

Appendix III

Summary of PESA Findings



Illinois Department of Transportation

Memorandum

To: James. K. Klein
From: John D. Baranzelli
Subject: PESA Review
Date: July 20, 2012

Attn: Tom Winkelman
By: Jim Curtis
James R. Curtis

Project:	IL Route 105 / E. William Street (FAP 741)	Job #:	Not provided
District 7	Macon County	Contract #:	Not provided
Requesting Agency:	City of Decatur	Anticipated DA:	08/01/2012
Survey Target Date:	Not provided	Section:	09-00933-00-BR
Anticipated Letting:	Not provided	ISGS PESA #:	2523
BDE Sequence #	16936		

Attached is a copy of the Preliminary Environmental Site Assessment (PESA) conducted by the Illinois State Geological Survey (ISGS) for the subject project as described in your Special Waste Environmental Survey Request.

The attached PESA report identifies sites along the project route that were determined to contain recognized environmental conditions (RECs). See Table 1 in the PESA report for a list of sites with RECs. It is the opinion of this office, in consultation with the Chief Counsel's Office, that a preliminary site investigation (PSI) is required if any site identified in Table 1 of the PESA report involves new right-of-way or easement, railroad right-of-way other than single rail rural with no maintenance facilities, or building demolition/modification. A PSI is also required on any site identified in Table 1 of the PESA report that involves excavation or subsurface utility relocation or on existing right-of-way adjoining a site identified in Table 1 of the PESA report.

If the district determines that they can avoid all the sites that contain RECs, then a PSI is not required for the project and the project will be in compliance with Departmental Policy D&E-11. If the district determines that the project will involve a site that contains RECs, then a PSI is required and the statewide consultant should be requested to perform the PSI. Please notify this office of any actions you may decide to take concerning these sites (avoidance or further investigation). The PESA Response form can be found on PMA.

The District's Bureau of Land Acquisition (DBLA) should determine if any new right-of-way or easement will involve any site identified in Table 1 or any site adjoining a site listed in Table 4 of the PESA report. On those identified situations, DBLA shall coordinate the acquisition with this office, Central Bureau of Land Acquisition, and the Chief Counsel's Office to determine if an "All Appropriate Inquiries" (AAI) assessment is required for additional liability protection under CERCLA.

Other findings and recommendations of the report should be carefully considered. If you have any questions regarding this report or the tasking of the statewide consultant, please contact James R. Curtis at 217/558-4653 or Steven Gobelman at 217/785-4246.

Attachments

cc: Office of Chief Counsel – Rm. 313 Central Bureau of Land Acquisition – Rm. 210

EXECUTIVE SUMMARY

This report presents the results of an environmental site assessment for roadway widening and turn lane installation at IL 105 (E. William Street) and N. Brush College Road, Decatur, Macon County. This report was prepared on behalf of the Illinois Department of Transportation (IDOT) by the Illinois State Geological Survey (ISGS).

The following sites were examined for this project. The tables below list sites along the project for which recognized environmental conditions (RECs)* were identified for each address or address range (Table 1); sites along the project for which only de minimis conditions were identified (Table 2); sites along the project for which no RECs or de minimis conditions were identified (Table 3); and sites adjoining but not on the project that were identified on environmental databases (Table 4). Further investigation of sites with RECs may be desired.

Table 1. The following sites along the project were determined to contain RECs:

Property name IDOT parcel #	ISGS site #	REC(s), including de minimis conditions	Regulatory database(s)	Land use
Hucks Food and Fuel NA	2523-2	USTs; drum; possible UST(s); potential former chemical use; transformers; potential ACM and lead paint	UST	Commercial
John's Mower Service NA	2523-3	Drum; potential chemical use; potential ACM and lead paint	None	Commercial
Kurent Occupational Safety NA	2523-4	Drum; potential ACM and lead paint	None	Commercial
Commercial building NA	2523-6	Former drums; potential chemical use; potential ACM and lead paint	None	Commercial
Creekmur Car Care Center NA	2523-9	Potential chemical use; waste tires; transformer; potential ACM and lead paint	None	Commercial
Vacant commercial building NA	2523-11	Gasoline can; potential former chemical use; potential ACM and lead paint	None	Commercial

