



State Revolving Fund Loan Programs Drinking Water, Wastewater, Nonpoint Source

PRELIMINARY DECISION OF CATEGORICAL EXCLUSION

TO ALL INTERESTED CITIZENS, ORGANIZATIONS AND GOVERNMENT AGENCIES:

**TOWN OF ELKHART
WALTER PIANO REMEDIATION PROJECT
PLANNING AND DESIGN
SRF # WW 09302002**

Date: May 11, 2015

Pursuant to IC 4-4-11, the State Revolving Fund (SRF) Loan Program has determined that the project described here and in the city's Preliminary Engineering Report will have no substantial negative environmental impact. Therefore, the SRF is issuing a preliminary decision of Categorical Exclusion from the requirements of substantive environmental review.

How were environmental issues considered?

The National Environmental Policy Act requires agencies disbursing Federal funds to include environmental factors in the decision making process. A summary of the project is attached for your review. The SRF's preliminary review has found that the proposed project does not require the preparation of either an Environmental Assessment or an Environmental Impact Statement.

Why is additional environmental review not required?

Our environmental review has concluded that significant environmental impacts will not result from the proposed action.

How do I submit comments?

Comments can be submitted to:

Amy Henninger,
Compliance Officer
SRF Programs
317-232-6566; ahenning@ifa.in.gov

CATEGORICAL EXCLUSION

I. PROJECT IDENTIFICATION

Project Name and Address: **Walter Piano Remediation Project
Planning and Design**
City of Elkhart
229 S. 2nd Street
Elkhart, IN 46516

SRF Project Number: WW09302002

Authorized Representative: The Honorable Dick Moore, Mayor

II. PROJECT LOCATION

The proposed project is located in Elkhart, Indiana in Elkhart County, Concord Civil Township. Specifically, the project is located at T 37N, R5E, Section 6 of the Elkhart USGS quadrangle map. The project investigations will be conducted on the former Walter Piano site which is located at 700 West Beardsley Ave (Site). The only construction component will be installed off the site, across Michigan Street (Figure 1).

III. PROJECT NEED AND PURPOSE

Industrial activities began at the project site as early as 1892 and have since included numerous industrial and commercial enterprises. The current Site Investigation and historical environmental assessments indicate that surface soil, subsurface soil, and groundwater are affected by elevated concentrations of volatile organic compounds (VOCs) polycyclic aromatic hydrocarbons (PAHs), and metals.

The proposed project will continue to address the environmental conditions associated with the Site discovered during previous environmental investigations. Namely, elevated concentrations of VOCs or hexavalent chromium that may be migrating off-Site in conjunction with groundwater flow.

To assess this potential impact the City proposes to:

1. Install a new permanent groundwater monitoring well in the right of way east of Michigan Street as shown in Figure 1. The soil boring will be advanced to a depth of approximately 24 feet below ground surface. Soil samples will be retrieved, examined and logged as the boring advances. The soil boring will be completed as a 2-inch I.D. groundwater monitoring well, screened from 14 feet to 24 feet below ground surface. The well will be flush-mounted with a lid and concrete pad. The new well will be designated MW-10S.
2. All existing intact and accessible groundwater monitoring wells installed (20) will be sampled and gauged for their water levels. Samples will be analyzed for VOCs and

total chromium. Additionally four specific wells (MBP-7, MW-8S, MW-3D and the new MS-10S) will be analyzed for hexavalent chromium.

3. Conduct a mail survey of residents and tenants of properties near the Site, requesting the recipients to respond with information they may have regarding the existence of private water wells on their property.
4. Conduct air sampling for VOCs with batch-certified Summa canisters at within four properties near the Site.
5. Complete a written report describing methods of investigation and results obtained.

The No Action alternative was rejected since the extent of potential intrusion of contaminants into the down-gradient areas and properties would be unmonitored and expose the public to potential risks.

IV. ESTIMATED PROJECT COSTS, AFFORDABILITY AND FUNDING

Total cost of this project is estimated to be approximately \$23,439. Elkhart will finance the project with its existing loan from the State Revolving Fund Loan Program.

V. ENVIRONMENTAL IMPACTS OF THE FEASIBLE ALTERNATIVES

The majority of the project consists only of planning and design and will cause no negative environmental impacts.

The new groundwater well will be installed in an area previously disturbed by road construction and will not be located on the site of the former Walter Piano site.

Construction and operation of the project will not alter, demolish or remove historic properties. If any visual or audible impacts to historic properties occur, they will be temporary and will not alter the characteristics that qualify such properties for inclusion in or eligibility for the National Register of Historic Places. The SRF's finding pursuant to Section 106 of the National Preservation Act is: "no historic properties affected."

VI. PUBLIC PARTICIPATION

The proposed environmental site investigations were the subject of a public notice posted on April 9, 2015 in The Elkhart Truth. No written comments were received.

No.	DATE	REVISION DESCRIPTION	BY
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DRAWN BY: SMS
DESIGNED BY: SMS
REVIEWED BY: AH
DATE: 6/17/2014
FILE: 2339-355-03-01
CAD: BLS/DAV/DBS

Figure 1

- EXPLANATION:**
- 501 TRICHLOROETHENE CONC. (UG/L)
 - 349 410 TOTAL CHROMIUM / HEX. CHROMIUM (UG/L)
 - 5 TRICHLOROETHENE CONC. (GROUNDWATER) (UG/L)
 - 100 TOTAL CHROMIUM CONC. (GROUNDWATER) (UG/L)
 - GROUNDWATER FLOW DIRECTION

NOTE:

1. MODIFIED AFTER BRUCE CARTER ASSOCIATES, LLC, SITE MAP BORING LOCATIONS, OCTOBER 3, 2012.
2. BASE PLAN IMAGE GEOREFERENCED TO INDIANA STATE PLANE EAST COORDINATES USING PICK-POINTS FROM 2005 INDIANA NATURAL COLOR ORTHO, 6-IN RESOLUTION, 20:1 COMPRESSION. FILE 02402344H, DOWNLOADED FROM HTTP://WEBDB.IN.EDU. ACCURACY OF GEOREFERENCES ESTIMATED AT APPROXIMATELY +/- 5 FT FROM ORTHOPHOTOGRAPH.

