

NICTD DOUBLE TRACK EXPANSION PROJECT

DESKTOP ENVIRONMENTAL RECORDS REVIEW

Prepared FOR:

NORTHERN INDIANA COMMUTER TRANSIT DISTRICT (NICTD)

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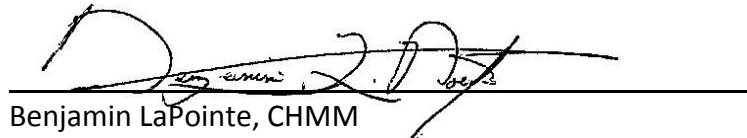
**SIGNATURES OF ENVIRONMENTAL PROFESSIONALS
NICTD DOUBLE TRACK EXPANSION PROJECT
DESKTOP ENVIRONMENTAL RECORDS REVIEW
METRIC FILE NO. 16-0039**

This Desktop Environmental Records Review report was prepared by Metric Environmental, LLC. (Metric) for Northern Indiana Commuter Transportation District (NICTD).



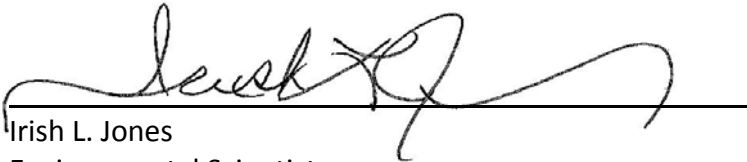
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1.0 INTRODUCTION

The NICTD Double Track Expansion Project involves the expansion of the existing South Shore Line from a single track to a double track along the approximately 22 mile length of the alignment between Michigan City and the City of Gary, Indiana. The majority of the property required for the expansion is believed to be within the existing NICTD facility right-of-way (ROW); however, some third party property acquisitions may be necessary. As part of the design planning, Metric conducted this Desktop Environmental Records Review of the proposed NICTD Double Track Expansion project area.

The purpose of this Desktop Environmental Records Review is to identify potential hazardous substance and/or petroleum concerns to the proposed NICTD Double Track Expansion Project alignment. The Desktop Environmental Records Review is intended to provide information relevant to determine where additional environmental assessment may be warranted along the proposed alignment (such as an ASTM 1527-13 Phase I Environmental Assessment) relevant to the development of the proposed NICTD Double Track Expansion Project.

1.1 Detailed Scope of Services

Metric conducted a review of governmental regulatory databases maintained by the Indiana Department of Environmental Management (IDEM) from the IndianaMap and the Environmental Protection Agency (EPA) Envirofacts mapper for potential environmental release sites located along the proposed NICTD Double Track Expansion project area. The review was conducted within a 500-foot radius of the centerline of the current South Shore Line track alignment along the proposed 22-mile alignment of the NICTD Double Track Expansion project area. Metric prepared a listing with a brief description of each environmental concern identified and created graphical figures depicting the locations of each concern identified.

1.2 Limitations

This Desktop Environmental Records Review is a preliminary environmental assessment intended to provide information that can be used to identify potential environmental concerns along the NICTD Double Track Expansion Project area, and allow resources to be focused on areas where additional assessment (i.e. Phase I ESAs) may be warranted. This review is not intended to fulfill all of the requirements of an ASTM 1527-13 Phase I ESA to identify *recognized environmental conditions*. This review is not intended to fulfil the requirements of the "All Appropriate Inquiry" 40 CFR 312 (AAI rule) in the event that properties are acquired as part of the NICTD Double Track Expansion Project.

1.3 Review Area Description

The proposed NICTD Double Track Expansion Project area consists primarily of ROW extending along the South Shore Line from the NICTD-Carroll Avenue Station, Michigan City, Indiana to the NICTD/Gary-Chicago Airport Station, Gary Indiana. The Desktop Environmental Records Review was conducted within a 500 foot radius of the centerline of the current South Shore

Line alignment along the proposed NICTD Double Track Expansion Project alignment. An overview map is included as **Figure 1** located in the attachments.

2.0 FINDINGS

Metric reviewed environmental records available on the Indiana Department of Environmental Management (IDEM) IndianaMap and the US Environmental Protection Agency (EPA) Envirofacts mapper for listings within standard environmental records within the review area along the proposed NICTD Double Track Expansion Project alignment. Following review of the listings, locations and merit of each of the mapped locations on the Indiana Map were verified and a brief description of each of the listings was provided based on further review of available IDEM document records accessed through the IDEM Virtual File Cabinet (VFC).

