

Beazer

BEAZER EAST, INC. C/O THREE RIVERS MANAGEMENT, INC.
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December 7, 2006

Ms. Amy McLaughlin
Remedial Project Manager
United States Environmental Protection Agency
Region IV, Superfund North Florida Section
61 Forsyth Street, SW
Atlanta, GA 30303

**RE: EPA Letter dated November 17, 2006
Cabot Carbon/Koppers Superfund Site in Gainesville, Florida**

Dear Ms. McLaughlin:

This letter is written in response to the United States Environmental Protection Agency's ("USEPA") November 17, 2006 letter to Beazer East, Inc. ("Beazer") regarding the Koppers Portion of the Cabot Carbon/Koppers Superfund Site located in Gainesville, Florida ("Site"). In that letter, USEPA provides a discussion of implementation issues and schedule requirements concerning the recommendations included within the *Second Five-Year Review Report for Cabot Carbon/Koppers Superfund Site*, dated April 4, 2006 (Review Report) conducted by the U.S. Army Corps of Engineers (USACOE) on behalf of the USEPA. The following text provides an update regarding the status of these various activities and in some instances proposes alternative schedule milestones, as necessary. The text for each item included within USEPA's November 17, 2006 letter is provided below in italic font followed by Beazer's response in regular font.

(1) The Koppers surficial extraction system should be re-evaluated to determine optimum well locations, optimum well spacing, and well pumping rates. An evaluation for adding wells near source areas and laterally, as necessary, should be performed to maintain hydraulic capture of the surficial groundwater. In its June 2, 2006, letter to EPA, Beazer stated it could complete the evaluation by December 1, 2006, which is the five-year review Milestone Date.

Beazer is working diligently to complete this evaluation and submit its report, including proposed recommendations, to USEPA as soon as practical. Beazer expects to submit its report to USEPA no later than December 22, 2006.

(2) In the ditch located immediately offsite and northeast of Koppers, sediment and water sampling should be conducted for analysis of Contaminants of Concern (COCs). The groundwater exiting the site must meet surface water criteria since the groundwater is discharging to a ditch that flows into Springstead Creek. The five year review Milestone Date for this action is July 31, 2006. Beazer is completing sampling of the on-site ditch in accordance with the September 25, 2006, "Revised Supplemental Sampling Plan — Additional Data for Risk Assessment", prepared by AMEC for Beazer. According to Beazer's schedule, this should be completed by March 31, 2007. On September 14, 2006, the Alachua County Environmental Protection Department (ACEPD) collected sediment and surface water samples in the offsite ditch. Sediment samples were also collected in Springstead Creek. The data report is not available yet.

It is correct to state that Beazer is currently in the field completing sampling of soils and on-site Ditch sediments in accordance with the September 25, 2006, "Revised Supplemental Sampling Plan — Additional Data for Risk Assessment", prepared by AMEC. However, it is important to note that the September 25, 2006 sampling work plan was modified in accordance with the items outlined in Beazer's letters to USEPA dated October 31, 2006 and November 21, 2006. As discussed in our October 4, 2006 meeting in Atlanta, Beazer believes that a data report for this work should be completed by March 31, 2007.

Above, USEPA notes that "On September 14, 2006, the Alachua County Environmental Protection Department (ACEPD) collected sediment and surface water samples in the offsite ditch. Sediment samples were also collected in Springstead Creek." Beazer is interested to learn more about this sampling effort and requests that USEPA provide a copy of the work plan utilized to accomplish this task. Further, Beazer requests a copy of the data when it becomes available.

