



## 5.14 Hazardous Material Sites

Information pertaining to hazardous material sites within the project area came from Geographical Information System (GIS) layers, which were provided by the U.S. Environmental Protection Agency (USEPA) and the Indiana Department of Environmental Management (IDEM). Other sources utilized were the IDEM hazardous waste notifiers; Underground Storage Tank (UST), and Leaking Underground Storage Tank (LUST) lists from the IDEM website; EPA EnviroMapper and archived Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) information from the EPA website; and the Michiana Area Council of Governments (MACOG) groundwater contamination site maps and the *Potential Groundwater Contamination Sites Reference Guide* (MACOG, 1999). The IDEM central file room was also searched to retrieve information pertaining to the Archived CERCLIS sites located within the study area. In addition, the Department of Public Works and Department of Community and Economic Development were contacted for information.

### Superfund/CERCLIS Sites

There are seven sites located near the proposed alignments listed as archived sites in the CERCLIS for the US 31 Plymouth to South Bend Project. Archive status indicates that based on currently available information, EPA does not plan to take further steps under the federal Superfund program. Four of these sites are within the right-of-way of the alternatives. These sites include the ARCO site, the Jackson Road County Landfill, the Ireland Road site and the Bradberry Brothers Landfill. The ARCO site is within the right-of-way of the new interchange at US 20 associated with Alternatives G-Cs and Cs. This site is also slightly within the right-of-way of Alternatives Es and G-Es due to road improvements occurring along US 20. The interchange at US 20 near the ARCO Site has been scaled back so it no longer encroaches upon the storage tank area on this property. The Jackson Road County Landfill will be within the right-of-way for the realignment of Linden Road along Alternatives G-Cs and Cs. The realignment of Linden Road should not cross the fill area of the Jackson Road Landfill. The Ireland Road site is currently located within the boundaries of the interchanges at US 31 and US 20 for Alternates G-Es (the preferred) and Es due to their larger nature. This site is currently being developed into a commercial area that will include a Wal-Mart, and Lowes. The area nearest to the alignments has undergone remediation and the fill has been removed from this area where the proposed alignments may cross the property. The Bradberry Brothers site is located within the right-of-way of Alternatives G-Cs and Cs. This was a county approved landfill that received demolition material such as concrete and masonry. The No-Build Alternative would have no impact to these sites.

The seven archived CERCLIS sites that will no longer require any further EPA actions include the following.

- Lakeville site (IND982073165) - This site was an open dump located on the west side of US 31 in the town of Lakeville and is approximately 900 ft east of Alternative Cs.
- Jackson Road County Landfill (IND980904312) - This inactive landfill accepted industrial and municipal waste from the late 1960s until 1979. This site is located south of Jackson Road between Locust and Linden Streets and is about 111 acres in size of which 60 acres in the middle of the property was filled. This filled area is approximately 800 ft west of Alternatives G-Cs and Cs. The realignment of Linden Road and Alternatives G-Cs and Cs will cross within the boundaries of this property, but will not cross over the filled area. The realignment of Linden Road is approximately 200 feet from the filled area.
- Ireland Road site (IND980904288) - This is an inactive industrial and municipal waste landfill. It is located in the northwestern corner of the US 20 and US 31 interchange and proceeds north to Ireland Road. This site is adjacent to the right-of-way for Alternatives Cs and G-Cs and within Alternatives Es and G-Es. This site is currently being remediated and used as commercial area under the Brownfields development



program. The Ireland Road site will not be impacted by any of the alternatives since remediation activities have already been completed in the southern portion of the site. According to IDEM (per communication with the Abandoned Landfill Branch and their project manager), the area of fill located along the southern boundary of the site was excavated and placed into the northern portion of the site to be ultimately located under a parking lot. Information gathered from IDEM, identified that the groundwater in this area flows to the northwest away from the proposed alternatives. Preferred Alternative G-Es will not impact this site since remediation in the areas nearest to it have already been completed.