The following environmental databases researched as part of this desktop records review include the following:

- IN – Brownfields
- US – Brownfields
- Institutionally Controlled/Activity Use Limited facilities
- IN - Landfills (IN-LF)
- IN – Leaking Underground Storage Tanks (LUSTs)
- Manufactured Gas Plants
- RCRA Corrective Action Sites
- RCRA hazardous waste generators including large quantity generators (LQG) and small quantity generators (SQG)
- RCRA hazardous waste treatment, storage, and disposal (TSD) facilities.
- IN – State Cleanup facilities (SCP)
- US – Superfund Sites
- IN – Underground Storage Tanks (USTs) facilities
- IN - Voluntary Remediation Program (VRP) facilities

Metric noted 55 listings within the search area, which were numbered sequentially. The listings are noted in Table 1 below, which includes a sequential listing number, the provided figure in which the concern is depicted, and a brief summary describing the reason that the sites were listed in each database noted.

Table 1: Standard Environmental Record Sites

Site – 01 (Figure 2a)	Fas Pac Inc. 411 Fairfield Ave Michigan City, IN FID # 5886 UST Database	<u>Approx. Distance From Project Area:</u> 49 feet South
Two former USTs, sizes and content unknown were located onsite.		
Site - 02 (Figure 2a)	Chicago Southside & South Bend RR701 505 N Carroll Ave Michigan City, IN RCRA # INR000009985 Hazardous Waste Database	<u>Approx. Distance From Project Area:</u> Adjoining South
The site is a conditionally exempt small quantity generator (CESQG) of hazardous waste		
Site - 03 (Figure 2a)	ServPro 702 Rose St Michigan City, IN FID# 22079 UST Database	<u>Approx. Distance From Project Area:</u> 340 feet North
A former 1,000 gallon gasoline UST was located onsite.		
Site - 04 (Figure 2a)	Royal Metals 600 N Carroll St Michigan City, IN Site # 6020115 VRP Database	<u>Approx. Distance From Project Area:</u> Adjoining North
Trichloroethylene and various petroleum compounds impact groundwater at the site. The site was a historical industrial facility. Upon further research the site appears to have use and activity restrictions via an environmental restrictive covenant; however, the site was not depicted as an institutional controlled site while reviewing the IndianaMap.		
Site - 05 (Figure 2a)	Dwyer Products Corp. 418 Calumet Ave Michigan City, IN FID# 1535 RCRA - IND005069190 UST and Hazardous Waste Databases	<u>Approx. Distance From Project Area:</u> Adjoining North
<ul style="list-style-type: none"> • A former small quantity hazardous waste generator (SQG). • Two USTs were removed from the site in 1988. 		

Site - 06 (Figure 2b)	Krueger & Sons Kleaners 141 N Dickson St Michigan City, IN ULCER – 4040045 Brownfields Database	<u>Approx. Distance From Project Area:</u> 240 feet South
The site was used as a dry cleaning facility from 1951 -1960.		
Site - 07 (Figure 2b)	Skone Stop Inc. 1302 E Michigan St Michigan City, IN FID # 18862 and 17140 UST Database	<u>Approx. Distance From Project Area:</u> 390 feet South
Two former gasoline USTs were removed from the site in 1991.		
Site - 08 (Figure 2b)	RamCo Citgo 1133 E Michigan Blvd Michigan City, IN FID # 4922 UST Database	<u>Approx. Distance From Project Area:</u> 70 feet South
Four gasoline USTs were reported to be on site in 2009.		
Site - 09 (Figure 2b)	Southshore Railroad N.W. Corner Vail St and Michigan Blvd Michigan City, IN FID # 18335 LUST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
Two former 1,000 gallon gasoline USTs were removed from the site in 1990. Impacted soil was noted during the removal (LUST incident # 9201588).		
Site - 10 (Figure 2b)	Concord Custom Cleaners 6113 1033 E Michigan Blvd Michigan City, IN FID # 18102 UST Database	<u>Approx. Distance From Project Area:</u> Adjoining North
Five former gasoline USTs were located onsite.		

