



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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(800) 451-6027 • (317) 232-8603 • Fax (317) 233-6647 • www.idem.in.gov

Mike Braun
Governor

Clint Woods
Commissioner

January 29, 2026

VIA ELECTRONIC MAIL

UST Owner/Operator/Property Owner
Mr. Dean Good
Sec. Treasurer
Good Oil Company, Inc.
1201 N. US Hwy 35
Winamac, IN 46996
deangood@goodoilcompany.com

Re: **Further Site Investigation Request**
Good to Go - Rochester East #35 Station
855 North State Road 25
Rochester, IN 46975
Fulton County
Facility ID #1500
Incident #202501502

Dear Mr. Good:

IDEM staff reviewed the file pertaining to a release of petroleum product for the Good to Go – Rochester East #35 Station located at 855 North State Road 25 in Rochester, Indiana. The following documents were reviewed:

- Initial Site Characterization Report, prepared by SESCO Group, dated December 26, 2025 (Virtual File Cabinet Document #83911151).
- Underground Storage Tank Systems Closure Report, prepared by SESCO Group, dated November 21, 2025 (Virtual File Cabinet Document #83897723).
- Release Investigation and Confirmation Steps Report, prepared by SESCO Group, dated March 5, 2025 (Virtual File Cabinet Document #83773841).

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

We appreciate your input!



L. Letter from 4/2025/1/2025

As a result of the review, IDEM has determined that you must conduct a further site investigation (FSI) in order to fully delineate the nature and extent of contamination in accordance with applicable portions of 40 CFR Part 280¹ and IC 13-23-13-1.

Pursuant to 40 CFR 280.65, in order to determine the full extent and location of soils contaminated by the release and the presence and concentrations of dissolved product contamination in the groundwater, owners and operators must conduct investigation of the release, the release site, and the surrounding area possibly affected by the release if any of the following conditions exist:

1. There is evidence that groundwater wells have been affected by the release (e.g., as found during release confirmation or previous corrective action measures);
2. Free product is found to need recovery in compliance with 40 CFR 280.64;
3. There is evidence that contaminated soils may be in contact with groundwater (e.g., as found during conduct of the initial response measures or investigations required under 40 CFR 280.60 through 280.64); and
4. The implementing agency requests an investigation, based on the potential effects of contaminated soil or groundwater on nearby surface water and groundwater resources.

Releases requiring an FSI to complete site characterization will be given a deadline of 365 days from the date the release was confirmed to determine the full nature and extent of soil and groundwater contamination and submit documentation to IDEM. If delineation requires more than one mobilization and sampling event, the owner or operator should continue with delineation until the delineation process is completed and then submit a comprehensive FSI Report within the 365-day deadline set by IDEM. Interim report and work plan submittal and IDEM review is not required. However, IDEM advises that you receive project manager approval for an FSI work plan (entailing a one page summary of proposed work and a site map with proposed sampling locations) to assist with showing reasonableness and cost effectiveness for purposes of reimbursement from the Excess Liability Trust Fund (ELTF), if the site is or has been found to be eligible for such reimbursement. The IDEM project manager assigned to your site will be available to provide informal guidance via telephone, email, or on-site support during the step out process.

Listed below are the deficiencies which must be addressed in the FSI. You should refer to the Risk-based Closure Guide (R2, Waste #0046-R2) and the Petroleum Remediation Program Guide (PRPG, Waste-0082). These non-rule policy documents are available at www.in.gov/idem/tanks/2329.htm.

¹ IDEM has incorporated the majority of the federal underground storage tank regulations of 40 Code Fed. Reg. (CFR) Part 280 via 329 Ind. Admin. Code 9-1-1. All CFR citations refer to the regulation as incorporated.

Specific Comments

1. In future reports, Table 2 and Figure 6 included in the Initial Site Characterization (ISC) Report should be corrected to reflect the accurate total lead results. Table 4 of the ISC Report should be corrected to reflect that the xylenes concentration exceeds the IDEM Risk-based Closure Guide (R2) Groundwater Published Level (GWPL).
2. Detailed field documentation, such as clarification on the sampling equipment used and if the temporary monitoring wells were purged or developed prior to sample collection, should be included with the groundwater data in future reports.
3. A soil boring (SB) should be installed in the southeast corner of the property.
4. Another SB should be installed in between the former diesel UST and the eastern utility corridor. Soil gas sampling should also be completed at this location. A preferential pathway investigation should be conducted along this corridor. The depth of the sewer utilities should be determined as well.

Additional IDEM expectations

In order to facilitate complete site characterization within a year, IDEM requests that staff be notified of all investigative site work in a timely manner. Early staff involvement with the site investigation will assist in efforts to develop a complete conceptual site model within the year timeframe. Please inform the project manager via email or telephone (listed below) as field work dates for investigations are scheduled.

Conclusions

IDEM has reviewed SESCO Group's recommendations included in the ISC Report and does not agree that a No Further Action (NFA) determination is appropriate. While soil contamination is delineated, groundwater contamination is not characterized and needs further investigation. Two (2) additional SBs should be installed on-site to investigate potential off-site contamination and potential vapor impacts to the residence.

You must submit the FSI report to IDEM on or before October 30, 2026. All FSI reports must be submitted in the FSI Report Format and include an FSI Cover Sheet for IDEM to complete their review. The FSI Report Format and Cover Sheet are available on the IDEM website forms page at <http://www.in.gov/idem/5157.htm>.

IDEM requests that Petroleum Remediation Section (PRS) correspondence, reports, and related documents under 15 MB be submitted electronically to: LeakingUST@IDEM.in.gov. Paper copies and CDs are no longer necessary as previously required in OLQ Document Submittal Guidelines. Please label the email and attached documents as directed below:

- Email Subject Line: REPORT NAME (ie. 1Q 2026 QMR, ISC, FSI, etc.)_FID (insert number)_LUST (insert number)_DATE (yyyymmdd)

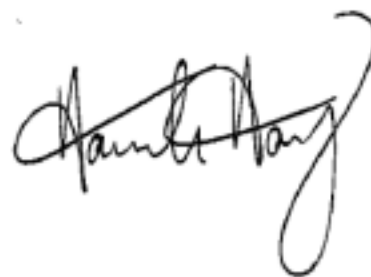
- Document/File Name: REPORT NAME (ie. 1Q 2026 QMR, ISC, FSI, etc.)_FID (insert number)_LUST (insert number)_DATE (yyyymmdd)

For more information regarding document and data submittal guidelines, sampling and analysis requirements or technical information, visit the LUST Home page at www.in.gov/idem/tanks/2333.htm or contact the site project manager.

Failure to submit this information within the specified timeframe may result in a referral to IDEM Enforcement. If you anticipate seeking reimbursement for your remediation costs, please contact the ELTF Section at (317) 234-0990.

If you have any questions, please contact me at (317) 232-5818 or toll free at (800) 451-6027. I can also be reached at: hharvey@idem.IN.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Hannah Harvey". The signature is fluid and cursive, with a large loop at the end.

Hannah Harvey
Environmental Project Manager
Petroleum Remediation Section
Petroleum Branch
Office of Land Quality

ecopy:IDEM File

Carla Gill, SESCO Group (carla@sescogroup.com)

Jordan, Sherry

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@state.in.us>
To: Dean Good (deangood@goodoilcompany.com)
Sent: Thursday, January 29, 2026 10:55 AM
Subject: Relayed: PRS Correspondence FID 1500

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Dean Good \(deangood@goodoilcompany.com\) \(deangood@goodoilcompany.com\)](mailto:deangood@goodoilcompany.com)

Subject: PRS Correspondence FID 1500