

Redevelopment of Remediated Superfund Sites: Problems with Current Approaches in Providing Long-Term Public Health Protection

G. Fred Lee, PhD, PE, BCEE, F.ASCE &
Anne Jones-Lee, PhD

G. Fred Lee & Associates

El Macero, CA

530-753-9630

gfredlee@aol.com  www.gfredlee.com

Topics

- Superfund Site Remediation vs Redevelopment of Site
- Investigation & Remediation Guidelines and Their Implementation to Provide for True Long-Term Public Health Protection

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Characteristics of Superfund RI/FS-Remediation Process

- Purpose: Significantly Reduce Hazards of Chemicals at Site to Users of Adjacent Properties
 - Stop Off-Site Transport
 - Remediate On-Site & Off-Site Contamination
 - Contain Contaminants On-Site or Transport Off-Site for Treatment
- Purpose IS NOT: Prevent Long-Term Public Health & Environmental Problems Associated with Residual Chemicals Left at Site after Remediation

Adequacy of "Superfund" Investigation & Remediation

- Superfund RI/FS Process in Some Respects Involves Arbitrary Approach to Determining Degree of Site Investigation & Remediation
- Often Negotiated Decisions on Detail of Investigation & Adequacy of Remediation
- Pressure to Rapidly Remediate Sites to Justify Use of Funds
- Degrees of Public Health & Environmental Protection

Issues of Concern

- Adequacy of Low-Lead Soil Veneers for Protection of Children against Exposure to Higher Levels of Lead Forever
- Ability of Deed & Other Property Use Restrictions to Reliably Prevent Children from Being Exposed to Potentially Hazardous Situations
- Liability Incurred by City or Other Governmental Agency Responsible for Permitting Property Use in Association with Redevelopment at Remediated Superfund Sites
- Adequacy of RI/FS Process in Identifying Hazards at Complex Superfund Sites

Conclusions

- Federal & State Superfund RI/FS & Remediation Process, as Being Implemented Today, Does Not Necessarily Provide for Long-Term Protection of Public Health & Environmental Quality from Remediated Property
- At Many Sites, Residual Chemicals Site Will Continue to Be Threat to Public Health & Environment
- Deed & Other Land-Use Restrictions Will Not Necessarily Lead to High Degrees of Public Health Protection at Remediated Superfund Sites
- Remediated Superfund Site Developer and Property User Should Be Aware That Remediated Site Still Can Be Highly Hazardous
- Those Responsible for Management of Superfund Site Remediation Need to Consider Not Only Immediate Planned Re-Use of Property, but also Potential Plausible Re-Uses That May Occur in Future to Develop Improved Protection of Public Health & Environmental Quality at Remediated Sites

Further Information
Consult Website of
Drs. G. Fred Lee and Anne Jones-Lee



<http://www.gfredlee.com>