



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Mike Braun
Governor

Clint Woods
Commissioner

January 30, 2026

VIA ELECTRONIC MAIL

UST Owner
Mr. Harpreet Randhawa
HN Food Plus, Inc.
13834 Hearthwood Court
Granger, Indiana 46530
Harpreetrandhawa02@gmail.com

Property Owner
Mr. Harpreet Randhawa
1356 Portage Avenue
South Bend, Indiana 46616
Harpreetrandhawa02@gmail.com

Re: **No Further Action Approval Determination Pursuant to Risk-based Closure Guide**

HN Food Plus, Inc.
1356 Portage Avenue
South Bend, Indiana 46616
St. Joseph County
FID #1634
Incident #201404511

Dear Mr. Randhawa:

IDEM staff received your No Further Action (NFA) request for the HN Food Plus, Inc. facility located at 1356 Portage Avenue in South Bend, Indiana (the Site) for Incident #201404511. IDEM reviewed the following documents:

- Quarterly Monitoring Report 2nd Quarter, 2020, dated August 7, 2020 (Virtual File Cabinet (VFC) Document #83022622)
- Notice of Contamination within Elmwood Avenue ROW, prepared by Heartland Environmental Associates Inc., dated May 26, 2021 (VFC Document #83166199)
- Recorded Environmental Restrictive Covenant (ERC), dated February 4, 2022 (VFC Document #83285591)
- Recorded Off-site ERC, dated February 4, 2022 (VFC Document #83285595)
- Off-site ERC Denial, dated April 13, 2022 (VFC Document #83302874)
- Notice of Pending Incident Closure, prepared by IDEM, dated August 4, 2025 (VFC Document #83846185)

The following is a summary of the current conditions at the Site for the subject release:

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

We appreciate your input!



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- Soil – Release related chemical (RRC) 1-methylnaphthalene was discovered at 3.43 milligrams per kilogram (mg/kg) exceeding the 0.3 mg/kg Risk-based Closure Guide (R2) published level for 1-methylnaphthalene in soil. All other RRCs were below R2 published levels.
- Groundwater – RRCs were found in the groundwater above R2 residential published levels as shown in the chart below, reported as micrograms per liter (µg/L):

RRC	Concentration	R2 Published Level
Benzene	1150.00	5.00
1,2,4-trimethylbenzene	1900.00	60.00
1,3,5-trimethylbenzene	167.00	60.00
Naphthalene	115.00	1.00
1-methylnaphthalene	110.00	0.06
2-methylnaphthalene	162.00	40.00

- Vapor Intrusion - Vapor intrusion was not investigated because the Site is an active gas station and because of the off-site groundwater sample results did not exceed R2 published levels related to potential vapor intrusion.

The following are additional lines of evidence regarding current conditions at the Site for the subject release:

- Residual contamination in the groundwater above published levels is limited to two monitoring wells and is in the vicinity of the former UST basin.
- The residual contamination is located in a shallow zone that is unlikely to be used for a drinking water source.
- Current land use is commercial and is not expected to change in the next five years.
- Current drinking water is provided by municipal water utility.
- The facility is an operating UST site.

Based on the technical reports reviewed by IDEM and the additional lines of evidence, it is concluded that no further response actions are required as long as the owner complies with the conditions of this decision. 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 R2 non-rule policy document (NPD) guidelines and conditions:

- Unconditional closure for soil exposure
- Conditional closure for groundwater exposure
- Conditional closure for vapor intrusion exposure
- Recorded Environmental Restrictive Covenant (VFC Document #83283786)

- Recorded off-site Environmental Restrictive Covenant (VFC Document #83285595)
- Notice of Contamination within right-of-way sent to the City of South Bend (VFC Document #83166199)

All wells installed associated with the release at the site must be permanently abandoned in accordance with the Indiana Department of Natural Resources (IDNR) regulation 312 IAC 13-10-2 (Permanent Abandonment of Wells) and IDEM's "Drilling Procedures and Monitoring Well Guidelines Non-rule Policy Document (Waste-0053)". Additionally, IDNR regulations require that Well Abandonment Forms be submitted to IDNR.