- Bradberry Brothers Landfill (IND982073108) - This site was a 31-acre county approved landfill that was designated to receive demolition material. This site was listed as being located at 21750 Johnson Road, but this address does not exist. This landfill is located approximately 1 mile west of US 31 on Kern Road according to IDEM (per conversation with the abandoned landfill branch). This site is within the right-of-way for Alternatives Cs and G-Cs. It was listed as receiving masonry and concrete materials.
- St. Joseph County Landfill #2 (IND982073157) - This site is located  $\frac{3}{4}$  of a mile west of US 31 on Kern Road according to information provided by the EPA database. After receiving further information from EPA, their investigations and interviews with local government found that no such landfill ever existed at this location.
- St. Joseph County Landfill (IND980613715) - This site is located at the corner of Jackson and Locust Road and is believed to be part of the Jackson Road County Landfill according to the currently available information provided from IDEM. This site is approximately 700 ft west of Alternatives Cs and G-Cs. The realignment of Linden Road and Alternatives G-Cs and Cs will cross within the boundaries of this property, but will not cross over the filled area.
- ARCO (IND982072969) - This site is located at 20630 West Ireland Road and was a storage facility for petroleum products. This site should no longer be an issue for Alternatives Cs and G-Cs now that a new interchange at US 20 has been reduced in size and no longer would be within the tank storage area. Alternatives Es and G-Es will encroach upon this property due to improvements to US 20, but should not be within the vicinity of any potential contamination. According to a conversation with IDEM none of the alternatives will be located near any of the areas of potential contamination for this site. In 1984 all tanks were cleaned and emptied. All line products were blown out and filled with nitrogen. This site was archived in 1987. According to information found on the IDEM website, dissolved and free phase products and methyl-tertiary-butyl-ether (MTBE) were detected in the soil and groundwater at a home off the site. This home is located to the northwest of the site north of Ireland Road. This low level plume is located in a northwest direction away from the proposed alternatives. This site has been known as ARCO, COZ Terminaling and Transmontaigne Terminaling Inc., which reconstructed the terminal and restarted operations at the site. Currently this site is operating under the name Buckeye Terminal. This site is currently on the Commissioners Bulletin. Remedial investigations for this property are ongoing. These further investigations include the installation of a deeper well near the home where the MTBE was discovered at low levels. The contaminated area of this property is not located near the preferred Alternative G-Es or any of the other alternatives.

## RCRA

The Resource Conservation and Recovery Act (RCRA) imposes management requirements on generators and transporters of hazardous waste and upon owners and operators of treatment, storage, and disposal facilities for hazardous wastes. RCRA sites found within or near the proposed alternatives include the following.



- Wiegand's Amoco (IND984897405) is located at 111 East Ireland Road and is approximately 200 ft north of the US 31 and US 20 interchange, which would be in the vicinity of all the alternatives. This site is listed as no longer a generator (NG).
- Galloway Body Shop Inc. (IND981538440) is located at 60251 US 31 South. This site is a small quantity generator and is located within the right-of-way for Alternative Es and G-Es.
- Rob's Towing (IND984915546), which is now known as Country Convenience is located at 60990 US 31 South and is a conditionally exempt small quantity generator. This site is about 590 ft from the main line of Alternatives Es and G-Es, but it is adjacent to the local road improvements along US 31.
- Instant Lube Inc. (IND984896324) is located at 4425 South Michigan Street and is listed as a conditionally exempt small quantity generator. This site is located approximately 220 ft north of the existing US 31 and US 20 interchange associated with all of the alternatives.
- INDOT Plymouth Subdistrict (IND984904193) is located at 12636 4-A Road in Plymouth off of US 31 and is a small quantity generator. This site is about 800 feet from the point where all three alternatives break off from US 31 and is adjacent to the widening of Maple road on to US 31. This widening of Maple Road is not anticipated to encroach upon this property.
- COZ Terminaling Inc. (IND000717926) is a conditionally exempt small quantity generator. This site is located at 20630 W. Ireland Road and is on the same land as the ARCO site. This property will be crossed by Alternatives Cs and G-Cs. Alternatives Es and G-Es will also encroach upon the southern edge of this property due to improvements to US 20. The interchange at this location associated with Cs and G-Cs was scaled down so as to not encroach upon the storage tank area. All of the alternatives should avoid any potential contaminants.
- Master Metal Engineering Inc. (IND984880187) is a conditionally exempt small quantity generator. This site is located at 4520 Burnette Drive is within the right-of-way for the Scott Street local road improvement that is part of Alternatives Es and G-Es.
- Rankin Automotive Inc. (INR000004697) is a conditionally exempt small quantity generator located at 538 W. Ireland Road. This facility is located approximately 640 ft. east of the Scott Street local road improvement.
- Gurley Leep Ford Inc. (IND069765337) is a conditionally exempt small quantity generator located at 320 E. Ireland Road. This site is approximately 680 ft from Alternatives G-Es and Es. This site is approximately 200 ft from the Fellows Street local road improvement on the east side of US 31 that is associated with both Alternatives G-Es and Es.

