



Environmental Professional and Technical Services
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October 28, 2024

Mr. Jonathon Deeter
Office of Land Quality
Indiana Department of Environmental Management
Indiana Government Center North
100 North Senate Avenue
Indianapolis, Indiana 46204-2251
jdeeter@idem.IN.gov

VIA VRP Electronic Submission Portal

Re: Response to IDEM Comments – *Revised Remediation Work Plan*
Emerson Plaza
4221 North Emerson Avenue, Indianapolis, IN (Site)
VRP No. 6190901
CFS File: I-I4122E

Dear Mr. Deeter:

On behalf of Spivey Properties, LLC, Compliance Field Services (CFS) has prepared the following responses to the 10/11/24 letter from the Indiana Department of Environmental Management (IDEM). The IDEM letter was in response to CFS's 8/21/24 *Revised Remediation Work Plan* (RRWP) for the above-referenced matter. Where responses are appropriate, IDEM's comments (in italics) followed by CFS's responses are provided below.

IDEM 10/11/24 Comment 1: *In response to the excavation of the Site, if live loading is going to be used for soil management, then CFS will need to ensure a plan that allows for a sample within each 10 foot long by 10 foot wide by 2.5 foot deep grid in accordance with IDEM's Contained-in Determination for Live Loading Soil technical guidance document. This guidance is available for review at the following link: https://www.in.gov/idem/cleanups/files/tech_guidance_soil_criteria.pdf*

This can be detailed in the plan for excavation at a later date.

CFS Response: Acknowledged.

IDEM 10/11/24 Comment 2: *Due to the use of the commercial facility being a daycare, Section 7.1 should be revised to state that laboratory reports for groundwater, soil and vapor intrusion (VI) samples will include quality assurance and quality control (QA/QC) elements for Level II for monitoring or Level IV*



for excavations and final sampling events. An example of this can be found in Section 2.2.9 of the Risk Based Closure Guide (R2) located at the following link: https://www.in.gov/idem/files/nrpd_waste-0046-r2_attch.pdf

CFS Response: By submittal of this letter to IDEM, we amend Section 7.1 of the 8/21/24 RRWP to include the following paragraph: "As requested in IDEM's 10/11/24 letter, laboratory reports for groundwater, soil, and vapor intrusion (VI) samples will include quality assurance and quality control (QA/QC) elements for Level II for monitoring or Level IV for excavations and final sampling events. Level II and Level IV QA/QC elements are listed in Section 2.2.9 of the Risk Based Closure Guide (R2).

If you have questions or comments regarding the above, please contact either of the undersigned at mhill@cfsenv.com or msedor@cfsenv.com.

Sincerely,

A handwritten signature in black ink that reads "Megan Hill".

Megan Hill
Senior Program Manager

A handwritten signature in black ink that reads "Matthew D. Sedor".

Matthew D. Sedor, LPG #IN2410
Senior Geologist / Project Manager

Encl: IDEM's 10/11/24 Comment Letter

cc: Kyle Lansberry, Lewis Wagner, LLP (via email)



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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Eric J. Holcomb
Governor

Brian C. Rockensuess
Commissioner

October 11, 2024

Spivey Properties LLC
c/o Kyle Lansberry
Lewis Wagner LLP
1411 Roosevelt Avenue, Suite 102
Indianapolis, Indiana 46201

Transmitted via Email

Re: Revised Remediation Work Plan
Emerson Plaza
4221 North Emerson Avenue
Indianapolis, IN 46226
VRP # 6190901

Dear Mr. Lansberry:

The Indiana Department of Environmental Management (IDEM) has reviewed the Revised Remediation Work Plan (CFS, August 21, 2024) for the Emerson Plaza site located at 4221 North Emerson Avenue in Indianapolis, Indiana.

The report was uploaded to the IDEM Virtual File Cabinet (VFC) as document # 83685321. Further site history can be found in the VFC located on the IDEM website vfc.idem.in.gov. This technical letter contains a brief background summary including comments generated during our review of the above-mentioned report.

