

**BROWNSFIELDS ASSESSMENT DECISION**  
**Kansas Department of Health and Environment**  
**Bureau of Environment Remediation**

**SITE NAME:** SS Country Store BTA

**ADDRESS:** 102 E. Highway 40

**CITY/COUNTY:** Sharon Springs/ Wallace County

**REFER TO REPORT DATED:** August 12, 2010

**REPORT TYPE:** Phase II Brownsfields Targeted Assessment (BTA)

**REPORT DEVELOPED BY:** SCS Engineers

DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase II Brownsfields Targeted Assessment (BTA) at the SS Country Store property in Sharon Springs, Kansas. The BTA was conducted for the prospective purchaser (with City support) of a gas station in Sharon Springs, Kansas. The property has historically been used as a gas station and the purchaser is planning to keep the business in Sharon Springs. According to the Mayor of Sharon Springs, "The business provides employment for eight to ten employees and is the only operating gas station along Highway 40 from Winona, Kansas to Cheyenne Wells, Colorado, a distance of 60 miles. Likewise, it is the only operating gas station with staff along Highway 27 from Goodland, Kansas, to Tribune, Kansas, which is likewise a distance of sixty miles. Keeping this business in the Sharon Springs community is important as a service as well as to provide employment opportunity for the area residents."

Recognized environmental conditions (RECs) associated with the BTA Property were identified in the Phase I as the following: USTs currently located on the site and staining located near diesel fuel dispensers. As such, a Phase II was conducted.

Direct-push sampling was performed at five boring locations. Three locations were sampled for soil only (SB-1 through SB-3), one location was sampled for groundwater only (GP-5), and one location was sampled for both soil and groundwater (SB-1/GP-1). Results of the Phase II indicated the following:

- **SOIL:** None of samples collected exceeded KDHE RSK Residential values for VOCs, TPH GRO, or TPH DRO analytes.
- **GROUNDWATER:** Acetone and Benzene were detected in GP-5 (downgradient) at a concentration of 1,040 µg/L and 19.7 µg/L, respectively. The concentrations exceeded the KDHE RSK Residential values of 260 µg/L and 5 µg/L, respectively. Acetone, which was detected in both the rinsate and trip blank samples, is a common laboratory contaminant. The detected concentration of acetone in GP-5 is considered suspect.



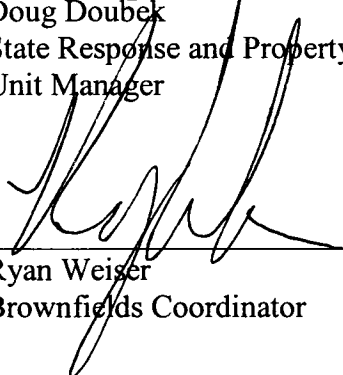
SCANNED  
AUG 18 2010

Based on information collected during the Phase II it is recommended that the site be transferred to the KDHE Underground Storage Tanks Program for further assessment and/or remediation. From a Brownfields Program standpoint, the Phase II was successful in completing the due diligence process to document the environmental condition of the property prior to ownership being transferred. The new owner will continue to operate the convenience store/gas station utilizing the existing structures. As such, the reuse objectives as an active service station will not be impacted working through the Storage Tanks Program.

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: 	<u>8/16/10</u>
Rick L. Bean Remedial Section Chief	Date
	<u>8/16/10</u>
Doug Doubek State Response and Property Redevelopment Unit Manager	Date
	<u>8/16/10</u>
Ryan Weiser Brownfields Coordinator	Date