

**SECOND FIVE-YEAR REVIEW REPORT FOR  
JJ SEIFERT MACHINE SUPERFUND SITE  
HILLSBOROUGH COUNTY, FLORIDA**



**Prepared by**

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## LIST OF ABBREVIATIONS AND ACRONYMS

ARAR	Applicable or Relevant and Appropriate Requirement
bgs	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CIC	Community Involvement Coordinator
cis-1,2-DCE	Cis-1,2-Dichloroethylene
COC	Contaminant of Concern
DCE	Dichloroethylene
DHC	Dehalococcoides
DPT	Direct-Push Technology
EPA	United States Environmental Protection Agency
FDEP	Florida Department of Environmental Protection
FYR	Five-Year Review
GAC	Granular Activated Carbon
GCTL	Groundwater Cleanup Target Level
HHRA	Human Health Risk Assessment
HI	Hazard Index
HQ	Hazard Quotient
IC	Institutional Control
ISEB	In-Situ Enhanced Bioremediation
MCL	Maximum Contaminant Level
mg/kg	Milligrams per Kilogram
µg/L	Micrograms per Liter
µg/m <sup>3</sup>	Micrograms per Cubic Meter
MNA	Monitored Natural Attenuation
MOA	Memorandum of Agreement
NAPL	Non-Aqueous Phase Liquid
NCP	National Contingency Plan
ng/L	Nanograms per Liter
NPL	National Priorities List
O&M	Operation and Maintenance
OU	Operable Unit
PCE	Tetrachloroethylene
PFAS	Per- and Polyfluoroalkyl Substances
PFOA	Perfluorooctanoic Acid
PFOS	Perfluorooctane Sulfonate
RAO	Remedial Action Objective
RCRA	Resource Conservation and Recovery Act
RD	Remedial Design
RI	Remedial Investigation
ROD	Record of Decision
RPM	Remedial Project Manager
SCTL	Soil Cleanup Target Level
SWFWMD	Southwest Florida Water Management District

TCE	Trichloroethylene
TOC	Total Organic Carbon
UU/UE	Unlimited Use and Unrestricted Exposure
WSRFP	Water Supply Restoration Funding Program
VISL	Vapor Intrusion Screening Level
VOC	Volatile Organic Compound

## **I. INTRODUCTION**

The purpose of a five-year review (FYR) is to evaluate the implementation and performance of a remedy to determine if the remedy is and will continue to be protective of human health and the environment. The methods, findings and conclusions of reviews are documented in FYR reports such as this one. In addition, FYR reports identify issues found during the review, if any, and document recommendations to address them.

The U.S. Environmental Protection Agency is preparing this FYR pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 121, consistent with the National Contingency Plan (NCP) (40 Code of Federal Regulations (CFR) Section 300.430(f)(4)(ii)) and considering EPA policy.

This is the second FYR for the JJ Seifert Machine Superfund site (the Site). The triggering action for this statutory review is the completion date of the previous FYR. The FYR has been prepared because hazardous substances, pollutants or contaminants remain at the Site above levels that allow for unlimited use and unrestricted exposure (UU/UE). The Site consists of one operable unit (OU). The OU addresses soil and groundwater contamination.

EPA remedial project manager (RPM) Halla Rezgui led the FYR. Participants included EPA risk assessor Kevin Koporec, EPA hydrologist Katherine Schroer, EPA community involvement coordinator (CIC) Tonya Spencer-Harvey, Florida Department of Environmental Protection (FDEP) site manager Dean Cox, and Johnny Zimmerman-Ward and Melissa Oakley from EPA FYR support contractor Skeo. The review began on 3/28/2024.

### **Site Background**

The 0.75-acre site property is located at 4212 Old U.S. Highway 41 in Ruskin, Hillsborough County, Florida in an area of mixed residential and commercial development (see Figure 1). The property is bordered by Vidor Avenue and residential properties to the north, commercial properties to the south, U.S. Highway 41 and a church to the east and south, and Old U.S. Highway 41 and residential properties to the west. Current site property features include a metal building, the former machine shop building, an uninhabited mobile home, concrete slabs and a private water well. A feed store and U-Haul rental business operate in the former machine shop building on-site. The site property owner uses the metal building for storage. Access to part of the property is restricted by chain-link fencing (Figure 1).

