



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

Department of Health
and Environment

SITE NAME: Former Premier Video BTA
ADDRESS: 215 W. 14th Street
CITY /COUNTY: Larned/Pawnee County
REFER TO REPORT DATED: February 1, 2011
REPORT TYPE: Phase I Brownfields Targeted Assessment (BTA)
REPORT DEVELOPED BY: Terracon

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APR 12 2011


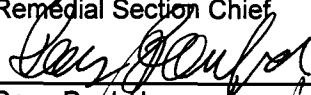
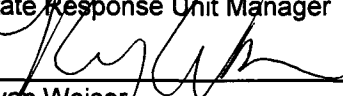
DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase I Brownfields Targeted Assessment (BTA) at the Former Premier Video property in Larned, Pawnee County, Kansas. The BTA was conducted for the City of Larned to evaluate a property with petroleum uncertainties, located at a prime location within the City. Utilizing the Brownfields Program, the City hopes to encourage future development on the property. The BTA was conducted through the Central Prairie RC&D petroleum grant. EPA post-award eligibility was granted on December 15, 2010.

Based on information collected during the Phase I report, it appears that "All Appropriate Inquiry" (AAI) was attained. "Recognized environmental conditions" (RECs) were identified in the Phase I report as: known petroleum contamination associated with UST's on the site, an active listing in the KDHE LUST Trust Fund, and a historical data gap prior to 1953.

This site is enrolled in the KDHE LUST Trust Fund. The site is currently active in long-term monitoring. The City and current property owner have been provided the most recent monitoring data. Soil and groundwater contamination are commonly associated with petroleum storage systems. Known soil and groundwater contamination exists at this site. Regulatory oversight is provided through the KDHE Storage Tanks Program. Care should be exercised with the future redevelopment of this property. It is recommended that any construction activity be discussed with the KDHE Storage Tanks Program, particularly with excavation of soils or installation of underground structures such as basements. **No further assessment is warranted through the Brownfields Program at this time based on the active "monitor" status of the site in the KDHE LUST Trust Fund.**

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE

 _____ Rick L. Bean Remedial Section Chief	Date	<u>4-11-11</u>
 _____ Doug Doubek State Response Unit Manager	Date	<u>4-11-11</u>
 _____ Ryan Weiser Brownfields Coordinator	Date	<u>4-11-11</u>

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.