(3) The Hawthorn Group should be further characterized to delineate the extent of contamination. The five-year review Milestone Date for this action is March 31, 2007. This is the date by which Beazer should develop a sampling/analysis plan for characterization of the Hawthorn, including ITF-3 (east) and west of the Koppers site (offsite), installation of additional monitoring wells, sampling, groundwater analysis, and conduct an evaluation of the site stratigraphy. Beazer had proposed to submit and implement a Hawthorn groundwater monitoring plan and reevaluate the site stratigraphy (at all depths down to 140 ft), utilizing new core information obtained over the last year. However, in its June 2, 2006, letter to EPA, Beazer stated that it "does not believe that detailed Hawthorn Group delineation is necessary for remedial decision making, and that drilling for Hawthorn Group delineation is risky because it will create potential conduits through the low permeability deposits of the Hawthorn Group". Beazer did state that "additional Hawthorn Group work could potentially focus on addressing the question of

off-site migration/risk versus source delineation". It is unclear what this approach would entail. Furthermore, EPA is convinced that Hawthorn wells can be designed with minimal risk to the subsurface. EPA requests that Beazer submit a plan to EPA by December 29, 2006, for installation of additional Hawthorn wells to the west and east of the existing Hawthorn wells. Once the Hawthorn well plan is approved, EPA requests that Beazer install and monitor additional Hawthorn wells, as well as conduct an evaluation of the site stratigraphy by March 31, 2007.

On November 17, 2006, Beazer provided the USEPA with an updated Site stratigraphy that was based on all prior field work, including the newest core data available from the recent Floridan monitoring well installations. Concerning Hawthorn Group groundwater monitoring, Beazer does not recall any prior correspondence in which we "...had proposed to submit and implement a Hawthorn groundwater monitoring plan..." Nevertheless, Beazer believes that it may be appropriate to discuss the potential scope of such activities in the context of the Hawthorn Group monitoring wells described within Attachment 4 of the USEPA's October 25, 2006 letter to Beazer. That letter is discussed in response to Item 4 below.

(4) The Floridan wells installed by Beazer should continue to be monitored regularly. Vertical and horizontal delineation of groundwater contaminants should be established. The five-year review Milestone Date for this action is March 31, 2007. Beazer has been monitoring the Floridan wells quarterly and has submitted a Floridan Aquifer Monitoring Report to EPA, which included Beazer's proposed a plan for installation and monitoring of additional Floridan wells. EPA provided review comments on Beazer's recent Floridan aquifer reports in a letter dated October 25, 2006, and included EPA's plan that Beazer is required to implement for additional investigation in the Floridan aquifer. EPA requests that Beazer submit a detailed work plan by December 15, 2006, for installation and monitoring of additional Floridan wells in accordance with EPA's October 25, 2006, letter.

In a letter dated November 20, 2006 Beazer provided an initial response to the USEPA's October 25, 2006 letter in which USEPA provided the following: 1) comments on Beazer's prior submittal *Supplemental Upper Floridan Aquifer Monitoring Well Installation – Addendum to the Floridan Aquifer Monitoring Plan (GeoTrans, July 26, 2006)*; 2) comments on Beazer's prior submittal *Addendum to the Floridan Aquifer Monitoring Plan (GeoTrans, August 18, 2006)*; 3) a plan developed by USEPA for additional Floridan monitoring well installations; and, 4) a plan developed by USEPA for conducting Floridan Aquifer pumping tests. As stated in Beazer's November 20, 2006 letter, we have begun preparing a response to the document comments. Additionally, Beazer has reviewed the USEPA plans for additional work and is preparing comments and a number of questions regarding those plans that will need to be resolved prior to

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implementing the outlined activities. Our November 20, 2006 letter indicated that Beazer anticipated submitting its response to the USEPA by December 11, 2006. We are working diligently to finalize this response by December 11, 2006. However, we currently anticipate that this submittal will be somewhat delayed. Beazer will submit its response to USEPA as soon as possible, and no later than December 18, 2006.

Further, USEPA requests that “...Beazer submit a detailed work plan by December 15, 2006, for installation and monitoring of additional Floridan wells in accordance with EPA’s October 25, 2006, letter”. Also, in a December 5, 2006 letter to Beazer, USEPA requests that Beazer provide an implementation schedule for the activities described in Attachments 3 and 4 to USEPA’s October 25, 2006 letter. Concerning these requests, Beazer does not believe that it is appropriate to proceed at this time. As stated in our November 20, 2006 letter, “Beazer believes that it would be appropriate for Beazer and USEPA to then meet to discuss USEPA’s plans for additional Floridan Aquifer monitoring wells and pumping tests, so that all questions and comments can be resolved sufficiently to allow Beazer to develop a detailed work plan to implement these activities.” Beazer continues to believe that that is a prudent approach. A detailed work plan and implementation schedule can be developed by Beazer following the resolution of questions and comments concerning the scope of work requested by USEPA.