From the early 1960s to 2011, a machine shop was on-site. It made electronic components, tools, dies, jigs and fixtures using precision machining methods. Machine shop operations contaminated soil with degreasing solvents (specifically, tetrachloroethylene [PCE] and its chemical breakdown products). Site operations also contaminated groundwater, which migrated into a residential area that uses the aquifer as a drinking water source.

Groundwater beneath the Site is present in the surficial, intermediate and Upper Floridan aquifers. Clay-rich deposits approximately 50 feet thick at the base of the intermediate aquifer act as a local confining- to semi-confining unit that separates the base of the intermediate aquifer and the Upper Floridan Aquifer. The site property and surrounding residential area are not connected to a public

water supply. During the June 2024 FYR site inspection, the site property owner indicated that no one drinks the water from the on-site private water well and that he and the tenants of the on-site businesses purchase bottled drinking water. However, water from the on-site private water well is reportedly used for industrial purposes. The residential area surrounding the Site obtains water from private wells. Many of the domestic supply wells near the Site are believed to be completed in the intermediate and Upper Floridan aquifers. Site operations contaminated all three aquifers. An upper surficial groundwater divide crosses the Site. The groundwater divide causes groundwater in the upper part of the surficial aquifer to flow to the west-northwest on the western part of the Site and to the southeast on the eastern part of the Site. In the lower part of the surficial aquifer, groundwater generally flows to the southwest. Near the Site, groundwater in the intermediate and Upper Floridan aquifers generally flows to the south and southeast, respectively.

Appendix A lists the resources referenced during this FYR. Appendix B provides site status information. Appendix C lists the Site's chronology of events.

### **FIVE-YEAR REVIEW SUMMARY FORM**

SITE IDENTIFICATION		
Site Name: JJ Seifert Machine		
EPA ID: FLN000410232		
Region: 4	State: Florida	City/County: Ruskin/Hillsborough
SITE STATUS		
NPL Status: Final		
Multiple OUs? No	Has the Site achieved construction completion? Yes	
REVIEW STATUS		
Lead agency: EPA		
Author name: Halla Rezgui		
Author affiliation: EPA with support provided by Skeo		
Review period: 3/28/2024 – 1/1/2025		
Date of site inspection: 6/5/2024		
Type of review: Statutory		
Review number: 2		
Triggering action date: 1/17/2020		
Due date (five years after triggering action date): 1/17/2025		

**Figure 1: Site Vicinity Map**





## II. RESPONSE ACTION SUMMARY

### Basis for Taking Action

In 2008, the EPA and the state of Florida conducted a site inspection that found contaminated groundwater emanating from the Site and soil contamination capable of leaching into groundwater. Results from the site inspection and a 2009 groundwater investigation led to the EPA listing the Site on the Superfund program's National Priorities List (NPL) in March 2010.

From January 2011 to December 2012, the EPA performed a remedial investigation (RI) to further delineate the extent of the contaminated groundwater plume and to identify any possible sources of soil contamination. The EPA evaluated site risks in a human health risk assessment (HHRA) as part of the RI. The risks are summarized below by media.<sup>1</sup>

### On-site groundwater<sup>2</sup>

The HHRA indicated that, based on residential exposure assumptions, hazardous substance concentrations in each site-related aquifer exceeds the EPA's level of acceptable risk ( $1 \times 10^{-4}$  cancer risk level and the noncancer hazard index [HI] of 1). Based on a worker exposure scenario, groundwater risk exceeded the noncancer and cancer risk benchmarks for the surficial aquifer. Ingestion of vinyl chloride and trichloroethylene (TCE) contribute the most to the cancer risk in the surficial aquifer for residential and worker exposure scenarios. For the intermediate aquifer under the residential scenario, chromium contributes the most to the cancer risk, under the assumption that all chromium in groundwater is in the hexavalent state. For the Upper Floridan aquifer under the residential scenario, TCE contributes the most to the cancer risk. The intermediate and Upper Floridan aquifers did not have exceedances of cancer benchmarks for the worker exposure scenario.

Ingestion of TCE, tetrachloroethylene (PCE) and cis-1,2-dichloroethylene (cis-1,2-DCE) made up the vast majority of the noncancer HI in the surficial and Upper Floridan aquifers under a residential exposure scenario. Under a worker exposure scenario, ingestion of TCE, PCE and cis-1,2-DCE from the surficial aquifer made up the vast majority of the noncancer HI. TCE was the primary contributor in the Upper Floridan aquifer.