Site - 11 (Figure 2b)	Michigan City Chrysler Plymouth 824 E 11th St Michigan City, IN RCRA - IND984901223 FID - 10010 UST, LUST, and Hazardous Waste Databases	<u>Approx. Distance From Project Area:</u> Adjoining North
<ul style="list-style-type: none"> The site was a CESQG hazardous waste. No documentation on the UST or LUST encountered during a search of the IDEM VFC. 		
Site - 12 (Figure 2c)	Greenes Standard Services 1204 Franklin St Michigan City, IN RCRA - IND984892901 FID – 10560 Hazardous Waste and LUST Databases	<u>Approx. Distance From Project Area:</u> 240 feet Southeast
<ul style="list-style-type: none"> One 550 gallon kerosene UST was removed from the site in 2006. Contaminated soil was detected during removal activities. The site was a reported CESQG of hazardous waste in 2001. 		
Site - 13 (Figure 2c)	Clark Oil & Refining. 1220 Franklin St Michigan City, IN FID# 2985 UST Database	<u>Approx. Distance From Project Area:</u> 400 feet South
Two former 6,000 gallon gasoline USTs were located onsite.		
Site - 14 (Figure 2c)	Concord Custom Cleaners 1002 Franklin St Michigan City, IN RCRA - IND981190721 Hazardous Waste Database	<u>Approx. Distance From Project Area:</u> 120 feet Northwest
The site was listed as a CESQG of hazardous waste in 2002.		
Site - 15 (Figure 2c)	Goodyear ASC 1102 Franklin St Michigan City, IN FID # 22148 LUST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
Two former diesel USTs were located onsite. Contaminated soil was detected during removal activities.		

Site - 16 (Figure 2c)	ALS Marathon Service Station 902 W 11th St Michigan City, IN FID # 6468 UST Database	<u>Approx. Distance From Project Area:</u> 130 feet Southeast
<ul style="list-style-type: none"> • Five USTs were removed from the site in 1989. • One 3,000 gallon kerosene UST was removed from the site in 1997 • One 4,000 gallon Kerosene UST was installed in 1997 • Petroleum impacted soil was noted during the removal in 1997 (LUST incident # 9705527). 		
Site - 17 (Figure 2d)	Virks New Mart 3901 W Dunes Hwy Michigan City, IN FID# 13448 LUST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
Soil and groundwater contamination with petroleum associated with the UST system. A LUST incident was reported in 1998 (LUST incident # 8911523).		
Site - 18 (Figure 2e)	Jansen's Dunes Mart 12th & Broadway Michigan City, IN FID# 12781 LUST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
Three former USTs were removed and replaced with two USTs at the site. During removal activities, soil impacts were noted and a LUST incident was reported to IDEM (LUST incident # 9510519).		
Site - 19 (Figure 2g)	Bethlehem Steel Burns Harbor Plant Burns Harbor, IN FID - 18269 RCRA - IND003913423 LUST and Hazardous Waste Database	<u>Approx. Distance From Project Area:</u> 160 feet Southeast
<ul style="list-style-type: none"> • A former 50,000 gallon diesel UST was located onsite. During the removal of a 50,000 gallon diesel UST, contaminated soil and ground water was encountered, a release was reported to IDEM (LUST incident # 8812099). • The site was listed as a large quantity generator (LQG), in 2013. 		

Site - 20 (Figure 2h)	GTE North Inc. 353 Shadyside Dr Burns Harbor, IN FID# 2054 UST Database	<u>Approx. Distance From Project Area:</u> 280 feet Southwest
A former 550 gallon diesel UST was located onsite.		
Site - 21 (Figure 2i)	The Levy Co. U.S. 12 Hwy Burns Harbor FID# 25233 LUST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
A former 2,000 gallon used oil UST was removed from the site in 2011 Soil samples analyzed after removal of UST was impacted with total petroleum hydrocarbon and oil range organics (TPH-DRO). A LUST incident was reported to IDEM and assigned #201201504.		
Site - 22 (Figure 2g)	Beta Steel Co. 6500 S. Boundary Dr. Portage, IN RCRA - IND984904466 Hazardous Waste Database	<u>Approx. Distance From Project Area:</u> 400 feet North
The site was a LQG of hazardous waste in 2014.		
Site - 23 (Figure 2j)	Marina Shores 6159 S Dunes Harbor Portage, IN FID# 25137 LUST Database	<u>Approx. Distance From Project Area:</u> 170 feet South
One 10,000 gallon gasoline UST and one 10,000 gallon diesel UST was reported to be onsite in 2014. No documentation associated with a LUST incident was encountered during a search of the IDEM VFC.		
Site - 24 (Figure 2j)	J & S Marathon 5865 US Hwy 12 Ogden Dunes, IN FID# 521 UST Database	<u>Approx. Distance From Project Area:</u> 100 feet South
Two 6,000 gallon gasoline USTs was reported to be on site in 2014.		