As further described in Beazer’s November 20, 2006 letter to USEPA, in the interim Beazer is moving forward with the installation of the Floridan Aquifer monitoring wells proposed within Beazer’s *Addendum to the Floridan Aquifer Monitoring Plan (GeoTrans, August 18, 2006)*. Beazer is coordinating the final logistical arrangements with its driller and expects field activities to be initiated late in the week of December 11, 2006. USEPA’s letter to Beazer dated December 5, 2006 acknowledged this approach.

(5) Interim remedial measures at the source areas should be evaluated and implemented, if feasible, to prevent further contamination. The five-year review date for this action is December 1, 2006, to evaluate and implement, if feasible, interim remedial measures at the source areas. EPA has previously requested, and formally requests in this letter, that Beazer implement the Pilot Study Work Plan for the Upper Hawthorn Group DNAPL Recovery, Key Environmental and GeoTrans (December 23, 2004), incorporating all Stakeholder comments and responses in Key Environmental’s response to comments letter dated May 2, 2005).

Separately from this letter, EPA will address issues associated with implementing the Remediation Grouting work plan submitted to EPA in December 2004, and the In Situ Biogeochemical Stabilization work plan submitted to EPA on September 7, 2006. At this time, EPA does not request implementation of these work plans.

Beazer appreciates USEPA's approval to proceed with the Upper Hawthorn Group DNAPL recovery program as described in the *Pilot Study Work Plan for the Upper Hawthorn Group DNAPL Recovery, Key Environmental and GeoTrans (December 23, 2004)*, incorporating Key Environmental's response to comments letter dated May 2, 2005. Beazer will be providing a letter to USEPA by December 22, 2006 outlining its plans to proceed with this work.

Concerning the other pilot studies previously proposed by Beazer, we believe that it is prudent to proceed with their implementation. We will await any future correspondence from USEPA regarding this matter.

(6) The vertical and lateral extent of arsenic contamination in the groundwater on and off site should be delineated. Identification of background and baseline arsenic concentrations is also needed as part of the investigation. The five-year review date for this action is December 1, 2006. Beazer's June 2, 2006, letter to EPA stated that a date of March 31, 2007, should be achievable. Beazer has evaluated arsenic impacts in the Floridan Aquifer in a June 2005 letter to Gainesville Regional Utilities, which included preliminary comments on "Arsenic Concentrations in Groundwater in the Vicinity of Koppers and Murphree Wellfield" (Dr. Thomas Pichler, May 2005).

Beazer's June 13, 2005 letter to GRU (with a copy to EPA) provided Preliminary Comments on "Arsenic Concentrations in Groundwater in the Vicinity of Koppers and Murphree Wellfield" by Dr. Thomas Pichler (May 2005). Additionally, that letter outlined additional evaluation activities regarding arsenic impacts in the Floridan Aquifer. As stated in Beazer's June 2, 2006 letter to USEPA, this work should be completed and a report will be submitted to USEPA before March 31, 2007.

(7) All of the surficial wells installed in the 1984 to 1995 investigations should be cleaned out and redeveloped. Re-surveying of the wells should be performed as necessary. Regular monitoring of all the wells and sample analysis for all site COCs should be performed. The five-year review Milestone Date for this action was July 31, 2006. On October 30, 2006, EPA submitted a letter proposing wells for redevelopment and sampling and attached information regarding well redevelopment and sampling status for surficial wells at the Koppers site. EPA has reviewed this submittal and is coordinating with other regulatory stakeholders to provide feedback to Beazer prior to implementation.

Please note that the October 30, 2006 letter referenced above was submitted by Beazer to USEPA. Beazer will await USEPA's response to that letter concerning this matter.