### Off-site groundwater<sup>2</sup>

The HHRA found that ingestion of hazardous substance in off-site groundwater exceeded the EPA's acceptable levels for cancer and noncancer risk, indicating unacceptable risk. Of the 11 sampled off-site groundwater monitoring wells, six wells exceeded the cancer benchmark. Of those six wells, five were screened in the surficial aquifer and one was screened in the Upper Floridan aquifer. Vinyl chloride and TCE made up the majority of the risk in three of the wells, including the well screened in the Upper Floridan aquifer. Chromium was the primary contributor in the remaining three wells exceeding the cancer risk benchmark. 10 of the 11 wells sampled exceeded the HI benchmark of 1.

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<sup>1</sup> An ecological risk assessment was not part of the RI because there were no observed substantial ecological habitats near the Site and exposure of ecological receptors to site-related contamination appears unlikely.

<sup>2</sup> In this FYR Report, "on-site" refers to the site property shown in the FYR maps; "off-site" refers to areas outside the site property.

### Private Wells

Private wells were only sampled from a single zone. The risk assessment was conducted using only data collected by J. M. Waller during the RI. At one private well, hazardous substance concentrations in groundwater exceeded the EPA's acceptable levels for cancer and noncancer risk, indicating unacceptable risk. Ingestion of TCE was the primary contributor to both cancer risk and noncancer HI. Historical sampling data collected by the Hillsborough County Health Department indicated that there were other private wells near the Site with contaminant concentrations that likely exceeded cancer and noncancer benchmarks.

### Soil

Soil sampling during the RI found low concentrations of volatile organic compounds (VOCs) in two areas of the Site: the former drum storage pad and near the former location of Vapor Degreaser #2 (Figure 2). Sampling found metals in soil next to the southern end of the former machine shop building (Figure 2). The HHRA concluded that under a potential future residential exposure scenario, chromium in soil at the Site exceeded EPA's acceptable risk range. However, chromium would present a health risk only if all of it was in the more toxic (hexavalent) state. The RI concluded that it is unlikely that all chromium in site soil is in the hexavalent state. The EPA found that soil cleanup was needed to prevent soil contaminants from leaching into groundwater and meet state soil cleanup standards. Sampling of soil vapor on and near the Site indicated that organic vapor intrusion into on-site and nearby buildings was not a concern at the Site. The state's applicable or relevant and appropriate requirements (ARARs) include the FDEP's soil cleanup target levels (SCTLs) for residential exposure and leachability concentrations to groundwater. Table 1 below lists site contaminants of concern (COCs), by media.

**Table 1: Site COCs, by Media**

COC	Media
PCE	Soil and groundwater
cis-1,2- Dichloroethylene (cis-1,2-DCE)	Soil and groundwater
Vinyl Chloride	Soil and groundwater
Trichloroethylene (TCE)	Groundwater
1,1-Dichloroethylene (1,1-DCE)	Groundwater
Barium	Soil
Chromium	Soil
Lead	Soil
<i>Source: Table 8-1 and Table 8-2 in the Site's 2013 Record of Decision (ROD).</i>	

### Response Actions

Environmental investigation of the Site began in February 2000, with an environmental assessment conducted before a potential real estate transaction. The results of the assessment and subsequent investigations found high concentrations of PCE, TCE, vinyl chloride and other chlorinated VOC degradation products in groundwater wells on the facility property. Concerned that the contamination may have migrated off-site, the FDEP requested that the Hillsborough County Health Department sample nearby private wells. The health department found five private drinking water wells with chlorinated VOC concentrations above federal maximum contaminant levels (MCLs). The FDEP fitted the wells with granular activated carbon (GAC) filters under its Water Supply Restoration Program. The program offers assistance in the form of filters and connections to a central water source for private

and other small wells with chemical concentrations greater than federal and/or state standards to prevent long-term consumption of contaminated drinking water.

The EPA selected the site remedy in the Site's 2013 Record of Decision (ROD). The 2013 ROD established the following remedial action objectives (RAOs) for each medium.

#### Soil RAOs

- Prevent human exposure to surface and subsurface soil with concentrations of COCs above levels that are protective of residential and industrial use.
- Prevent migration of COCs to groundwater to levels that are protective of beneficial use (drinking water use).

