

080495

**Cabot/Koppers –  
Gainesville  
Site Update  
3/9/09**

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EPA Region 4

# Remedial Measures

- Surficial Interim Remedial Measure – Installation begins 3/9/09, operational by 8/9/09
- Sediment Excavation/Stormwater IRM begins 3/9/09
- Floridan IRM plan submitted 12/29/08

# Soil Sampling Update

- Off-site soil sampling completed week of February 9
- Five Gainesville neighborhood sampled for determining background
- Additional near-site sampling for delineation

# Soil and Sediment Risk Assessment

- Risk Assessment submitted 2/20/09
- Response to Comments Risk Assessment Approach Document from Beazer to EPA, FDEP, City, ACEPD submitted 2/20/09
- EPA is considering approach

# Hawthorn Investigation

- Includes off-site well installation/sampling
- On-site soil borings into Hawthorn
- Approved 1/15/09
- Implement 4/20/09

# Groundwater Cleanup Criteria

- Florida Groundwater Cleanup Target Levels (GTCL) required to be met
- Point of compliance wells will be required within Koppers property boundary

# Soil Cleanup Level Exposure Scenario

- Residential exposure scenario in residential area next to Site
- Commercial/industrial scenario at Koppers Facility

# Soil Cleanup Standards

- EPA cancer risk range from one-in-ten thousand to one-in-a-million excess risk of cancer from Site to reasonably maximum exposed individual
- Florida RBCA requires one-in-a-million excess risk cancer from Site or accept default soil cleanup target levels
- Both require identical non-cancer risk protection



# Soil Cleanup Standards

- Beazer has proposed a Site-specific study and to remediate site and off-site soils to excess cancer risk less than one-in-a-million, HI less than 1 in lieu of default standards
- Gainesville-specific background study from five neighborhoods

# Institutional Controls

- Required at all Superfund Sites
- Groundwater use prohibition
- Don't disturb operating remedies
- Manage site soil per plan
- Use restrictions
- FDEP/EPA enforcement

# Institutional Controls

- Beazer East remains responsible into perpetuity to ensure controls are followed
- ICs typically take the form of deed restrictions and restrictive covenants
- ICs run with the land

# Future uses/development

- Compatible with mixed-use, recreational uses, commercial and industrial uses

# Enhancements

- Soil exposure barriers such as roads, driveways, fill dirt, landscaping which eliminate/reduce human contact with site soils or have contact with clean fill

# Re-development Examples

- Coleman Evans, Jacksonville, FL – former wood-treater site to be turned into Jacksonville City Park
- Camilla Wood Facility, Camilla, GA turned into Soccer Park, recreational vehicle park
- South Fayette, PA – Beazer Newbury Market Mixed-use development with residential component townhomes/commercial

# Coleman Evans

- Former wood-treater remediated to commercial/industrial soil clean-up standards
- City of Jacksonville to create Park with community center, skateboard park, basketball, tennis, and handball courts

# Camilla Wood

- Former wood-treater in Camilla, GA converted to park
- Soccer fields, recreational vehicle park



# Newbury Market

- [http://www.south-fayette.pa.us/documents/Newbury\\_presentation.pdf](http://www.south-fayette.pa.us/documents/Newbury_presentation.pdf)
- 300 acres mixed-use development with recreational, commercial, residential development