Vacant commercial building NA	2523-12	Former USTs with documented releases; HAA; monitoring wells; drums; surficial stains; evidence of former chemical use; impacted soil and groundwater; spills; transformers; solid waste; potential ACM and lead paint	BOL, UST, LUST, IEMA, AUL, HAA, RCRA	Commercial
Commercial buildings NA	2523-13	Monitoring wells impacted groundwater; transformers; potential ACM and lead paint	None	Commercial
Ali's Mobile Home Park NA	2523-14	Monitoring wells; transformer; potential ACM and lead paint	None	Residential
Spangler Cemetery NA	2523-15	Monitoring well	None	Commercial
Vacant lot NA	2523-16	Monitoring well	None	Vacant
Vacant commercial building NA	2523-18	Possible UST(s); potential former chemical use; potential ACM and lead paint	None	Commercial
Roadway intersection NA	2523-19	Spill	BOL, IEMA, ERNS	Transportation
Vacant commercial building NA	2523-20	Possible UST(s); potential former chemical use; potential ACM and lead paint	None	Commercial
Super Pantry NA	2523-21	USTs; monitoring wells; evidence of chemical use; potential former chemical use; transformers; potential ACM and lead paint	BOL, UST	Commercial

Table 2. The following sites along the project were determined to contain de minimis conditions only:

Property name IDOT parcel #	ISGS site #	De minimis condition(s)	Land use
Elmer's Ole Time Inn NA	2523-1	Transformers; potential ACM and lead paint	Commercial
Car wash NA	2523-5	Transformers; potential ACM and lead paint	Commercial
Neils Motor Sales NA	2523-7	Potential ACM and lead paint	Commercial
The Whit's End NA	2523-8	Transformers; potential ACM and lead paint	Commercial
Vacant lot NA	2523-10	Transformers	Vacant
Busey Bank ATM NA	2523-17	Natural gas pipeline	Commercial
Residences NA	2523-23	Transformers; potential ACM and lead paint	Residential

Table 3. The following site along the project was determined not to contain RECs or de minimis conditions:

Property name IDOT parcel #	ISGS site #	Land use
Unnamed tributary to Lake Decatur NA	2523-22	Stream

Table 4. The following additional sites, adjoining but not on the project, were identified on environmental databases:

Property name	ISGS site #	Regulatory database(s)	Land use
None			

* For all sites:

Where REC(s) are indicated as present, a condition was noted that may be indicative of releases or potential releases of hazardous substances on, at, in, or to the site, as discussed in the text. Potential hazards were not verified by ISGS testing. Radon, biological hazards (such as mold, medical waste, or septic waste), and non-agricultural pesticides and/or herbicides may also be of concern. No further investigation concerning the presence or use of these factors was conducted for this PESA.

Where RECs are not indicated as present, radon, biological hazards (such as mold, medical waste, or septic waste), and non-agricultural pesticides and/or herbicides may still be of concern. No further investigation concerning the presence or use of these factors was conducted for this PESA.

For the purposes of this report, the following are considered to be de minimis conditions:

- Normal use of lead-based paint on exteriors and interiors of buildings and structures.
- Use of asbestos-containing materials in building construction.
- Transformers in normal use, unless the transformers were observed to be leaking, appear on an environmental regulatory list, or were otherwise determined to pose a hazard not related to normal use.
- Agricultural use of pesticides and herbicides. In addition, most land in Illinois was under agricultural use prior to its conversion to residential, industrial, or commercial development. Pesticides, both regulated and otherwise, may have been used throughout the project area at any time. Unless specifically discussed elsewhere in this report, no information regarding past pesticide use that would be subject to enforcement action was located for this project, and such use is considered a de minimis condition.

The following data gaps exist for all PESAs:

- For residences, only areas visible from public roads are inspected.
- Interiors of buildings are not inspected.
- Interiors of agricultural areas are not inspected during growing seasons.

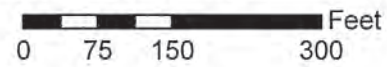
Radon and biological hazards are not considered in this PESA unless specifically noted.

NA = No parcel number was supplied by IDOT for this site.

