



OHIO DEPARTMENT OF TRANSPORTATION
INTER-OFFICE COMMUNICATION
Office of Environmental Services

TO: Hans Jindal, District 8 Deputy Director
Attn: Stefan C. Spinosa
DATE: January 19, 2007

FROM: *Juliet O. Dennis for*
Timothy M. Hill, Administrator, Office of Environmental Services

SUBJECT: Phase I Environmental Site Assessment

PROJECT: HAM – 75 – 2.30 **PID:** 76257

This office has reviewed the Phase I Environmental Site Assessment (ESA) for the above referenced project which was conducted by TranSystems. Our comments are below.

1.) Based on the information provided, we concur with the consultant that the following properties warrant a Phase II ESA:

- #4 St. Bernard Fire Department – 4701 Vine Street
- #8 White Castle Restaurant (Former Sunoco) – 3016 Central Parkway
- #9 New Horizons Meats (Former Kluener Food Distributing Co.) – 2842 Massachusetts Avenue
- #11 Givaudan Flavors – 37 East 70th Street / 6600 Paddock Road
- #14 PMC Specialties (formerly Cincinnati Specialties Company) – 551 and 501 Murray Road
- #15 Former Liquid Chemical Lagoon – Parcel ID 11800040024
- #21 St. Bernard Self Storage & RV Parking and #24 Ross Park – Broerman Avenue
- #22 United Fabricating & Erection Company – 50 Oak Street
- #23 Hummel Industries and Highcon Inc. – 40 Oak Street
- #25 City of St. Bernard Service Building – 20 Oak Street
- #42 Dixie Crane Rental – 3426 Colerain Avenue
- #57 Former Rada Terminal, ROW and Cincinnati Gas and Electric – 3726 Ford Street
- #59 Fay's Meats – 3900 Llewellyn Avenue
- #61 Paddock Auto Sales – 7329 Paddock Road

2.) Based on the current industrial land use and also the past use as a machine shop and gas station, we believe that **Reliable Castings (site #48 located at 3416 Colerain Avenue)** warrants a Phase II ESA.

3.) Based on the information provided, we concur with the consultant that the following properties a Plan Note for petroleum contaminated soil (PCS):

- #33 Marathon Station – 110 Mitchell Avenue
- #55 Former Midas – 3719 Spring Grove Avenue
- #62 Shell Station – 2977 Colerain Avenue
- #63 Former BP Station – Hopple Street & Henshaw Avenue

4.) The following comment concerns the landfills identified within the study area. Prior to any ground-disturbing activity (i.e. soil borings for the Phase II and construction), an OAC 3745-27-13 permit must be obtained through the Ohio EPA. OES will coordinate with the Ohio EPA in this process, and one permit will encompass all landfills in the project area. However, this does not imply that these landfills should be acquired. These sites should be avoided if possible. If this is not feasible, only the right-of-way (ROW) necessary for the project should be acquired. In order to keep ODOT out of these landfills' chain of title and any potential liability under CERCLA, it is recommended that the acquisition be by easement and not warranty deed.

A.) Based on the regulatory file review showing no previous laboratory analysis of samples, we believe the following landfills warrant a Phase II ESA (please refer to the above comment on Ohio EPA OAC 3745-27-13 permit):

- #5 Cincinnati State College – 3520 Central Parkway
- #6 City of Cincinnati Public Works Building – 1106
- #28 Residential Area and #29 St. Bernard Landfill – Bank Road & I-75

B.) Based on the regulatory file review which included previous laboratory analysis of samples, we believe the following landfills warrant only a Plan Note; not a Phase II ESA:

- #16 Laidlaw Dump Facility – 735 Laidlaw Avenue
- #36 Canal Ridge Road Dump – 4306 Canal Ridge Road

In conclusion, a Phase II ESA Work Plan should be prepared based on the comments above and submitted for review.

If you have any questions or concerns, please contact Craig Kerscher, Environmental Specialist, at (614) 752-2175.

TMH:ctk

cc: Noel Alcala
File w/attachment
Reading file