#### Groundwater RAOs

- Prevent human exposure (via ingestion, direct contact and inhalation) to COCs in groundwater to levels that are protective of residential and industrial use.
- Restore groundwater to levels that allow beneficial use (drinking water standards).

The 2013 ROD established the following major remedy components:

#### Soil Remedy Components

- Excavation of all contaminated soil above the water table, near the drum storage pad, and along the southern perimeter of the machine shop (see Figure 2) to cleanup levels (cleanup levels discussed in more detail below).
- Characterization of the contaminated soil and temporary storage in compliance with ARARs, including requirements for Resource Conservation and Recovery Act (RCRA) hazardous waste.
- Off-site disposal of excavated soil at permitted RCRA Subtitle C (hazardous waste) or RCRA Subtitle D (solid waste).
- Institutional controls, including recordation of a restrictive covenant and notice to local regulatory agencies to prevent exposure to soil contamination (if found to be present) beneath the building.<sup>3</sup>

#### Groundwater Remedy Components

- Continued wellhead treatment of the properties using private supply wells.
- Implementation of in-situ enhanced bioremediation (ISEB) of the surficial and Upper Floridan aquifers.
- Monitoring of groundwater over time to ensure that contaminants are naturally attenuating and will achieve cleanup levels.
- Institutional controls, including recordation of a restrictive covenant and notice to local regulatory agencies to prevent unacceptable exposure to contaminated groundwater.

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<sup>3</sup> This rationale for soil institutional controls is stated in the summary of selected soil alternative S-2A (Section 9.1.2) in the 2013 ROD. The ROD later incorrectly states that soil institutional controls are needed to prevent unacceptable exposure to contaminants below the water table (Section 12.2). While there is a discrepancy in the ROD regarding the need for soil institutional controls, these controls appear to be needed to prevent exposure to potentially contaminated soil remaining under the site building, based on site conditions and history.

Table 2 and Table 3 below list the soil and groundwater cleanup goals established by the ROD. The ROD based soil cleanup levels on Florida's SCTLs for residential and industrial exposure scenarios and for leachability based on groundwater criteria, whichever was more stringent. The ROD-based groundwater cleanup levels on the EPA MCL or the FDEP groundwater cleanup target level (GCTL), whichever was more stringent.

**Table 2: Soil COC Cleanup Goals**

Soil COC	2013 ROD Cleanup Goal (mg/kg)	Basis
PCE	0.03	FDEP Leachability SCTL
cis-1,2-DCE	0.4	FDEP Leachability SCTL
Vinyl chloride	0.007	FDEP Leachability SCTL
Barium	120	FDEP Residential SCTL
Chromium	38	FDEP Leachability SCTL
Lead	400	FDEP Residential SCTL
<i>Source:</i> Table 8-1 of the Site's 2013 ROD. mg/kg = milligrams per kilogram		

**Table 3: Groundwater COC Cleanup Goals**

Groundwater COC	2013 ROD Cleanup Goal (µg/L)	Basis
PCE	3	FDEP GCTL
TCE	3	FDEP GCTL
cis-1,2-DCE	70	FDEP GCTL / EPA MCL
1,1-DCE	7	FDEP GCTL / EPA MCL
Vinyl chloride	1	FDEP GCTL
<i>Source:</i> Table 8-2 of the Site's 2013 ROD. µg/L = micrograms per liter		

The 2013 ROD noted that the time to achieve the groundwater cleanup levels was unknown. A rough estimate based on similar sites in Hillsborough County was 12 years.

### **Status of Implementation**

The EPA conducted the Site's remedial design from September 2013 until August 2014 and the remedial action between December 2014 and February 2015. The EPA funded and conducted the remedial action.

### **Soil Remedy**

In December 2014, the EPA excavated contaminated soil to meet the soil cleanup goals established by the ROD. Figure 2 shows soil excavation areas. At two areas of metals-contaminated soil at the south end of the machine shop, soil was excavated to a depth of one foot below ground surface (bgs). At an area of VOC-contaminated soil beneath and near the former drum storage pad, soil was excavated to the water table, which was encountered at depths ranging from 2.5 feet bgs directly below the former drum storage pad to near ground surface at the bottom of the drainage ditch to the east. Excavated soil was stockpiled on plastic sheeting on the property and kept covered before off-site disposal. Following the sampling of stockpiled soil, the soil was transported to the Cedar Trail Class 1 Landfill in

Bartow, Florida, for disposal as RCRA non-hazardous waste. Cleanup included excavation and off-site disposal of 615 tons of contaminated soil, backfilling of the excavated areas with fine sand, and reinstallation of concrete removed during the soil excavation.

