



UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION III

FINAL DECISION AND RESPONSE TO COMMENTS

FORMER EDGEWATER STEEL PROPERTY
EDGEWATER PROPERTIES, L.P
PARCEL B - EDGEWATER AT OAKMONT

300 COLLEGE 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 B - Edgewater at Oakmont (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 implemented under the Pennsylvania Act 2 Program.

Soils

Land use restrictions shall be maintained to prevent exposure to contaminated soil. The land use restrictions include:

- maintenance of the protective soil caps, pavement caps, and/or structures overlying the contaminated soils; and
- compliance with the Pennsylvania Department of Environmental Protection (PADEP)-approved Environmental Management Plan prior to conducting any excavation at the Facility.

These restrictions have already been implemented at the Facility pursuant to the Pennsylvania Act 2 Program. Each property deed requires owners to maintain “soil caps, fill cover, pavement caps, and/or structures overlying contaminated soils on the Property and does not allow any excavations of an approved cap without adherence to the Environmental Management Plan on file with PADEP.” These requirements run with the land and cannot be modified without approval by PADEP.

Groundwater

Groundwater use restrictions shall be maintained to prevent exposure to contaminated groundwater.

These restrictions have already been implemented at the Facility pursuant to the Pennsylvania Act 2 Program. Each property deed contains conditions and restrictions that prohibit potable or agricultural use of groundwater. These requirements run with the land and cannot be modified without approval by PADEP.

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, Edgewater Properties, L.P.
Parcel B – Edgewater at Oakmont
August 2017