Background

The site consists of one strip mall building upon a 0.79-acre commercial property surrounded by commercial and residential areas. The building is divided into three tenant spaces currently housing a children's daycare facility including an outdoor play area, an apparel merchandise store, and a beauty salon. The Site building historically housed a dry-cleaning facility that operated from 1975 until 1998 reportedly within the tenant space that currently houses the clothing store. Chlorinated solvent impacts from tetrachloroethene (PCE) and trichloroethylene (TCE) and their transformative products (e.g., vinyl chloride, inter al.) were identified in investigations as the main contaminants of concern (COCs) for the site. Further site investigations have taken place at the site throughout 2022. These investigations include attempts to locate underground facilities, installation and sampling of soil borings, installation and sampling of monitoring wells, installation of soil gas sampling locations, indoor air (IA) and sub-slab (SS) sampling, and installation and subsequent monitoring of a vapor mitigation system (VMS) within the daycare space.

Comments

1. In response to the excavation of the Site, if live loading is going to be used for soil management, then CFS will need to ensure a plan that allows for a sample within each 10 foot long by 10 foot wide by 2.5 foot deep grid in accordance with IDEM's Contained-



Visit on.IN.gov/survey or scan the QR code to provide feedback.

We appreciate your input!



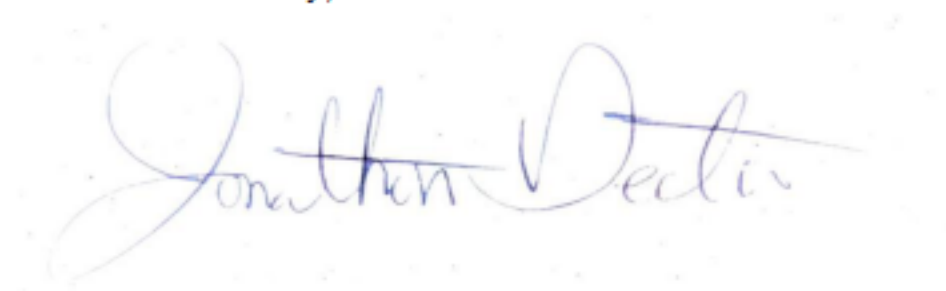
in Determination for Live Loading Soil technical guidance document. This guidance is available for review at the following link:

https://www.in.gov/idem/cleanups/files/tech_guidance_soil_criteria.pdf This can be detailed in the plan for excavation at a later date.

2. Due to the use of the commercial facility being a day care, Section 7.1 should be revised to state that laboratory reports for groundwater, soil and vapor intrusion (VI) samples will include quality assurance and quality control (QA/QC) elements for Level II for monitoring or Level IV for excavations and final sampling events. An example of this can be found in Section 2.2.9 of the Risk Based Closure Guide (R2) located at the following link: https://www.in.gov/idem/files/nrpd_waste-0046-r2_attch.pdf

Within 60 days from the receipt of this letter, please address these comments. This can be completed as a letter to be attached to the RWP rather than a revision to the section in the document itself. Once IDEM receives the submitted letter, technical approval and public notice of the RWP package can be scheduled. If you have any questions, please contact me at (317) 233-7282, (800) 451-6027, or at jdeeter@idem.IN.gov.

Sincerely,



Jonathon Deeter,
Project Manager
Voluntary Remediation Program
Office of Land Quality

cc: Megan Hill, mhill@cfsenv.com

It is the goal of IDEM to enable remediation sites to move forward in a timely manner. If an impasse has been reached over technical issues, a Technical Review Panel of non OLQ scientists is available to review and offer a non-binding opinion to help resolve technical disagreements with the VRP and State Cleanup Program project managers. The goal is to facilitate progress at your site. This review process is available immediately. If you would like to request a review by the Panel, please contact Kevin Davis, Remediation Services Branch Chief for the Office of Land Quality, at 317-232-4535 or kdavis2@idem.in.gov.

Any decision produced by the Technical Review Panel is not an agency action as defined in IC § 4-21.5-1-4 or an order as defined in IC §4-21.5-1-9. This decision is not subject to administrative review because it is not a determination of any legal rights, duties, privileges, immunities, or other legal interests, and because it is issued pursuant to an informal procedure for dispute resolution as allowed by IC 4-21.5-3-34 (a).