



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

Mr. Scott Miller
Remedial Project Manager
United States Environmental Protection Agency
Region IV, Superfund North Florida Section
61 Forsyth Street, SW
Atlanta, Georgia 30303

RE: Koppers Superfund site- Offsite soil contamination

Dear Mr. Miller:

This letter is to reiterate the recommendations presented by the Florida Department of Environmental Protection (DEP) during the October 28, 2009 conference call regarding expediting assessment and remedial action to address offsite soil contamination in the Stephen Foster neighborhood west of the Koppers facility. This issue was also discussed at the previous July 2009 feasibility study development meeting in Atlanta.

Soil sampling results on City right-of-ways (ROWs) have clearly confirmed the likelihood of soil contamination on residential properties west of Koppers at concentrations higher than the State of Florida soil cleanup target levels for unrestricted land use. It is time to take a more aggressive approach in delineating the extent of offsite contamination so that an offsite soil removal action can be completed. The approach outlined below will provide for a timely, appropriate and permanent level of protection for the residents.

State and local agencies including DEP, Department of Health (DOH) and Alachua County Environmental Protection Department (ACEPD) have recommended offsite sampling for many years. Beazer has been conducting offsite sampling in ROWs to delineate the western extent of contamination since their initial sampling in February 2009 confirmed elevated concentrations of site related contamination in the easement and several ROWs immediately west of Koppers. Initial measures have been taken by Beazer in coordination with local agencies to install temporary barriers to discourage residents or other individuals from entering the easement along the west Koppers property boundary where dioxin concentrations are the highest. Both DEP and DOH have provided notices to residents located near those ROW samples, recommending that contact with contaminated soils be avoided. These are appropriate and prudent temporary actions. DEP is concerned, however, that continued delineation using the current phased approach will result in unnecessary delays in permanently addressing the offsite soil contamination.

DEP strongly recommends expeditious excavation and removal of offsite contaminated soils as the preferred remedy to address soil contamination on offsite residential properties. Soil removal is the most frequently utilized approach by both EPA and DEP to address contaminated residential properties and can be implemented in a timely and protective manner, leaving the individual properties restored for unrestricted use. The State of Florida 10^{-6} default soil cleanup target levels (SCTLs) for unrestricted use should be used as the criteria for the offsite remedial action. For the Stephen Foster neighborhood, the goal should be to complete delineation, soil removal and restoration of all impacted residential properties (including backfilling of excavated areas with clean soils, seeding/sodding and landscape restorations) in 1 year. *Existing commercial/industrial* properties with site-related contaminant levels above unrestricted use may be addressed by institutional/engineering controls where agreed by the property owners pursuant to Chapter 62-780, F.A.C. However, we urge EPA to discourage further investigation of rezoning, alternative land uses or use of covers with institutional controls as remedial alternatives to address *existing residential properties*. Such investigations along with further risk evaluation using a probabilistic risk assessment approach (as contemplated in the draft feasibility study) would all likely result in protracted delays in addressing current direct exposure concerns.

Lateral and vertical delineation of soil contamination is necessary to facilitate off site remediation. The following approach is recommended to determine the extent of offsite soil contamination requiring cleanup. Soil sampling would include sampling of residential properties based on a 100' X 100' grid sampling program with soil samples in those locations collected at 0-6" and 6"-24" depth intervals in accordance with Chapter 62-780, F.A.C. The sampling grid should encompass the footprint of the offsite area delineated to date and extend west/northwest/southwest from the site until sampling results confirm that the default SCTLs are met and delineation is complete. While it is probable that contamination is limited to the top 6" soil horizon due to windblown transport and deposition, sampling outlined above is necessary to satisfactorily demonstrate that contamination has been also vertically delineated. A more densely spaced sampling interval will also be necessary at the outside perimeter of the grid to ensure that the limits of contamination exceeding the default SCTLs has been adequately defined and to facilitate design of the appropriate soil excavation "cut lines". In order to facilitate an expedited removal action, this sampling scheme assumes that all properties located within the delineated footprint of contamination outside the Koppers property boundary(s) contain soil contamination above SCTLs and require remedial action. The sampling program is not intended to be used to determine if an individual property within the footprint of that delineated area may be excluded from remedial action such that continued unrestricted use of that unremediated property would be protective. This approach also assumes that the cut lines will extend to the "clean" sample locations, rather than extrapolating between contaminated and clean sample locations.

As previously noted by State and local agencies, the results of soil samples collected along the south and east Koppers facility boundaries indicate that soil contamination likely extends offsite in those directions at concentrations above State SCTLs applicable for unrestricted use. Recent onsite sampling of the "northern inactive area" has also

shown significantly elevated concentrations of dioxin suggesting soil contaminant migration may have also occurred north of Koppers. Sampling must be conducted offsite to the south, north and east to determine the presence and extent of soil contamination above default SCTLs and the appropriate actions to address that contamination. In particular, DEP notes that there is a school immediately south of the Koppers facility where children have been observed playing outside. Given its proximity to the site, the school property should be sampled during the next sampling event so that appropriate action to limit contact with soils can be taken, if necessary.

DEP understands that the EPA, City of Gainesville representatives, DOH and ACEPD support an expedited remedial action. We request that Beazer provide a scope of work and schedule outlining the proposed offsite sampling that will expedite contaminant delineation as well as design and remedial action to address the offsite soil contamination. I am available to discuss these recommendations with EPA and Beazer at your earliest convenience.

I can be reached at 850-245-8969 if there are any questions.

Sincerely,



Kelsey A. Helton
Bureau of Waste Cleanup

cc: Chris Bird, ACEPD
Fred Murry, City of Gainesville
Mike Fitzsimmons, DEP- Northeast District
Zoe Kulakowski, DEP
Mitchell Brouman, Beazer East, Inc.