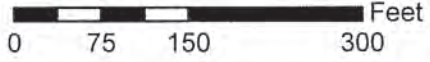
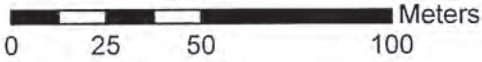
Although potential natural hazards and undermining, if present, are described in this report, they are not considered as RECs or de minimis conditions for the purposes of this report, and are therefore not listed in the tables above.

Attachment 2, page 1. Site location map, Sites 2523-1 through 2523-19.


All site boundaries are approximate and should not be used as actual parcel boundaries. Project area indicated by solid black line.



Attachment 2, page 2. Site location map, Sites 2523-19 through 2523-23.
All site boundaries are approximate and should not be used as actual parcel boundaries. Project area indicated by solid black line.



LETTER OF TRANSMITTAL

TO:	City of Decatur	 <p>345 E Ash Avenue, Suite B Decatur, Illinois 62526-6161 Phone: (217) 875-4800 Fax: (217) 875-3577</p>
	One Gary K. Anderson Plaza	
	Decatur, IL 62523-1196	
ATTENTION:	Mary Cave	
JOB NUMBER:	36432772	
SUBJECT:	PESA & PESA Addendum #1	
DATE:	October 2, 2012	

We are sending you the following items:

	Shop Drawings		Prints		Plans		Samples		Specifications
	Copy of Letter		Change Order						

COPIES	DATE	NO.	DESCRIPTION
1	June 2012		PESA
1	October 1, 2012		PESA Addendum #1
1	October 2012		CD with PESA and PESA Addendum #1

THESE ARE TRANSMITTED as checked below:

	For approval		Furnish as submitted		Resubmit ___ copies for approval
X	For your use		Furnish as noted		Submit ___ copies for distribution
	As requested		Returned for corrections		Return ___ corrected prints
	For review and comment				
	FOR BIDS DUE				Prints returned after loan to us

REMARKS:

COPY TO:

SIGNED:

Kevin W. Beatty

EXECUTIVE SUMMARY

URS Corporation (URS) was retained by the City of Decatur, Illinois, a municipality corporation (City of Decatur) to perform a preliminary design study to improve the Brush College Road and Faries Parkway intersection, and the Brush College Road underpass of the Norfolk Southern (NS) rail yard located south of Faries Parkway. As part of the design study, URS conducted a Preliminary Environmental Site Assessment (PESA) of the Brush College Road corridor and underpass from East Mueller Avenue to East Lake Shore Drive located in Decatur, Illinois (subject site). The subject site includes properties within the Brush College Road Project corridor between East Mueller Avenue and East Lake Shore Drive, including portions of East Faries Parkway that may be disturbed as part of the project. Properties along East William Street that may be disturbed as part of the project are not considered part of the subject site for purposes this PESA since East William Street is also Illinois State Route 105 and it is the responsibility of the State of Illinois to evaluate these properties. The subject site includes public right-of-ways, utility easements, and private property. The subject site is approximately 1.3-miles in length from north to south. The purpose of this PESA was to evaluate whether current or historical activities on or near the subject site may have resulted in significant impacts by hazardous substances or petroleum products, also known as recognized environmental conditions (RECs), and to make a preliminary determination of environmental conditions that may affect the cost or schedule of the Brush College Road project.

In accordance with the special waste procedures provided in Section 20-12 of the Illinois Department of Transportation (IDOT) Bureau of Local Roads and Streets Manual, updated December 2008, this PESA was performed in general conformance with American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments* (Standard E 1527-05). The PESA was completed for the City of Decatur in general accordance with the Professional Engineering Services Agreement, dated June 6, 2010, and with Supplement #1, dated November 7, 2011. The scope of work did not include the collection and analysis of samples including water, soil, paint, air, or asbestos-containing building materials. URS did not perform an interior reconnaissance of buildings located on the subject site. URS made observations of the privately owned portions of the subject site from public right-of-ways, with the exception of the NS rail yard which URS did access. URS did not conduct interviews with the property owners included in the subject site. The lack of interviews with individuals familiar with all of the individual parcels of land on the subject site is considered to represent a significant data gap in association with this PESA.

The subject site and the surrounding area is a mix of commercial, industrial, and residential uses.

URS has performed this PESA in general conformance with the scope and limitations of ASTM Practice E1527-05. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.7, and 5.1 of this report.