The No-Build Alternative would have no impact to these sites.

## UST's

Sites for which Underground Storage Tanks (USTs) are registered, or gas stations within and near the right-of-way noted during fieldwork are described below.

- McClure Oil, located at 60749 US 31 north of Kern road is located within the right-of-way for Alternative Es and G-Es. There are 5 tanks that are currently in use at this site.
- Country Convenience gas station is located at 60990 US 31 South. This site is approximately 590 ft east of Alternatives G-Es and Es. This station is also immediately adjacent to the local road improvements that will be constructed along the existing US 31 as part of Alternatives G-Es and Es. A total of 6 tanks have been



removed from this site. Currently there are 3 tanks in use.

- One Stop Phillips 66 is located at the southwest corner of US 31 and Kern Road. This property is slightly within the right-of-way for Alternative Es and G-Es. This site is also adjacent to the local road improvements to existing US 31. There are 3 tanks currently in use at this station.
- Bradberry Brothers Inc. is located off Dice Street approximately 400 feet west of Alternatives G-Es and Es. This site has 2 open temporary out of service tanks on the premises.
- Transmontaigne Terminal Inc., currently Buckeye Terminal, is located at 20630 W. Ireland Road. The storage tank area at this site is no longer located within the right-of-way of any of the alternatives. All of the alternatives should avoid the potential contaminants at this site. This site has had 2 tanks removed from the premises.
- Robin Hood Golf Course is located at 20099 New Road and is approximately 1,800 ft from Alternative G-Cs and G-Es. There is one tank at this site that is permanently out of service.
- Berliner & Marx Inc. is located at 21149 W. Roosevelt Road. This site is approximately 140 feet west of Alternative Cs and 1,500 ft from Alternative G-Cs. It is currently abandoned. This site has 7 open tanks that are permanently out of service and 1 that has been removed.
- Kocolene Service Station is located at 60600 US 31 South. This site is now a vacant lot and is partially within the right-of-way of Alternatives G-Es and Es. There will also be local road improvements occurring immediately adjacent to the north and south of the property associated with Alternatives G-Es and Es. This site has had 5 tanks removed, and none remaining on site.
- Wiegand's Amoco is located at 111 East Ireland Road and is approximately 200 feet from the eastern edge of all the alternatives. This site has 5 open tanks currently in use and has one tank that is inert and permanently out of service.
- Sparkle Wash is located at 60423 US 31 South. This is based on information listed in the IDEM UST database. There was no such carwash located at this area during field surveys instead this property is now called Key Oil Co. This location is within the right-of-way for Alternative Es and G-Es. This site has 4 tanks that are permanently out of service.
- K&B Transport now Diversified Transport Inc. is located at 731 W. Ireland Road and has 2 tanks that are now permanently out of service according to IDEM records. This site is north of Ireland Road approximately 100 ft. from the Scott Street improvement. This road improvement is associated with Alternatives G-Es and Es.
- Basney Ford of South Bend Inc. now Gurley Leep Ford has 4 tanks that are listed as being permanently out of service. This property is located approximately 200 ft west of the Fellows Street local road improvement that is part of Alternatives G-Es and Es.
- Singer General Tire now called Professional Detailing and Carwash is located at 60885 US 31 South and is approximately 100 ft from the eastern edge of Alternatives Es and G-Es. This site is within the right-of-way of the local road improvements occurring along existing US 31. This site has one permanently out of service tank on the premises.
- Select Beverages is located at 4610 S. Burnette Dr. adjacent to US 20 and the local road improvement at Scott Street west of US 31. This site was listed as having 3 tanks removed from the premises.