#### Initial ISEB Groundwater Injections (2014-2015)

Construction of the groundwater remedy began with the installation of three new monitoring wells and two nested injection wells and a baseline groundwater sampling event in December 2014. The sampling event involved 14 monitoring wells in and near the injection areas and analysis for VOCs and natural attenuation parameters. The EPA conducted ISEB injections from December 2014 to February 2015 in both the surficial and Upper Floridan aquifers to stimulate the degradation of COCs. Figure D-1 in Appendix D shows the locations of these injections.

ISEB treatment areas in the surficial aquifer focused on areas beneath and immediately downgradient of the two main source areas: the drum storage pad and the machine shop building (Figure 2). About 201,000 gallons of ISEB amendments were injected into the surficial aquifer at 234 direct-push technology (DPT) locations in 11 zones of the aquifer (Figure D-1 in Appendix D). About 24,000 gallons of ISEB amendments were injected into the Upper Floridan aquifer at two nested injection wells just northwest of the machine shop building (INJ01F and INJ02F) at intervals of 225 feet bgs to 245 feet bgs and 280 feet bgs to 300 feet bgs (Figure D-1 in Appendix D).

#### Performance Monitoring (2015)

Performance monitoring at 14 monitoring wells occurred in March, May and August 2015, after the first round of injections. The purpose of performance monitoring sampling was to evaluate the effectiveness of the initial injections at distributing ISEB amendment into the subsurface. The performance monitoring data indicated that, although the injections were effective in promoting rapid reductive dechlorination in the lower portion of the surficial aquifer (depths of 25 feet bgs to 75 feet bgs) and in the Upper Floridan aquifer, reductive dechlorination was less successful in the upper portion of the surficial aquifer (depths of about 25 feet bgs or less). The pH in the upper surficial aquifer remained around 4 and 5 at many locations, which was below the range of 6 to 8 that is ideal for the health of *Dehalococcoides* (DHC) bacteria. Poor distribution of the injected product may also have occurred in some areas of the upper surficial aquifer, as evidenced by the absence of increases in total organic carbon (TOC).

#### 2017 ISEB Injections

The remedial design noted that cleanup goals may not be achieved by the initial injections and that groundwater monitoring would be used to monitor remedial progress and to determine whether follow-up injections are warranted. In March 2017, based on the results of the performance monitoring, the EPA conducted a second round of ISEB injections at targeted depths of 25 feet or shallower in areas where pH was low, where DHC populations were not fully developed and where the reductive dechlorination progress was limited. ISEB amendments were injected into the surficial aquifer at 78 DPT locations and into the Upper Floridan aquifer at three nested injection wells. Figure D-2 in Appendix D shows the locations of these injections.

#### 2020 ISEB Injections

The 2019 Annual Groundwater Monitoring Report recommended another round of treatment at the Site to bring groundwater pH to equilibrium with the aquifer and to enhance ISEB. The EPA

implemented more injection activities in July 2020, following the same injection plan as the March 2017 follow-up treatment. ISEB amendments, including a pH buffer, were injected into the surficial aquifer at 64 of the 78 DPT locations shown in Figure D-2 in Appendix D (all DPT locations except DPT locations in Zone 2). Zone 2, located beneath the south end of the former machine shop building, was inaccessible at the time of the injection. Therefore, the total amendment volume planned for Zone 2 and Zone 3 South was injected into Zone 3 South. In addition, ISEB amendments were injected into the Upper Floridan aquifer through nested injection wells INJ01F and INJ02F (Figure D-2 in Appendix D).

#### Wellhead Treatment for Private Wells

Contaminated groundwater occurring in off-site wells is addressed by the FDEP's Water Supply Restoration Funding Program (WSRFP).<sup>4</sup> In this case, the program provides filters to private wells with chemical concentrations greater than federal and/or state standards to prevent long-term consumption of contaminated drinking water. The program also maintains the device and replaces the filters when necessary. The filters include a label that identifies the maintenance contractor and contact information if the well requires attention. The labels also list the filter's replacement date. In addition, the program sends letters to homes with the filters with instructions on how to maintain it. Work orders documenting filter installation and maintenance are available in FDEPs' electronic document management system, Oculus. Four private water supply wells near the site property are equipped with GAC wellhead treatment units.