This assessment has revealed the following RECs in connection with the subject site:

- URS observed diesel locomotives transporting rail cars containing chemical substances on the CN/IC rail tracks that parallel Brush College Road to the west and on the NS rail tracks that

parallel East Faries Parkway to the north. Minor oil staining was observed between rail tracks likely caused by grease and oil from rail cars and locomotives. Historically, the application of used oil and herbicides on vegetation was employed by railroads as a means of weed control. Also creosote and pentachlorophenol, wood treatment preservatives used on railroad ties and utility poles, may have leached into the site soil and groundwater potentially causing contamination. Historical railroad practices are considered to be a REC to the subject site.

- M&M Auto Salvage (3925 East Faries Parkway) was identified in the 1974 city directory. Environmental concerns associated with vehicle salvage yards include mishandling of vehicular fluids (i.e., gasoline, diesel fuel, oil, transmission fluid, power steering fluid, brake fluid, gear oil, and mineral spirits), mercury, lead, chlorofluorocarbons and other refrigerants, sodium azide, asbestos, and waste tires. Based on the date the facility was in existence, and the unknown nature of the waste management practices, the facility is considered to be a REC to the subject site.
- Walston Auto Wrecking (4148 East Faries Parkway) is located both north and south of East Faries Parkway. The north portion is has been at this location since at least 1965. The south portion of the facility has been in at this location since at least 1975. Environmental concerns associated with vehicle salvage yards include mishandling of vehicular fluids (i.e., gasoline, diesel fuel, oil, transmission fluid, power steering fluid, brake fluid, gear oil, and mineral spirits), mercury, lead, chlorofluorocarbons and other refrigerants, sodium azide, asbestos, and waste tires. Based on the length of time the facility has been in existence, and the unknown nature of the waste management practices, the facility is considered to be a REC to the subject site.
- Ron's Auto Salvage & Garage is addressed at 3941 East Faries Parkway located on south side of East Faries Parkway. The facility has been in its current location since at least 1964. Environmental concerns associated with vehicle salvage yards include mishandling of vehicular fluids (i.e., gasoline, diesel fuel, oil, transmission fluid, power steering fluid, brake fluid, gear oil, and mineral spirits), mercury, lead, chlorofluorocarbons and other refrigerants, sodium azide, asbestos, and waste tires. Based on the length of time the facility has been in existence, and the unknown nature of the waste management practices, the facility is considered to be a REC to the subject site.
- A 1978 Macon County Health Department inspection of the property located at 4021 East Logan Street found trash, junk, cars and parts scattered in the yard. URS also observed abandoned vehicles and other debris during the 2012 site reconnaissance. Environmental concerns associated with abandoned vehicles include vehicular fluids, mercury, lead, chlorofluorocarbons and other refrigerants, sodium azide, asbestos, and waste tires. Based on the possible length of time the property has exhibited abandoned vehicles, the facility is considered to be a REC to the subject site.
- An Ameren Illinois electrical substation (1840 Brush College Road) is located on the northeast corner of the Brush College Road and East Olive Street intersection. Some of the transformers located within the substation were labeled with non-PCB stickers; however, the age of the substation is unknown. It is possible that some current and prior transformers contain(ed) PCBs.

Dielectric cooling fluids manufactured prior to 1978 were known to contain PCBs. URS considers all of the transformers to be PCB-containing, 50 to 499 ppm PCB, until documentation indicating otherwise is obtained. The possibility of PCBs in the soil and groundwater in the area around the substation is considered to be a REC to the subject site.

- The NS rail yard, located between East Olive and East Hickory Streets, has been occupied by rail tracks since at least 1949 (identified in the city directory as the Wabash Railroad). Observations made during the site reconnaissance visit included, diesel locomotives transporting rail cars containing chemical substances, minor oil staining between rail tracks, and on-site switch gears. Historically, it has been common practice to apply oil to the switch gears for lubrication, and apply used oil and herbicides on vegetation around the rail tracks as a means of weed control. Also creosote and pentachlorophenol, wood treatment preservatives used on railroad ties and utility poles, may have leached into the site soil and groundwater. Historical rail yard practices are considered to be a REC to the subject site.
- Ron's Garage (3800 East Hickory Street), a vehicle repair shop since at least 1990, is located between the NS rail yard and East Hickory Street. The property historically operated as the Socony-Vacuum Oil Company, a bulk filling station, from 1949 to at least 1959, and then as Mobil Oil Company from at least 1964 to 1980. Current and historical operations at the property are considered to be a REC to the subject site.
- Premcor Refining Group, Inc. D/B/A Clark Retail Enterprises/Illico Unocal (3740 East William Street) is located west of the subject site. The property has been the site of a service station since at least 1959. According to IEPA file documents, soil and groundwater contamination exceeding Tier 1 TACO ROs has migrated off-site to the south and east under East William Street and represents a REC. Since East William Street is also Illinois State Route 105, it will be the responsibility of the State of Illinois to address the contamination.