The No-Build Alternative would have no impact to these sites.



## LUST

These are sites that contain Leaking Underground Storage Tanks (LUSTs) according to the IDEM data system. The sites that are on this list are categorized into different types. One site category includes the sites that have been closed using the UST Branch Guidance Manual, October 1994 (NFA 94 Guidance). The other categories are active and discontinued. “Active” designates that a LUST is currently undergoing site characterization or corrective action. Discontinued sites may be active sites. A site maybe listed as discontinued for different reasons including:

1. The site was referred to another program because the release is not from a regulated UST.
  2. The FID and LUST number assigned were based on a complaint and not to a known facility.
  3. A LUST that is a dead end because the owner cannot be located and is a lower priority based on information and potential threats to human health and the environment.
- Berliner & Marx Inc. is located off of Roosevelt Road approximately 140 feet west of Alternative Cs and well over a 1,500 ft from Alternatives G-Cs. This site is currently abandoned. The tank at this site was closed using NFA 94 Guidance.
  - Wiegand’s Amoco Station is a LUST site located at 111 East Ireland Road and is about 200 feet north from the existing right-of-way of the US 31 and US 20 interchange. This site has been listed in the IDEM database as having 3 tanks closed using the NFA 94 Guidance.
  - Country Convenience is a LUST site located at 60990 US 31 South. This site is approximately 590 ft east of Alternatives G-Es and Es. This station is also immediately adjacent to the local road improvements that will be constructed along the existing US 31. This site is listed as having one active tank.
  - Singer General Tire now called Professional Detail and Carwash is a LUST site located at 60885 US 31 South and is approximately 100 ft from the edge of Alternative Es and G-Es. This site is within the right-of-way of the local road improvements occurring along existing US 31. The tank located at this site has been closed using the NFA 94 Guidance.
  - McClure Oil Corporation located at 60749 US 31 South is a LUST site that is within the right-of-way of Alternative Es and G-Es. This site has 2 active tanks on the premises.
  - Kocelene Service Station is a LUST site and is located at 60600 US 31 South. This site is now a vacant lot and is partially within the right-of-way of Alternatives G-Es and Es. There will also be local road improvements occurring immediately adjacent to the property. The 2 LUST at this site have been closed using the NFA 94 Guidance.
  - Transmontaigne Terminaling Inc. now Buckeye Terminal is a LUST site located at 20630 West Ireland Road. This property is within the right-of-way for Alternatives G-Cs, Cs, Es and G-Es but the storage tank area at this site is not located within the right-of-way. The alternatives should not be crossing any potential contaminants associated with this property. There are two listed tanks on this site one is listed as an active tank and the other one is listed as a discontinued tank.
  - Select Beverages is located at 4610 S. Burnette Dr. and is adjacent to US 20 and the local road improvement at Scott Street west of US 31 associated with Alternatives G-Es and Es. This site is listed as having a tank that was closed using the NFA 94 Guidance.



In addition to the listed sites within the study area there are also many homes that are located within the boundaries of alternatives. Some of the older homes may have asbestos containing building material (ACBM) within them. There is also a wrecker service located at 644 W. Ireland Road that has several old cars behind it that is located within the right of way of the local road improvement to Scott Street, which is part of Alternatives Es and G-Es. This wrecker service is also included in the development and remediation plan for the Ireland Road Site.

