

M-0001



## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

*Mitchell E. Daniels, Jr.*  
Governor

*Thomas W. Easterly*  
Commissioner

100 North Senate Avenue  
Indianapolis, Indiana 46204  
(317) 232-8603  
Toll Free (800) 451-6027  
www.idem.IN.gov

September 16, 2011

VIA CERTIFIED MAIL

SEP 29 2011

Ms. Lory Timmer  
Department of Redevelopment  
City of Mishawaka  
600 East Third Street  
Mishawaka, IN 46544  
(574) 258-1668

Dear Ms. Timmer:

Re: **No Further Action Approval  
Determination Pursuant to Risk  
Integrated System of Closure**  
Former Union Street Sunoco  
1126 South Union Street  
Mishawaka, Elkhart County, IN 46544  
FID# 9672  
LUST# 1994-01-501

Indiana Department of Environmental Management (IDEM) staff reviewed the Request for No Further Action prepared by Quality Environmental Professionals, Inc., dated September 29, 2010, for your property located at 1126 South Union Street in Mishawaka, Indiana.

On December 23, 1994, three 3,000 gallon gasoline tanks and two 1,000 gallon gasoline tanks were removed from the site. The site was historically operated as a gasoline station from 1932 to 1994 and continued to operate as an automotive repair shop until 2005. The site has been vacant since operations ceased in 2005.

Subsurface investigation at the site revealed some soil contamination above the Risk Integrated System of Closure (RISC) Residential Default Closure Levels (RDCLs); however, these concentrations were below the soil direct contact value. Ground water contamination at the site was reported above the RISC RDCL, but below the RISC Industrial Default Closure Level (IDCL). Future redevelopment plans for the site include the expansion of a roadway and a nearby intersection. The site will be capped with asphalt as a result of the roadway realignment project. Based on this information and

Ms. Lory Timmer  
Page 3 of 3

- Most or all of the source was removed
- Residual soil contamination is limited in mass and within the former UST area and pump island
- Residual soil contamination is below the direct contact value
- Residual contamination in the ground water above screening levels is limited to three monitoring wells and is in the vicinity of the former UST basin
- Current drinking water is provided by municipal water utility
- Future redevelopment plans for the site to be paved as part of a roadway realignment project

Based on the technical reports reviewed by IDEM, it is concluded that no further response actions are required. This NFA determination is based on information known to IDEM at the time of issuance of this letter. If additional information is subsequently obtained by IDEM indicating that the Site poses a risk to human health or the environment, IDEM reserves the right to modify or revoke this NFA determination as the situation may warrant.

This NFA determination is based on the following non-rule policy document (NPD) guidelines and conditions:

- Unconditional closure for soil exposure
- Unconditional closure for ground water exposure
- Unconditional closure for vapor intrusion exposure

If you have any questions, please contact Amy Seymour at (317) 234-0982 or toll free from within Indiana at (800) 451-6027. She may also be reached via email at: [aseymour@idem.IN.gov](mailto:aseymour@idem.IN.gov).

Sincerely,



Craig Schroer, Section Chief  
Leaking Underground Storage Tank Section  
Office of Land Quality

ecopy:IDEM File

Josh Randall, Quality Environmental Professionals, Inc.

If you would like to provide IDEM with feedback on our job performance, please go to [www.IN.gov/idem/5681.htm](http://www.IN.gov/idem/5681.htm) and complete our "Remediation Program Customer Satisfaction Survey". Your responses are anonymous and we appreciate the feedback on what we are doing well, and what we need to improve.

IDEM  
Sherry Jordan  
100 NORTH SENATE AVE.  
INDIANAPOLIS IN 46204



91 7190 0005 2710 0017 0330

Ms. Lory Timmer, Dept. of Redevelop  
City of Mishawaka  
600 E 3rd St  
Mishawaka IN 465442241

FID 9672