The following environmental concerns were identified in connection with the subject site:

- ADM Blend Plant/ADM Trucking (2501 North Brush College Road) has two 20,000-gallon diesel fuel USTs currently in use. The diesel fuel USTs represent an environmental concern to the subject site.
- F.S. Services (2205 Brush College Road) had a 1,000-gallon UST fail a tightness test in 1979 and was abandoned. The UST was removed from the facility some time between 1979 and 1981. The former UST represents an environmental concern to the subject site until it can be verified that the subject site has not been impacted by the contents of the former UST.
- Decatur Bottling Co/Refreshment Service Inc. (2112 North Brush College Road) had one 99-gallon used oil UST removed from the property. Based on no releases reported from the UST removal project documentation, this facility does not represent a REC; however, the UST does represent an environmental concern to the subject site until it can be verified that the subject site has not been impacted by the former UST.

- ADM Corn Sweeteners Division Alcohol Plant (4666 East Faries Parkway) was evaluated for inclusion on the NPL; based on information existing in 1987 the facility did not qualify. This facility represents an environmental concern to the subject site.
- ADM West Plant (3883 East Faries Parkway) was identified on the 1966 Sanborn Map south of East Garfield Avenue and west of Brush College Road. Numerous oil storage tanks and two solvent storage tanks were depicted on the property. The ADM West Plant is identified as having a clay-lined treatment settling impoundment with 1975 being noted as the last year of operation. Based on limited information regarding the impoundment, the impoundment is considered to be an environmental concern to the subject site.
- Cheap-Ass Auto Repair (3915 East Faries Parkway) is located on the southeast corner of the Brush College Road and East Faries Parkway intersection. One drum of unknown substance was observed on the north side of the building. A septic system installation permit was provided by the Macon County Health Department. The building was previously occupied by Anchor Sport & Marine since at least 1970 through 1985; KJs Performance Center in 2001; and R&M Classic Auto Repair in 2006. The former boat and automobile service operations on the property in conjunction with the septic system represent an environmental concern to the subject site.
- A former gravel pit was observed to the east of North James Street. It is unknown what material was used to backfill the former gravel pit area. Based on lack of information, the former gravel pit represents an environmental concern to the subject site until it can be verified that the subject site has not been impacted by the former gravel pit.
- Irvin's Coal Company was identified at 1830 Brush College Road in the 1949 city directory. Based on lack of information, the former coal company represents an environmental concern to the subject site until it can be verified that the subject site has not been impacted by the former coal company.
- The former JDM Sandblasting facility (3900 E. Olive Street) is located directly east of the Ameren Illinois substation. The facility was sent a violation notice for improper waste disposal due to the open dumping of blasting material. A follow-up inspection in 2001 found the facility to be closed with the equipment and blasting material having been removed. Neither the owner nor waste disposal records for the spent blasting material could be located. Based on lack of information, the former sandblasting facility represents an environmental concern to the subject site until it can be verified that the subject site has not been impacted by former disposal activities.
- The Brush Yard Office building (approximately 365 feet east of Mile Post 373) is part of the NS Rail Yard located west of the Brush College Road and NS rail yard intersection. One 2,000-gallon diesel fuel UST was removed from the facility in 1987. The age of the UST was unknown. Based on lack of information, the former UST represents an environmental concern to the subject site until it can be verified that the subject site has not been impacted by the former UST.

- Super Pantry #51 (3810 East William Street) is an active gasoline station and maintains four USTs. The USTs were installed in 2002 and 2007. Based on no releases reported from the USTs, this facility does not represent a REC; however, the current USTs do represent an environmental concern to the subject site.