Site - 25 (Figure 2j)	Ogden Dunes Compost Site 115 Hillcrest Rd Ogden Dunes, IN Landfill	<u>Approx. Distance From Project Area:</u> 345 feet North
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No documentation associated with the site was encountered during a search of the IDEM VFC.

Site - 26 (Figure 2k)	Former Mogle Enterprises 6807 E Dunes Hwy Portage, IN FID# 9013 LUST Database	<u>Approx. Distance From Project Area:</u> 100 feet South
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Three USTs one 4,000 gallon and two 2,000 gallon diesel USTs were reported onsite. During the removal of the three USTs a release to the soil was discovered, and reported to IDEM, and assigned LUST incident # 9201594).

Site - 27 (Figure 2k)	George Transfer Inc. 6799 US Hwy 12 Gary, IN FID# 18035 UST Database	<u>Approx. Distance From Project Area:</u> 90 feet South
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Two 10,000 gallon diesel USTs are reported to be onsite.

Site - 28 (Figure 2k)	Speedway Filling Station 750 S Lake St FID# 5696 LUST Database	<u>Approx. Distance From Project Area:</u> 260 feet South
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Two LUST incidents are associated with the site (199405538 and 199412518). Petroleum impacted soil was encountered during a subsurface investigation (Incident #199405538). A second incident # (199412518) was also assigned to the site; however, the second number has been discontinued.

Site - 29 (Figure 2k)	E. T. Doyne 5813 E. Dunes Hwy FID# 11897 LUST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
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Two used oil USTs were reported at the site in 1986. No documentation associated with a LUST was encountered during a search of the IDEM VFC.

Site - 30 (Figure 2k)	McDonalds Corp. 5901 Melton Rd Gary, IN ULCER – 4100209 Brownsfield Database	<u>Approx. Distance From Project Area:</u> 115 feet South
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A waste dump/landfill area was located onsite.
 Groundwater usage is restricted via an environmental restrictive covenant; however, the site is not listed as an AUL site as shown on the IndianaMap.

Site - 31 (Figure 2k)	Miller Properties 800 S Lake St Gary, IN FID# 18425 UST Database	<u>Approx. Distance From Project Area:</u> 500 feet south
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In 1992, IDEM received a letter with the intent to close a UST at the site. No other documentation associated with the UST closure was encountered during a search of the IDEM VFC.

Site - 32 (Figure 2l)	Broadway Lumber & Supply 5400 Miller Av Gary, IN FID# 2579 LUST Database	<u>Approx. Distance From Project Area:</u> 200 feet Northwest
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A LUST incident was reported in 1990 (Incident# 9011513). Impacted soil was noted during a removal of a UST in 1990.

Site - 33 (Figure 2l)	IVY Tech School (Formerly) 5201 Melton Rd Gary, IN FID# 19872 LUST Database	<u>Approx. Distance From Project Area:</u> 110 feet Southeast
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Four 500 gallon USTs were reported to be located on the site in 1996.
 No documentation associated with the LUST incident was encountered during a search of the IDEM VFC.

<p>Site - 34 (Figure 2I)</p>	<p>Elite Wash Express (Formerly Gasoline Station) 4929 E Dunes Hwy Gary, IN Site # - 200709153 LUST # 2007-09-153 SCP and LUST Database</p>	<p><u>Approx. Distance From Project Area:</u> 100 feet South</p>
<p>Two former 6,000 gallon gasoline USTs were removed from the site in 2007. Impacted soil and groundwater was discovered during removal of USTs.</p>		

