



UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION III

FINAL DECISION AND RESPONSE TO COMMENTS

FORMER EDGEWATER STEEL PROPERTY
BROOKS AND BLAIR WATERFRONT PROPERTIES, LTD
PARCEL A and PARCEL C, RIVER'S EDGE

41 ALLEGHENY AVENUE
OAKMONT, PENNSYLVANIA

EPA ID NO. PAD 074 966 789

Prepared by
Office of Pennsylvania Remediation
Land and Chemicals Division
September 2017

I. FINAL DECISION

The United States Environmental Protection Agency (EPA) has determined that the actions described in this section will be the Final Remedy required for the former Edgewater Steel Property, Parcel A and Parcel C, River's Edge, (hereafter referred to as Facility) in Oakmont, Pennsylvania. This determination is based on the findings as detailed in the Statement of Basis for the Facility (attached).

The owners of the Facility shall comply with and maintain the following soil and groundwater use restrictions and engineering controls implemented under the Pennsylvania Act 2 Program.

Details of the requirements are included in the following Pennsylvania Department of Environmental Protection (PADEP)-approved reports:

Remedial Investigation, Risk Assessment, and Cleanup Plan, July 2007, and

Final Report, Site-Specific Remediation, Initial Phase, River's Edge, July 2015, with October 2015 and February 2015 Addenda.

Soils

Engineering controls shall include construction of caps over the industrial waste and metallic waste area, and the industrial fill (slag) area along the western margin of the Facility, as identified in Figure 3 of the Statement of Basis. The caps will consist of either buildings, paving, or at least 2 feet of compacted fill material underlain by a witness barrier.

Institutional controls (land use restrictions) shall include restrictions on excavation into the protective caps. Excavation into the protective cap must comply with the requirements of the Cap Maintenance Plan (Final Report, Site-Specific Remediation, Initial Phase, River's Edge, July 2015, Appendix F), to prevent possible exposure to contamination beneath the caps.

Groundwater

Institutional controls shall prevent the use of groundwater for potable or agricultural purposes.

The institutional controls are being implemented through environmental covenants placed on the redeveloped property to restrict land and groundwater uses to prevent incidental exposure to contaminants remaining at the Facility. These requirements run with the land and cannot be modified without PADEP approval.

II. PUBLIC COMMENT PERIOD

On August 24, 2017, EPA issued a Statement of Basis proposing a remedy of compliance with and maintenance of soil and groundwater use restriction, pursuant to the Pennsylvania Act 2 approval for the Facility.

Consistent with public participation provisions under the Resource Conservation and Recovery Act (RCRA), EPA requested comments from the public on the proposed remedy as described in the Statement of Basis. The commencement of a thirty (30)-day public comment period was announced in the *Westmoreland Tribune* newspaper and on the EPA web site on August 25, 2017. The comment period ended on September 25, 2017.

EPA received no comments on the proposed remedy. Consequently, the Final Remedy is unchanged from that proposed in the Statement of Basis.

III. AUTHORITY

EPA is issuing this Final Decision under the authority of the Solid Waste Disposal Act, as amended by RCRA, and the Hazardous and Solid Waste Amendments (HSWA) of 1984, 42 U.S.C. Sections 6901 to 6992k.

IV. DECLARATION

Based on the Administrative Record compiled for the Corrective Action at the Facility, EPA has determined that the Final Remedy selected in this Final Decision and Response to Comments is protective of human health and the environment.

Date: 9-26-2017



Martha Shimkin, Acting Director
Land and Chemicals Division
US EPA, Region III

Attachment: Statement of Basis, Former Edgewater Steel Property
Brooks and Blair Waterfront Properties, Ltd
Parcel A and Parcel C, River's Edge
August 2017