



Issue 9 • SPRING
2006

The Diamond Shamrock
Community Relations Team
is a responsive community
team dedicated to
communicating information
and addressing public concerns
regarding the investigation of
the Diamond Shamrock
Painesville Works Site.

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Cleanup at Former Coal Coking Plant

The former coal coking plant, located on the area identified as Operable Unit (OU) 6, is in the beginning stages of clean up and restoration.

The property was formerly owned and operated by Diamond Shamrock from 1924 through 1976 and then by Erie Coke and Chemical until 1982, when it was abandoned. Hazardous wastes left on the property in 1982 remained until 1996, when a leaking tank was discovered.

The property owner at the time, Erie Coke Properties, Inc., refused to address the release of hazardous waste and Ohio EPA was forced to contact U.S. EPA.

In 1996, Tierra Solutions, Inc., performed an emergency removal of all hazardous waste on Erie Coke's property, under the oversight of U.S. EPA. In November 2005, Ohio EPA issued a Decision Document outlining the remedy for this operable unit. That remedy requires the remediation of the property to residential and commercial standards in order to meet with future redevelopment plans. Several feet of clean soil will be placed over contaminated areas to protect all future use. An environmental covenant, operation and

maintenance plan, and risk management plan will be put in place to ensure that the minimum points of compliance continue to be met on the property and to protect future workers and residents.

A portion of the remediation on this site will be funded through the Clean Ohio Revitalization Fund. Funding will cover cleanup efforts at OU 6 and 2, sites of the former coal coking plant and cement plant.

Remedial activities have already begun on this section of the property. To date, all structures on the property have undergone asbestos abatement and have been demolished. This includes the former coke ovens and gas ball, which were so prominent against the horizon on the northern part of the site. Non-hazardous waste piles, which were scattered across the surface of this 41-acre property, have all been removed and disposed off-site in a solid waste landfill.

Work to be performed under the new Orders with Ohio EPA include filling and grading activities, which involves the installation of a shoreline protection structure, to limit erosion of soils into Lake Erie.

Round #1 Clean Ohio Fund Project Update

In 2003, Lake County and Hemisphere Development Corporation received a \$3 million grant from the State of Ohio to upgrade the anticipated end use for the former main plant area, water intake, and hydrotretention basin of the site to residential, recreational and commercial, rather than industrial.

Hemisphere performed this

work under the existing Remedial Investigation/ Feasibility Study Order and completed it in November, 2005. Activities involved asbestos abatement and demolition of the former pump house, removal of above-ground piping that connected the pump house to the rest of the site, and filling and grading in both the former main manufacturing area and the hydrotre-

tion basin.

Ohio EPA is currently awaiting a final report for the project, which will demonstrate whether the required amount of soil was placed on the property and if the property now meets acceptable risk-based standards. Once approved, the document will be placed in the site repositories, for review by the public.

Get involved and learn more!

Visit www.dscrt.com for more information.

Specific Questions about the DSCRT can be emailed to LKUNS@LCGHD.ORG

DSCRT meetings are held quarterly at either the Lake County General Health District Offices or the Painesville Township Hall at 2:00 p.m. Meeting dates for 2006/2007 are:

- July 20th
- October 17th
- January 18th (2007)

Lakeview Bluffs to feature IMG Facility

The site of the former Diamond Shamrock plant will soon be home to Lakeview Bluffs, including a recently added exciting new feature. Thanks to an innovative collaboration with Cleveland-based IMG, world leader in sports and entertainment management, Lakeview Bluffs will become the nation's first sports-oriented resort community.

Lakeview Bluffs will now feature the IMG Resort Academies, delivering world-class training in all major sports, including golf, tennis, soccer, baseball and basketball. This facility will also integrate comprehensive health and wellness programming designed by leading medical experts. While adopting training techniques to the needs of amateur sports enthusiasts, this complex will emulate the IMG Academies

located in Bradenton, Florida, the world's most successful multi-sport training institute for elite athletes. Hemisphere Development is the nation's leading brownfield redevelopment company, and specializes in acquiring and redeveloping environmentally distressed, underutilized and/or vacant real estate.