<p>Site - 35 (Figure 2I)</p>	<p>SLB Mobil Inc. 4901 Melton Rd Gary, IN FID# 24556 & 9510 LUST # 199503533 LUST Database</p>	<p><u>Approx. Distance From Project Area:</u> 460 feet South</p>
<p>After the removal of four former 4,000 gallon gasoline USTs and one former 550 gallon used oil UST was removed from the site in 1995, petroleum impacted soil and groundwater was discovered (IDEM incident # 199503533).</p>		

<p>Site - 36 (Figure 2I)</p>	<p>SLB Raceway Inc. 4900 Melton Rd Gary, IN FID# 584 RCRA - IND985035856 LUST # 9902513 LUST and Hazardous Waste Databases</p>	<p><u>Approx. Distance From Project Area:</u> 430 feet South</p>
<ul style="list-style-type: none"> • Three gasoline USTs were reported to be located on the site in 2002. • A former 550 gallon used oil UST was removed from the site in 1996. A release was reported to IDEM in 1999, based on analytical results from soil and groundwater samples collected during an initial site characterization. IDEM assigned incident # 9902513 for the release. • Although the site is not depicted as an institutionally controlled site on the IndianaMap, upon further research the site appears to be restricted for use and activity via an environmental restrictive covenant. • The site is a former SQG of hazardous waste. 		

Site - 37 (Figure 2l)	Quick X Fuel 4321 Dunes Hwy Gary, IN FID# 10937 LUST # 200503508 LUST Database	<u>Approx. Distance From Project Area:</u> 100 feet Southeast
During the widening of Highway 12 contaminated soil was discovered. A LUST incident was reported to IDEM in 2005.		

Site - 38 (Figure 2l)	S & D Properties 4620 Melton Rd Gary, IN FID# 3552 LUST # 9809514 LUST Database	<u>Approx. Distance From Project Area:</u> 110 feet South
<ul style="list-style-type: none"> • During a UST closure, a suspected release to soil and groundwater was reported (LUST # 9809514). • Although the site is not depicted as an institutionally controlled site on the IndianaMap, upon further research, an ERC appears to have been recorded in 2006 restricting the activity use of the site. 		

Site - 39 (Figure 2l)	Republic Technologies 4000 E 7th St Gary, IN RCRA - IND984870048 Hazardous Waste Database	<u>Approx. Distance From Project Area:</u> 105 feet South
The site is a SQG of hazardous waste.		

Site - 40 (Figure 2m)	Republic Engineered Products 2800 E Dunes Hwy Gary, IN FID# 5170 UST Database	<u>Approx. Distance From Project Area:</u> 300 feet North
One former 2,000 gallon gasoline UST was reported to be located onsite.		

Site - 41 (Figure 2m)	Production Tool Corp. 2100 E 5th Ave Gary, IN FID# 22760 VRP Database	<u>Approx. Distance From Project Area:</u> Adjoining South
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One former 1,000 gallon gasoline UST and one former 2,000 gallon diesel UST was located onsite. During an Environmental Soils Investigation conducted in 1997, volatile organic compounds (VOCs), total RCRA metals, and lead were detected in the soil. Although the site is not depicted as an institutionally controlled site on the IndianaMap, upon further research, it seems to have recorded to the site, which restricts certain activities and usage of the site. The property shall not be used for residential or agricultural use.

Site - 42 (Figure 2n)	Jack's Auto 401 South College Avenue FID# 15107 UST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
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Three former 1,000 gallon gasoline USTs were located onsite.

Site - 43 (Figure 2n)	Former Yuvraj Sandhu Service Station 901 E 5th St Gary, IN FID# 24656 LUST # 200307515 LUST Database	<u>Approx. Distance From Project Area:</u> 175 feet South
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Five former USTs were removed from the site in 2003. A release was reported to IDEM after removal activities in 2003 and assigned LUST incident # 200307515.

Site - 44 (Figure 2n)	Gary Baseball Stadium Gary, IN Site # - 200107108 and 200107252 State Cleanup and UST Databases	<u>Approx. Distance From Project Area:</u> 75' South
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Twelve USTs and six hydraulic lifts were formerly located on the sites. During removal activities impacted soil was encountered at two locations at the site (Incident #200107108 and Incident #200107252).

Site - 45 (Figure 2n)	City of Gary 646 E 5th Ave Site # - 200303081 State Cleanup Database	<u>Approx. Distance From Project Area:</u> 240 feet South
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During the removal of a former 550 gallon heating oil UST located onsite, in 2003 soil samples were collected and analyzed. The results showed the soil was impacted with lead and hydrocarbons. A LUST was reported to IDEM and assigned incident # 2003-03-081.