The No-Build Alternative would have no impact to these sites.

## Summary

The alternatives generally cross over a mostly rural area until they reach the south side of South Bend. Most of the commercial businesses and potential LUST and UST's are located along US 31 south of US 20. In addition to these sites there are also several inactive landfill areas that are dispersed within the area surrounding the alternatives. Table 5.14.41 shows a summary of the hazardous material sites found within the right-of-way of the alternatives. The Preferred Alternative G-Es has five different potentially hazardous sites not including the conditionally exempt small quantity generators and gas stations with removed tanks or NFA 94 Guidance tank closures. It does not appear that the locations of removed or closed tanks are within the right of way for Preferred Alternative G-Es, however, portions of the gas station property may be within the right of way. In addition, this does not include the ARCO (Transmontaigne, COZ, Buckeye) property, of which the potentially contaminated areas are not being encroached upon by the Preferred Alternative or the property currently undergoing remediation Ireland Road Site, which includes the wrecker service on the western edge of the property. The abandoned landfill (Ireland Road Site) is currently in the process of remediation as part of the development of a commercial shopping area. The fill area that is nearest to the alignments has been remediation and is no longer be an issue for this project. Preferred Alternative G-Es has five hazardous waste sites that are located along US 31, south of US 20. They are one body shop, three gas stations, and one carwash which are all located along US 31 south of US 20.

Type of Facility	Alternatives				Comments
	Cs	G-Cs	Es	G-Es Preferred Alt.	
CERCLIS					
Lakeville Dump Site	Not in R/W				Approximately 900ft east of Alternative Cs
Jackson Road Landfill	X	X			These alternatives cross the property, but are not within the landfill area.
Ireland Road Site	X	X	X	X	This site is currently undergoing remediation. The Southern portion of this site closest to the alignment has already had remediation completed.
Bradberry Brothers Landfill	X	X			This landfill was listed as receiving demolition waste such as masonry and concrete.
St. Joseph Co. Landfill #2	Not in R/W				This landfill was never confirmed as existing.
St. Joseph Co. Landfill	X	X			These alternatives cross the property, but are not within the landfill area. This landfill is believed to be part of the Jackson Road Landfill.
ARCO Storage Facility (Now Buckeye Terminaling)	X	X	X	X	None of these alternatives cross within the storage tank area. The contaminants from this site are located in a northwest direction away from the alternatives.