The Lakeview Bluffs property had already seen significant remediation efforts before the development was conceived. In 1980, the U.S. EPA initiated action to remedy contamination at the site, which resulted in the construction of a 120-acre clay cap over the affected area. Along with the cap, consultants said the setting pond was mostly filled with non-toxic limestone. Once this area dried up, scientists discovered the chemical makeup of the ground was identical to

soil in France, where some of the world's best grapes are grown. As part of the work being done by Hemisphere, more than a million pounds of soil will be taken away from the site, to ensure that the cleanup of the land is complete.

"The most important thing for us has been working with Ohio EPA every step of the way to meet all applicable human health and safety standards," Todd Davis said. IMG has designed its inaugural IMG Signature Golf Course as another major amenity, featuring holes perched on bluffs 40 feet above Lake Erie and running along the Grand River corridor. IMG will stage a variety of special events at the resort annually, including both regional and national sports competitions.

Operable Unit 2 Part of \$3 Million Clean Ohio Grant Cleanup

The large concrete silos that once marked the location of the former Diamond Cement Plant are no longer visible.

Operable Unit 2, the 40-acre property just north of Fairport Harnery Road, has been transformed over the past six months in preparation for the Lakeview Bluffs development.

The cement silos and other buildings have been demolished and the property is currently being used to stage the cement crushing and recycling operations for the site.

The concrete foundations are scheduled to be removed and clean soil will be placed over the property in order to meet risk-

based standards required by Ohio EPA.

An Ohio EPA Decision Document outlined a remedy for the area in November 2005, calling for removing or covering soils on the property that are contaminated and prohibiting excavation and use of groundwater.

Precautions are being taken to assure safety in the residential area. A minimum of 4 feet of clean soils will exist in residential areas and a minimum of 2 feet will exist in commercial and industrial areas. An environmental covenant, operation and maintenance plan, and risk management plan will be put in

place to ensure that the required amount of clean soil remains in place on the site and future workers and residents are protected.

The remedy will be implemented through a new Remedial Design/Remedial Action Order that is currently being negotiated by Tierra Solutions, Inc. and Ohio EPA. This remedy will be partially funded through a grant from the Clean Ohio Revitalization Fund. The grant, awarded to Lake County and Hemisphere Corporation in December 2005, will provide funds for additional remediation, so that the property can be used for commercial and residential development, rather than for industrial uses.

Operable Unit 15 Update

A voluntary interim action was completed by the Painesville PRP Group within OUI 15, also known as parcels 181 (former Main Plant), 182 (former Pump House) and 581 (former Hydrorestoration Basin), in November, 2005. This work, which was partially funded by the Clean Ohio Revitalization Fund, consisted of removal of the former pump house and filling and grading of the entire OUI, in order to achieve a minimum of four (4) feet of clean soils in residential areas and two (2) feet of clean soils in recreational/commercial/Industrial areas. An interim action report will be submitted to Ohio EPA in the near future, outlining the work which was completed and confirming that the work has resulted in a clean-up that meets the goals established for the property. A feasibility study should be completed for OUI 15 by Spring 2006 and Ohio EPA may propose the release of the property shortly thereafter.

Construction Trailers Set on Site to Provide Office Space

Tierra Solutions, Inc. (TSI) is the new name of the former Chemical Land Holdings, Inc., a member of the Painesville PRP Group, which was the property holding company formed by the former Diamond Shamrock Corporation. TSI continues to head up the

Painesville PRP Group and oversee remedial investigation and feasibility study work at the Diamond Shamrock Painesville Works Site. Three trailers have been on the edge of OUI 6 which provide office space for TSI and contractors working at the Site.

Where Can I Get More Information?