(8) The list of COCs and associated remedial goals (including dioxins, arsenic, and phenolic compounds) should be re-evaluated based on more recent toxicological information. The five-year review date for this action is December 1, 2006. Remedial goals for surface and subsurface soils, based on direct exposure and wind-blown pathways, are being re-developed. EPA requests that Beazer develop remedial goals based on soil leachability and protection of groundwater. Additionally, groundwater and surface water remedial goals need to be re-evaluated. EPA requests that Beazer contact EPA by December 15, 2006, to work out an approach to developing these remedial goals with EPA.

On October 4, 2006 Beazer met in Atlanta with representatives of USEPA, the Florida Department of Environmental Protection (FDEP) and the ACEPD. That meeting provided an opportunity to discuss many key issues that will ultimately affect the risk assessment approach for unsaturated soils at the Site and the eventual determination of remedial goals. During the October 4th meeting, all parties present agreed to table further discussions concerning Site remedial goals until the soil and sediment sampling work could be completed as proposed by the *Supplemental Soil and Sediment Sampling Plan, AMEC February 2006, revised September 2006*. This approach was summarized in Beazer's October 31, 2006 letter to USEPA that was written as a follow-up to the October 4, 2006 meeting. The October 31st letter states:

"As discussed during the October 4 meeting, Beazer will proceed with implementing the revised Supplemental Soil and Sediment Sampling Plan (Work Plan), with the modifications as described below, which was submitted for your review on September 25, 2006. Initiation of this work will allow the identified data to be collected and provide a better understanding of the current distribution of constituents throughout the Site. Once Beazer has completed the sampling, analysis, and data management associated with the collection of these new data, we will submit a data summary report for your review. This will allow all interested parties to have a better understanding of Site conditions and may assist us in reaching consensus on the approach to be used in conducting a risk assessment for unsaturated soils at the Site."

Beazer believes that this agreed-upon approach remains valid. Therefore, Beazer does not believe that it is appropriate to "...contact EPA by December 15, 2006, to work out an approach to developing these remedial goals with EPA" as requested above.

(9) The extent of soil contamination for all COCs (including arsenic and dioxin) needs to be delineated on and off site and addressed, if necessary, to assure protectiveness. The five-year review date for this action is March 31, 2007. Beazer has submitted the

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“Revised Supplemental Sampling Plan - Additional Data for Risk Assessment” (AMEC, September 25, 2006), which incorporated comments made by regulatory stakeholders. EPA understands that Beazer intends to implement the plan, starting November 28, 2006.

As noted in response to Item 2 above, Beazer is currently in the field completing sampling of soils and on-site Ditch sediments in accordance with the *September 25, 2006, “Revised Supplemental Sampling Plan—Additional Data for Risk Assessment”*, prepared by AMEC. Beazer anticipates that a data report for this work should be completed by March 31, 2007.

(10) Beazer has conducted an evaluation of thermal and surfactant remediation technologies for the Cabot/Koppers site and is preparing a written document. EPA requests that the detailed, written evaluation be submitted to EPA by December 4, 2006.

During a June 15, 2005 project meeting in Gainesville, Florida, Beazer provided presentations regarding thermal and surfactant remediation technologies. On behalf of Beazer, Dr. Mike Basel with Haley-Aldrich provided a presentation regarding thermal technologies and Dr. Tom Sale with Colorado State University provided a presentation regarding surfactant flushing technologies. Each of these presentations provided an overview of the technologies as well as a discussion regarding the potential applicability of these technologies to the Site. Dr. Basel and Dr. Sale are currently preparing written reports consistent with the information and assessment provided within their presentations. Beazer expects that these reports will be submitted to USEPA by December 22, 2006.

If you should have any questions or require additional information, please contact me at 412-208-8867.

Sincerely,



Michael Slenska, P.E.
Environmental Manager

cc: Kelsey Helton, FDEP
John Mousa, ACEPD
Brett Goodman, GRU
Linda Paul, KI
Jim, Erickson, GeoTrans