Site - 46 (Figure 2o)	Levy Indiana Slag Co. 1 N Buchanan St Gary, IN FID# 1663 LUST Database	<u>Approx. Distance From Project Area:</u> 255 feet North
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No data available from research records

Site - 47 (Figure 2p)	SCA Tissue North America LLC 240 Waite St Gary, IN RCRA - IND003938800 Hazardous Waste Database	<u>Approx. Distance From Project Area:</u> 100 feet North
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The site was listed as a (CESQG) of hazardous waste in 2006 and 2007.

Site - 48 (Figure 2p)	Gary Sanitary District 3600 W 3rd Ave Gary, IN FID# 19882 LUST # 199902501 LUST Database	<u>Approx. Distance From Project Area:</u> 80 feet North
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Three USTs were removed from the site in 1999. During a subsurface investigation soil impacts were detected; however, groundwater impacts were not found. A release was reported to IDEM and assigned LUST # 199902501.

Site - 49 (Figure 2p)	Pangere Corp 4050 W 4th Ave Gary, IN FID# 8250 UST Database	<u>Approx. Distance From Project Area:</u> 130 feet South
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No documentation of this UST facility was encountered during a search of the IDEM VFC.

Site - 50 (Figure 2p)	HYMILER 3950 W 4th Ave Gary, IN FID# 11372 UST Database	<u>Approx. Distance From Project Area:</u> 140 feet South
Seven USTs were located onsite prior to 1998.		
Site - 51 (Figure 2o)	Gary Works Federal Credit Unions 200 Broadway Gary, IN FID# 22006 UST Database	<u>Approx. Distance From Project Area:</u> 30 feet South
One former 3,000 gallon fuel oil UST was located onsite in 1996.		
Site - 52 (Figure 2i)	Behr Iron & Steel Inc. 6580 US Hwy 12 Burns Harbor, IN FID# 12332 LUST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
Two former USTs were removed for the site in 1998. Petroleum contaminated soil was noted during the removal. A release was reported to IDEM and assigned incident # 199804505.		
Site - 53 (Figure 2k)	SYL Corp. 5880 Melton Road Gary, IN FID# 22768 UST Database	<u>Approx. Distance From Project Area:</u> Adjoining South
Five former USTs including three 6,000 gallon gasoline USTs, one 1,000 gallon heating oil, and one 550 gallon kerosene UST were located on the site.		
Site - 54 (Figure 2j)	Melton Rd & Lake Street Gary, IN Site# 2001090 SCP Database	<u>Approx. Distance From Project Area:</u> Adjoining South
State Cleanup Site referenced to a road intersection Melton Road and Lake Street. No documentation associated with the Site ID was found during further review of the IDEM VFC.		

Site - 55 (Figure 2f)	US Can Company Route 12 & US 149 Gary, IN Hazardous Waste Database RCRA- IND078926029	<u>Approx. Distance From Project Area:</u> Adjoining North
The site was listed as a (LQG) of hazardous waste in 1995.		

3.0 CONCLUSIONS AND RECOMMENDATIONS

Metric conducted review of governmental regulatory databases maintained by IDEM via the IndianaMap and the US EPA Envirofacts mapper for potential environmental release sites located along the proposed NICTD Double Track Expansion project area. The review was conducted within a 500-foot radius of the centerline of the current South Shore Line track alignment along the proposed 22-mile alignment of the NICTD Double Track Expansion project area. During the review, Metric identified approximately 55 potential environmental concerns within the assessment area.

The findings of this Desktop Environmental Records Review can be compared to proposed NICTD Double Track Expansion project activates to identify potential areas of concern along the proposed alignment where additional environmental assessment may be warranted such as a Phase I Environmental Site Assessment. Potential areas of concern may include areas where excavations and/or building improvements are proposed and where land acquisitions are anticipated in close proximity to environmental concerns identified as part of this desktop review. The purpose of a Phase I Environmental Site Assessment is to identify *recognized environmental conditions*, as defined by ASTM E1527-13, to the NICTD Double Track Expansion project area, which may adversely affect scope, schedule, and/or budget of the proposed NICTD Double Track Expansion project.