Based upon the findings of this PESA, URS has determined that the Brush College Road at NS Crossing Study project has a “moderate risk” for the occurrence of properties potentially impacted with regulated substances. The IDOT risk finding definitions are listed in Section 1.1 of this PESA. The “moderate” determination is based on the following facilities, which were identified as RECs to the subject site and have been assigned a “moderate risk”.

- The CN/IC rail tracks that parallel Brush College Road to the west have been present since at least 1967. The NS rail tracks that parallel East Faries Parkway to the north have been present since at least 1950. Historical practices of weed control and the use of treated railroad ties and utility poles indicates a likely probability of soil and/or groundwater contamination on and around the rail tracks.
- ADM West Plant (3883 Faries Pkwy) is located west of Brush College Road and the CN/IC rail tracks, and extends from East Faries Parkway south to the NS rail yard. The facility is presumed to be hydrologically up-gradient, and there is limited information regarding the treatment settling impoundment.
- Walston Auto Wrecking (3941 and 4148 East Faries Parkway) is located both north and south of East Faries Parkway. Current and historical use as a vehicle salvage yard and the unknown nature of the waste management practices presents the possibility of soil and/or groundwater contamination on and around the properties.
- The property located at 4021 East Logan Street has exhibited signs of abandoned vehicles since at least 1978. Current and historical use as a vehicle junk yard and the unknown nature of the waste management practices presents the possibility of soil and/or groundwater contamination on and around the properties.
- An Ameren Illinois substation (1840 Brush College Road) is located on the northeast corner of the Brush College and East Olive intersection. The possibility exists of PCB contamination in the soil and groundwater in the area around the substation.
- The NS rail yard, located between East Olive and East Hickory Streets, has been occupied by rail tracks since at least 1949 (identified in the city directory as the Wabash Railroad). Historical rail yard practices of switch gear lubrication, weed control, and the use of treated railroad ties and utility poles indicates a likely probability of soil and/or groundwater contamination on and around the rail yard.
- Ron’s Garage (3800 East Hickory Street) is located between the NS rail yard and East Hickory Street. Historical operations as a bulk filling station and current operation as a vehicle repair shop indicate a likely probability of soil and/or groundwater contamination on and around the facility.

- Premcor Refining Group, Inc. D/B/A Clark Retail Enterprises/Illico Unocal (3740 East William Street) is located west of the subject site. Known soil and groundwater contamination exceeding Tier 1 TACO ROs has migrated off-site to the south and east under East William Street. However, since East William Street is also Illinois State Route 105, it will be the responsibility of the State of Illinois to address the contamination.

The following facilities were also identified as RECs or environmental concerns to the subject site and have been assigned a “low risk”.

- ADM Blend Plant/ADM Trucking (2501 North Brush College Road) has two 20,000-gallon diesel fuel USTs that are currently in use, which presents a possibility of soil and/or groundwater contamination.
- M&M Auto Salvage (3925 East Faries Parkway) was located on the south side of East Faries Parkway. Historical use as a vehicle salvage yard from approximately 1974 to 1980, and the unknown nature of the waste management practices presents the possibility of soil and/or groundwater contamination on and around the property.
- Super Pantry #51 (3810 East William Street) is an active gasoline station and maintains four USTs which were installed in 2002 and 2007. This is the lowest possible rating a gasoline station can receive.

A Preliminary Site Investigation (PSI) is recommended to assess the potential presence of subsurface soil and groundwater impacts to the subject site as identified with the above RECs.

**PRELIMINARY ENVIRONMENTAL
SITE ASSESSMENT - ADDENDUM
BRUSH COLLEGE ROAD AT NS CROSSING STUDY
DECATUR, ILLINOIS
SECTION 09-00933-00-BR**

URS Corporation (URS) was retained by the City of Decatur, Illinois, a municipality corporation (City of Decatur) to perform a preliminary design study to determine the most feasible option to handle future traffic volumes for the Brush College Road and Faries Parkway intersection and the Brush College Road underpass of the Norfolk Southern (NS) rail yard located south of Faries Parkway. As part of the design study, URS conducted a Preliminary Environmental Site Assessment (PESA) of the Brush College Road corridor from East Mueller Avenue to East Lake Shore Drive (subject site), which is documented in URS' June 2012 PESA report.