Ohio EPA maintains two document repositories for the Diamond Shamrock Painesville Works Site. One is at Morley Public Library in Painesville and the other at the Fairport Public Library in Fairport Harbor. These repositories contain copies of work plans and reports for Phase I and Phase II Remedial Investigations and Feasibility Studies, as well as

Preferred Plans and Decision Documents by Ohio EPA for individual operable units.

Additional information may be obtained by contacting Ohio EPA's Lily Aaron at (330) 963-1200. DSCRT also hopes to establish a web page for the team in the near future.

Operable Units 16 and 20 Update

In Spring 2004, hexavalent chromium was found on the southwest part of the Uniroyal property adjacent to the Diamond Shamrock Painesville Works Study Area 6. This site contains the former chromium chemicals production process landfill. Per Ohio EPA requirements, a layer of peat was sealed into an adjacent drainage ditch to convert and precipitate any chromium.

The peat layer was not completely effective, so Ohio EPA required additional work to identify and control any off-site groundwater movement. Groundwater collection and treatment facilities were installed on the southeast part of Study Area 6.

Additional groundwater monitoring wells were also installed in this vicinity. Late last year, a sheet pile wall was added there, extending from

surface to bedrock, in order to control groundwater migrating toward the drainage ditch.

In Spring 2005, another leachate occurrence was discovered in the area. Response activities were implemented at the site to prevent the leachate from reaching the river and in November/December 2005, TSI installed a second sheet pile wall extending approximately 650 feet along the south side of OUI 6.

A series of wells has been installed behind the sheet pile to remove any groundwater as it accumulates behind the wall. The contaminated groundwater is currently disposed off site, along with the water from the wells installed in conjunction with the original sheet pile wall.

Quick Notes:

- Ohio EPA and the Painesville PRP Group are in the process of working on Feasibility Studies for OUI 16, OUI 17, OUI 18, OUI 19, OUI 20, OUI 21, OUI 22, OUI 23, OUI 24, OUI 25, OUI 26, OUI 27, OUI 28, OUI 29, OUI 30, OUI 31, OUI 32, OUI 33, OUI 34, OUI 35, OUI 36, OUI 37, OUI 38, OUI 39, OUI 40, OUI 41, OUI 42, OUI 43, OUI 44, OUI 45, OUI 46, OUI 47, OUI 48, OUI 49, OUI 50, OUI 51, OUI 52, OUI 53, OUI 54, OUI 55, OUI 56, OUI 57, OUI 58, OUI 59, OUI 60, OUI 61, OUI 62, OUI 63, OUI 64, OUI 65, OUI 66, OUI 67, OUI 68, OUI 69, OUI 70, OUI 71, OUI 72, OUI 73, OUI 74, OUI 75, OUI 76, OUI 77, OUI 78, OUI 79, OUI 80, OUI 81, OUI 82, OUI 83, OUI 84, OUI 85, OUI 86, OUI 87, OUI 88, OUI 89, OUI 90, OUI 91, OUI 92, OUI 93, OUI 94, OUI 95, OUI 96, OUI 97, OUI 98, OUI 99, OUI 100.
- Ohio EPA has approved a proposal by the Painesville PRP Group to address a portion of groundwater at the site through individual operable units. Three groundwater OUI's have been identified for the Site - OUI 16, OUI 17, and OUI 18. Information presented in the feasibility studies for these OUI's will be combined with information from the feasibility studies prepared for the individual soil operable units located within those groundwater operable units and presented within preferred plans that will be drafted by the Agency.

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An Update From the Diamond Shamrock Community Relations Team

The Diamond Shamrock Community Relations Team (DSCRT) was established in October 1995 to inform the public about the Diamond Shamrock Painesville Works Site. The team, made up of representatives from Ohio EPA, Lake County General Health District, Lake County Utilities, the Painesville PRP Group, Hemisphere Corporation, public officials from the City of Painesville, Painesville Township and Fairport Harbor, and citizens from each of those communities, meets on a quarterly basis.

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Learn more about cleanup efforts at these Diamond Shamrock sites...

