairieStar Health Clinic; 300 S. Main

### Checklist

Please indicate that each of the following All Appropriate Inquiries documentation requirements were met for the Phase I assessment conducted at the above listed property:

- An *opinion* as to whether the inquiry has identified conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property.
- An identification of "*significant*" *data gaps* (as defined in §312.10 of AAI final rule and §12.7 of ASTM E1527-05), if any, in the information collected for the inquiry, as well as comments regarding the significance of these data gaps. Significant data gaps including missing and unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property.
- Qualifications and signature** of the environmental professional(s). The environmental professional must place the following statements in the document and sign the document:
  - "[I, We] declare that, to the best of [my, our] professional knowledge and belief, [I, we] meet the definition of Environmental Professional as defined in §312.10 of this part."
  - "[I, We] have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. [I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."
 

Note: Please use either "I" or "We."
- In compliance with §312.31(b) of the AAI final rule and §12.6.1 of ASTM E1527-05, the environmental professional must include in the final report an *opinion regarding additional appropriate investigation*, if the environmental professional has such an opinion.



Signature of Grantee Program Manager

10-3-11

Date