If you are eligible and will be seeking reimbursement from the Excess Liability Trust Fund (ELTF) for well abandonment activities, completed "Record of Water Well" (State Form 35680) for all wells (monitoring and treatment) should be signed by the licensed Well Driller and submitted as documentation in your ELTF Claim, in addition to other required backup for reimbursement. **Submittal under separate cover is not required for technical approval.**

Please note that as required by 328 IAC 1-3-3(a)(4) you have three hundred sixty-five (365) days to submit all claims for reimbursement of costs from the Excess Liability Trust Fund after the eligible release is granted a status of NFA by the administrator. You therefore have until **January 30, 2027**, to submit claims for reimbursement of eligible costs associated with this release. In addition, all re-submittals associated with any disallowed cost must be received by the department within three hundred sixty-five (365) days after the denial of the claim.

This is a determination of status that is an agency action described in I.C. 4-21.5-3-5. This determination is subject to review under IC 4-21.5 and takes effect fifteen (15) days after it is issued (eighteen (18) days if you receive this notice by U.S. Mail) unless review of this Order is requested before the fifteenth day (eighteenth day if you receive this notice by U.S. Mail), by filing a written request for review with the Indiana Office of Administrative Law Proceedings (OALP), and serving a copy of the request for review upon the Commissioner of the IDEM. You may request that the OALP conduct a hearing to review this determination under IC 4-21.5, in its entirety, or you may limit your request for review to specific findings of fact and/or determinations. You may also petition the OALP under 4-21.5-3-5(h) to stay the effectiveness of this determination of status. Petitions for Administrative Review and/or for a Stay of Effectiveness must be submitted separately to the OALP and the Commissioner of the IDEM at the following addresses:

Director
Office of Administrative Law Proceedings
Indiana Government Center North
100 North Senate Avenue, Suite N802
Indianapolis, Indiana 46204

Commissioner
Indiana Department of Environmental Management
Indiana Government Center North
100 North Senate Avenue, Room 1301
Indianapolis, Indiana 46204

Failure to properly submit a request for review to the OALP, before the fifteenth day following issuance of this determination (eighteenth day if you receive this notice by U.S. Mail), waives your right to administrative review of this determination and your right to judicial review of the determination. The petition for administrative review must contain the following information:

- a. Name, address, and telephone number of each person filing the petition.
- b. Identification of the interest of each petitioner in the subject of the petition.
- c. Statement of facts demonstrating that the petitioner is:
 - (A) a person to whom the order is directed.
 - (B) aggrieved or adversely affected by the determination; or
 - (C) entitled to review under any law.
- d. Statement with particularity the legal issues proposed for consideration in the proceedings.

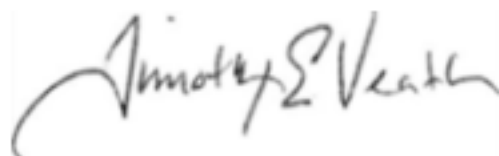
The petition for administrative review should also contain the following information:

- a. Identification of any persons represented by the person making the request.
- b. Statement identifying the person against whom administrative review is sought.
- c. A copy of IDEM's determination that is the basis of the petition for administrative review.
- d. Statement indicating the identification of petitioner's attorney or other representative.

For additional information on filing a petition with the OALP, visit their website at [OALP: Home \(in.gov\)/](http://OALP.Home(in.gov)/).

This determination is based upon review of the documentation presented to IDEM as well as documents previously submitted and made available to the Petroleum Remediation Section. If additional information or documentation is subsequently provided, IDEM reserves the right to modify this determination as the situation may warrant. If you have any questions, please contact Joshua Sneed at (317) 232-4770 or toll free at (800) 451-6027. He may also be reached at: jsneed@idem.IN.gov.

Sincerely,



Timothy E. Veatch, Chief
Petroleum Branch
Office of Land Quality
(317) 234-0980
tveatch@idem.IN.gov

ecopy:IDEM File

Mark Basch, IDNR Division of Water
St. Joseph County Health Department
Sean Hall, Heartland Environmental Associates Inc., shall@heartlandenv.com
Mike Keen, mfkeen1@gmail.com
Robert L. Kochmar Revokable Trust, 1226 King Street, South Bend, IN 46616

Jordan, Sherry

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@state.in.us>
To: Harpreetrandhawa02@gmail.com; mfkeen1@gmail.com
Sent: Friday, January 30, 2026 12:42 PM
Subject: Relayed: PRS Correspondence FID 1634

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

Harpreetrandhawa02@gmail.com (Harpreetrandhawa02@gmail.com)

mfkeen1@gmail.com (mfkeen1@gmail.com)

Subject: PRS Correspondence FID 1634