Table 5.14.41 Summary of Hazardous Material Sites Within the Right-of-Way (Continued)					
Type of Facility	Alternatives				Comments
	Cs	G-Cs	Es	G-Es Preferred Alt.	
RCRA					
Wiegand's Amoco	Not in R/W				Is approximately 200 ft to the north of the right-of-way needed for the US 20 and US 31 intersection
Galloway Body Shop Inc.			X	X	This site is a small quantity generator.
Country Convenience (also known as Rob's Towing)			X	X	This site is a conditionally exempt small quantity generator.
Instant Lube Inc.	Not in R/W				This property is approximately 220 ft. north of the US 20 and US 31 proposed interchange.
INDOT Plymouth Subdistrict	Not in R/W				This site is approximately 800 ft. from all of the alternatives point of exit from existing US 31.
COZ Terminaling (Now Buckeye Terminaling)	X	X	X	X	This site is a conditionally exempt small quantity generator. The storage tank portion of this site will not be encroached upon by any of the alternatives.
Master Metal Engineering Inc.			X	X	This business is within the R/W for the Scott Street improvement and is a conditionally exempt small quantity generator.
Rankin Automotive Inc.	Not in R/W				It is a conditionally exempt small quantity generator located about 640 ft. from Alternatives Es and G-Es.
Gurley Leep Ford Inc.	Not in R/W				It is approximately 200 ft. from the Fellows Street local road improvement, which is part of Alternatives Es and G-Es.
UST's					
McClure Oil			X	X	There are five tanks currently in use at this site.
Country Convenience					This site is immediately adjacent to the local road improvements to existing US 31 as part of Alternatives Es and G-Es. This site has 3 tanks currently in use.
One Stop Phillips 66			X	X	This property is within the right-of-way for these two alternatives, but the station will more than likely not need to be disturbed.
Bradberry Brothers Inc.	Not in R/W				Is approximately 400 ft. from Alternatives Es and G-Es. This site is not located in the same area as the Bradberry Brothers Landfill.
Transmontaigne Terminal Inc. (Now Buckeye Terminaling)	X	X	X	X	The storage tank area for this facility in not located within the right-of-way for any of these alternatives.
Robin Hood Golf Course	Not in R/W				It is located approximately 1,800 ft. from Alternatives G-Cs and G-Es.
Berliner & Marx Inc.	Not in R/W				This site is 140 ft. from Alternative Cs and 1,500 ft. from Alternative G-Cs.
Kocolene Service Station (Now a vacant lot)			X	X	This property within the eastern edge of these alternatives. It has had its five tanks removed. This site is now a vacant lot.
Wiegand's Amaco	Not in R/W				This property is 200 ft. north of the right-of-way for the reconstruction of the US 20 and US 31 interchange.
Sparkle Wash (Now Key Oil)			X	X	Has four tanks that are permanently out of service



Table 5.14.41 Summary of Hazardous Material Sites Within the Right-of-Way (Continued)					
Type of Facility	Alternatives				Comments
	Cs	G-Cs	Es	G-Es Preferred Alt.	
K&B Transport (Now Diversified Transport)	Not in R/W				Approximately 110 ft. from the Scott Street local road improvement. There are two tanks at this site that are permanently out of service.
Basney Ford of South Bend Inc.	Not in R/W				This property has four tanks that are listed as permanently out of service and is about 200 ft. from the Fellows Street local road improvement.
Singer General Tire (Now Professional Detailing and Carwash)			X	X	It is within the R/W of the local road improvements along existing US 31 associated with Alternatives Es and G-Es. There is one permanently out of service tank at this site.
Select Beverages	Not in R/W				This property is located approximately 100 ft. west of the right-of-way for the Scott Street local road improvement. This site was listed as having three tanks removed from the premises.
LUST					
Berliner & Marx Inc.	Not in R/W				This site is 140 ft. from Alternative Cs and 1,500 ft. from Alternative G-Cs.
Wiegans's Amoco	Not in R/W				This property is 200 ft. north of the right-of-way for the reconstruction of the US 20 and US31 interchange.
Country Convenience also known as Robs Towing	Not in R/W				This site is immediately adjacent to the local road improvements to existing US 31 as part of Alternatives Es and G-Es. There is one tank at this site that is listed as active.
Singer General Tire (Now called Professional Detail and Carwash)			X	X	It is within the R/W of the local road improvements along existing US 31 associated with Alternatives Es and G-Es. The tank at this site has been closed using NFA 94 Guidance.
McClure Oil Corporation			X	X	This site is listed as having two active tanks on the premises.
Kocolene			X	X	This property within the eastern edge of these alternatives. The two LUSTs at this site have been closed using NFA 94 Guidance. This site is now a vacant lot.
Transmontaigne Terminaling (Now Buckeye Terminaling)	X	X	X	X	None of these alternatives encroach upon the storage tank area and should not be impacted by this site.
Select Beverages	Not in R/W				This property is located approximately 100 ft. west of the right-of-way for the Scott Street local road improvement. There has been one tank here that was closed using NFA 94 Guidance.
Non Listed Site					
Buds Wrecker Service			X	X	This site is located within the right-of-way of the Scott Street local road improvement. This site is being developed as part of the redevelopment associated with the Ireland Road Site.

Note: An "X" denotes properties that are within the right of way