The PESA identified a number of sites along the project corridor that were determined to be recognized environmental conditions (RECs), environmental concerns, or historical recognized environmental conditions (HRECs) relative to the subject site. A summary of the RECs, environmental concerns, and HRECs is presented in **Table 1**.

The PESA report recommended a preliminary site investigation (PSI) to assess the potential presence of subsurface soil and groundwater contamination associated with several of the identified RECs. After additional consideration as requested by the City of Decatur, URS further suggests that it may be prudent to conduct a PSI at any site listed in **Table 1**, below, that involves new right-of-way or easement, building demolition/modification, excavation, or subsurface utility relocation. A PSI is also recommended for existing right-of-way that adjoins any site listed in **Table 1**.

TABLE 1 - SUMMARY OF PESA FINDINGS

Property Identification	Concern	REC	EC	HREC	Regulatory database(s)	Land use	Comments
CN/IC rail tracks West of Brush College Road	Potential oil and chemical spills, surface staining, potential for wood treatment preservatives	X			--	Industrial	--
NS rail tracks North of East Faries Parkway	Potential chemical spills, surface staining, potential for wood treatment preservatives	X			--	Industrial	--
M&M Auto Salvage/Anchor Inn/Pour House 3925 East Faries Parkway	Potential oil and chemical spills, potential asbestos, waste tires, septic system	X			--	Commercial	--
Walston Auto Wrecking 4148 East Faries Parkway	Potential oil and chemical spills, potential asbestos, waste tires	X			--	Commercial / Industrial	--
Ron's Auto Salvage & Garage 3941 East Faries Parkway	Potential oil and chemical spills, potential asbestos, waste tires	X			--	Commercial	--
Vacant/Residence 4021 East Logan Street	Potential oil and chemical spills, potential asbestos, waste tires	X			--	Commercial / Residential	--
Ameren Illinois electrical substation 1840 Brush College Road	Potential PCBs	X			--	Industrial	--
NS rail yard between East Olive and East Hickory Streets	Potential oil and chemical spills, drum, surface staining, potential for wood treatment preservatives	X			--	Industrial	--
Ron's Garage/Socony-Vacuum Oil Company 3800 East Hickory Street	Potential oil and chemical spills	X			--	Commercial	--

TABLE 1 - SUMMARY OF PESA FINDINGS (continued)

Property Identification	Concern	REC	EC	HREC	Regulatory database(s)	Land use	Comments
Premcor Refining Group (former gas station) 3740 East William Street	Known soil and groundwater contamination	X			UST, LUST, LUST TRUST, RCRA-SQG, FINDS	Commercial	--
ADM Blend Plant/ADM Trucking/Staley Express Inc./BOC Gases 2501 Brush College Road	Current USTs, former USTs, former LUST, ASTs		X	X	UST, LUST, RCRA-SQG, HMIRS, FINDS	Industrial	Former USTs were removed and a NFA/NFR letter was issued for the LUST incident. Former gasoline UST failed a tightness test, was abandoned, then removed - no further information was available. This matter may also be considered a REC to the subject site because a failed tank tightness test may be indicative of a release.
ADM Spiral Manufacturing/F.S. Services 2205 Brush College Road	Hazardous waste generator, former UST/failed tightness test		X		RCRA-CESQG, FINDS	Industrial	Former used oil UST - no release was indicated in the UST removal documentation.
Decatur Bottling Co/Refreshment Service Inc. 2112 Brush College Road	Former UST, current AST		X		UST	Industrial	
ADM Corn Sweeteners Division Alcohol Plant/ADM East Plant 4666 East Faries Parkway	Evaluated for inclusion on the NPL (site did not qualify), hazardous waste generator, former USTs, current USTs and ASTs, grain elevator		X		CERC-NFRAP, RCRA-SQG, FINDS	Industrial	--
ADM West Plant 3883 East Faries Parkway	Potential oil and chemical spills, impoundment, grain elevator, former UST, former LUST, ASTs, hazardous waste generator		X	X	UST, LUST, HWAR, RCRA-SQG, FINDS, IMPDMT	Industrial	Former UST was removed and a NFA/NFR letter was issued for the LUST. Very little information regarding the impoundment is available.
Cheap-Ass Auto Repair/Bagley Realtors/other vehicle and boat repair shops 3915 East Faries Parkway	Former UST, former LUST, drum, potential oil and chemical spills, septic system		X	X	UST, LUST, HWAR	Commercial	Former UST was removed and a NFA/NFR letter was issued for the LUST. The building is/has been an automotive/boat repair shop since at least 1977 when a septic system was installed.

