



INTER-OFFICE COMMUNICATION

DATE: March 1, 2010

TO: Honorable Mayor Hanrahan and Members of the City Commission

VIA: Russ Blackburn, City Manager

FROM: Fred Murry, Assistant City Manager

SUBJECT: Cabot/Koppers Superfund Site Cleanup Update

The City Manager's office received notification today that the US Environmental Protection Agency (EPA) is distributing a Cabot/Koppers Superfund Site Cleanup Update sheet on the soil sampling, which is attached for your review. The attached update will be distributed via email to the Stephen Foster Neighborhood representatives we have on file.

Should you have any questions, please feel free to contact me at (352)334-5010.

Cc: Marion Radson, City Attorney
Bob Hunzinger, General Manager for Utilities
Erik Bredfeldt, Planning & Development Director
Ralph Hilliard, Planning Manager
Rick Hutton, GRU Water/Wastewater Supervising Engineer

Office of the Assistant City Manager
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United States
Environmental Protection Agency

Cabot/Koppers Superfund Site Cleanup Update

Cabot /Koppers Superfund Site

Gainesville, Florida

February 2010

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Background Information

The Cabot/Koppers Superfund site covers 140 acres bridging two properties. It is comprised of two sites: the Koppers portion covering 90 acres on the western side, and the Cabot Carbon portion covering 50 acres on the eastern side. A wood-treating plant operated on the Koppers portion of the site, currently operated by Koppers Industries, had been active since 1916 until its closure in December 2009. The Koppers portion was most recently operated by Koppers, Inc. Beazer East, Inc. (Beazer East) is the “potentially responsible party” (PRP) for the Koppers portion of the site. Cabot Corporation is the PRP for the Cabot Carbon portion.

Recent off-Site soil sampling in the public right-of-way areas of the Stephen Foster neighborhood showed soil concentrations that are below U.S. EPA’s allowable soil contaminant concentrations (referred to as

preliminary remediation goals or PRGs) but that exceeded certain default values associated with the State of Florida’s risk-based corrective action (RBCA) standards adopted in 2003 for Site contaminants benzo(a)pyrene equivalence (BaP-eq), 2,3,7,8-tetrachlorodibenzo-p-dioxin toxicity equivalence (TCDD-TEQ) and arsenic. Beazer East is required to delineate and characterize Site contaminant soil concentrations to the default soil cleanup target levels (SCTLs) for these Site-related contaminants. As a consequence of this characterization effort, Beazer East, with Alachua County Environmental Protection Department (ACEPD) and EPA oversight, will be conducting soil sampling in some residential yards in the Stephen Foster neighborhood. Prior to entering a private residential yard, Beazer East must obtain a signed property access agreement from the property owner. It is optional for a private property owner to grant Beazer East access to their property. A Beazer East representative will be in contact with private property owners well in advance of seeking access to their property to collect samples.

Expected Actions After Soil Sampling Is Completed

After receiving the soil sampling data, EPA will make them available to the public. These data, along with site-specific considerations, will determine which portions of the neighborhood may need to be

included as part of the remedial design (RD) for the Koppers portion of the Cabot Carbon/Koppers Site.

The State of Florida regulations allow multiple approaches for a responsible party to meet its obligations under the State's RBCA program.

One option is for a responsible party to remove contaminated soils and replace them with clean fill to meet the default State of Florida SCTLs or another site-specific derived soil cleanup target level.

Another option allowed is for a property owner and the responsible party to come to a voluntary agreement to place either institutional or engineering controls on private property to prevent direct contact with soils having site contaminants in excess of the selected remedial levels. An example of an institutional control would be a restrictive covenant that limits specific land uses to reduce exposure to contaminated soils. An example of an engineering control would be the installation of an asphalt cap over soils to prevent direct contact with soils.

An option is available for the responsible party, with EPA oversight, to conduct a risk assessment with site-specific information. If those site-specific risks exceed the State of Florida's allowable risk limits (an excess lifetime cancer risk of greater than one-in-a-million, or a non-cancer hazard index of

greater than 1, remedial options would be further evaluated.

These options will be further discussed in updates to the draft Koppers feasibility study and an upcoming record of decision (ROD).

Community Involvement Activities

The EPA has received a Letter of Interest (LOI) from Protect Gainesville Citizens, Inc., for a Technical Assistance Grant (TAG). Public Notices announcing the receipt of the LOI were published in the Gainesville Sun, Classifieds Section, on February 5-7, 2010. Any group that desires representation should contact the following:

Protect Gainesville Citizens, Inc.
c/o Ms. Cheryl Krauth
802 W. University Avenue
Gainesville, FL 32601

Groups that desire to submit a separate grant application must submit a LOI to EPA postmarked no later than March 9, 2010. If only one group submits a LOI, the grant application date will become March 19, 2010. If an additional group(s) submits a LOI, the grant application date will be April 18, 2010, for all applications from all groups.

Additional information concerning the TAG may be obtained from EPA's TAG webpage:
<http://www.epa.gov/superfund/community/tag/index.htm>

For more information, please contact...

Scott Miller
Remedial Project Manager
U.S. EPA Region 4
Superfund Division
61 Forsyth Street, S.W.
Atlanta, Georgia 30303
1 (800) 435-9234

L'Tonya Spencer
Community Involvement Manager
U.S. EPA Region 4
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U.S. EPA on the Internet

U.S. EPA Headquarters
www.epa.gov

U.S. EPA Region 4
www.epa.gov/region4

U.S. EPA Region 4 Superfund
www.epa.gov/region4/superfund

CABOT KOPPERS SUPERFUND SITE

Mailing List Additions/Corrections

If you would like your name and address added to, or corrected on, the mailing list for the Cabot Koppers Superfund Site, please complete this form and return it to:

L'Tonya Spencer
U.S. EPA - Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303

NAME: _____

AFFILIATION: _____

ADDRESS: _____

FOLD ON DOTTED LINE

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
Region 4
ATLANTA FEDERAL CENTER
61 FORSYTH STREET, S.W.
ATLANTA, GA 30303-8960
ATTN: L'Tonya Spencer

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