TABLE 1 - SUMMARY OF PESA FINDINGS (continued)

Property Identification	Concern	REC	EC	HREC	Regulatory database(s)	Land use	Comments
Former gravel pit east of North James Street	Unknown backfill material		X		--	Commercial	--
Former Irvin's Coal Company 1830 Brush College Road	Former coal company		X		--	Commercial	Identified in the City Directories.
Former JDM Sandblasting/Powell Manufacturing Company 3900 East Olive Street	Improper waste disposal, potential oil and chemical spills	X	X		--	Commercial	Property cited for open dumping of sandblasting material. The facility was closed and neither the owner nor waste disposal records were found.
Brush Yard Office - NS Rail Yard ~365' East of Mile Post 373	Former UST		X		--	Industrial	Former diesel UST was removed in 1987 - no further information was available.
Super Pantry #51/Rush Hour 3810 East William Street	Current USTs		X		UST	Commercial	--
ADM Loc. B81/ADM Warehouse & Packaging B81 235 Brush College Road	Former UST, former LUST			X	LUST	Industrial	Former UST was removed and a NFA/NFR letter was issued for the LUST.
Macon County Highway Dept/former service station SE corner of Brush College Road and East Faries Parkway	Former USTs, LUST			X	LUST	Commercial	Former gasoline USTs uncovered & removed. Known residual contamination left in place due to location in busy intersection. IEPA recommended the site for closure; therefore, the site was identified as an HREC. However, the site may be considered a REC to the subject site due to the known presence of residual soil contamination.

TABLE 1 - SUMMARY OF PESA FINDINGS (continued)

Property Identification	Concern	REC	EC	HREC	Regulatory database(s)	Land use	Comments
ADM Renovation & Machine Shop/ various trucking companies 4083 East Faries Parkway	Former USTs, former LUST, AST, potential oil and chemical spills, drums			X	UST, LUST, HWAR, RCRA-SQG, FINDS	Industrial	Former USTs were removed and a NFA/NFR letter was issued for the LUST; therefore, the site was identified as an HREC. The site may also present an environmental concern to the subject site due to the existing gasoline AST, drums, and the potential for oil and chemical spills from historical and current site operations.
S.J. Smith Company/D&R Welding Co 1980 Brush College Road	Former USTs, former LUSTs, septic system,			X	UST, LUST, HWAR	Industrial	Former USTs were removed and NFA/NFR letters were issued for the LUSTs; therefore, the site was identified as an HREC. The site may also present an environmental concern to the subject site due to the potential for oil and chemical spills from historical and current site operations.
Stripmasters/Bulldog Bedliners/Continental Baking Co 1940 Brush College Road	Former UST, former LUST, potential chemical spills			X	UST, LUST, HWAR	Commercial /industrial	Former UST was removed and a NFA/NFR letter was issued for the LUST; therefore, the site was identified as an HREC. The site may also present an environmental concern to the subject site due to the potential for oil and chemical spills from historical and current site operations.

TABLE 1 - SUMMARY OF PESA FINDINGS (continued)

Property Identification	Concern	REC	EC	HREC	Regulatory database(s)	Land use	Comments
Cell phone tower/Scales Construction Company 4029 East Logan Street	Potential oil and chemical spills, potential asbestos, waste tires, emergency generator (associated with cell tower)	X			--	Industrial	The cell phone tower site is currently surrounded by property with junk cars, and the 1999 aerial photograph appears to show the entire site covered with junk cars prior to construction of the cell phone tower. The property is owned by L. Walston, who also owns Walston Auto Wrecking and Ron's Auto Salvage & Garage mentioned above. The site presents a REC to the subject site due to its historical use as a vehicle junk yard.

Notes:

REC = Recognized Environmental Condition

EC = Environmental Concern

HREC = Historical Recognized Environmental Condition