#### Monitoring

Long-term (annual) groundwater monitoring to track the progress of remediation and monitor for potential plume migration is ongoing. Annual monitoring includes the collection of groundwater samples from monitoring wells and private wells (those with and without wellhead treatment units). FDEP's Water Supply Restoration Funding Program (WSRFP) maintains the GAC wellhead treatment units installed on the four private wells. Annual monitoring events include the collection and analysis of pre- and post-filter groundwater samples to ensure that the units are functioning properly.

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<sup>4</sup> Private water supply well AAP2372 is located on the Site property and is not equipped with a wellhead treatment unit.

Figure 2: Soil Excavation Areas



### **Institutional Control (IC) Review**

The 2013 ROD required institutional controls to prevent unacceptable exposure to contaminated groundwater and prevent exposure to soil contamination (if found to be present) beneath the site building. The ROD noted that the FDEP would be responsible for maintaining, monitoring and enforcing site-related institutional controls. The ROD indicated that institutional controls would be developed to specify off-site groundwater use restrictions, preventing unacceptable risks from exposure to contaminated groundwater. The ROD also indicated that remedial design documents would specify the institutional controls. However, no specifics were included in the remedial design documents.

In December 2017, the FDEP filed a Declaration of Restrictive Covenants for the site property with the Hillsborough County Clerk's Office. The full document is in Appendix E. The Declaration of Restrictive Covenants includes the following restrictions:

- Contaminated groundwater shall not be used until state groundwater standards and the groundwater cleanup standards identified in the ROD are met (this does not prohibit the use of any new, pre-approved supply well fitted with wellhead filtration technology, such as GAC filters, effective in reducing groundwater contaminants to levels at or below Florida primary drinking water standards acceptable for potable use).
- There shall be no drilling for water conducted on the site property nor shall any wells, including new supply wells or monitoring wells, be installed on the site property unless pre-approved by the FDEP and the EPA.
- There shall be no construction of new stormwater swales, stormwater detention or retention facilities or ditches on the site property without prior written approval from the FDEP.
- For any dewatering activities, a plan must be submitted and approved by the FDEP to address and ensure the appropriate handling, treatment and disposal of any extracted groundwater that may be contaminated.
- The site property shall only be used for industrial purposes. There shall be no agricultural use of the land, including forestry, fishing and mining, no hotels or lodging, no recreational uses, including amusement parks, parks, camps, museums, zoos and gardens, no residential uses, and no educational uses such as elementary and secondary schools or daycare services. If the site property is to be used other than for industrial purposes, the FDEP may require more response actions.
- On-site engineering controls, including the concrete slabs in the site's office/machine shop building and machine shop building, shall be maintained to prevent exposure to any underlying, potentially contaminated soil. Should future development require the disturbance of on-site engineering controls, more sampling or response actions may be necessary. For any construction activities, a plan must be submitted and approved by the FDEP and the EPA to address and ensure the appropriate management of any contaminated soil that may be encountered.

During the 2018 and 2024 FYR site inspections, the property owner indicated that the well on the property (AAP2372) is not used for drinking. However, the water from well AAP2372 is reportedly used for non-potable or industrial purposes. The well is not equipped with a wellhead treatment unit, which violates the institutional control requirement that prohibits any use of contaminated groundwater.

The ROD required institutional controls to prevent unacceptable exposure to contaminated groundwater in the residential areas surrounding the Site property. However, the previous FYR



indicated that negotiating an institutional control in the form of property-specific restrictions for each impacted residential property is not practical nor advisable because the private well owners are already using the groundwater and there is no other entity that can supply water to these users (public water is not available at or near the Site). An informal process exists to evaluate adding wellhead treatment systems to private wells if annual sampling by the WSRFP contractor detects contaminants above drinking water standards. These systems are replaced yearly, with early filter changes as needed. Sampling is mostly pre-filter and requires cooperation from well owners from well owners or tenants. WSRFP contractors handle installation and maintenance, with work records filed in Oculus.

In 2008, EPA and the Southwest Florida Water Management District (SWFWMD) entered into Memorandum of Agreement (MOA). The MOA clarifies communications, roles and responsibilities between the two agencies and supports SWFWMD efforts to protect water sources, including prohibiting well construction and requiring notice to well owners of the potential for groundwater contamination. The MOA serves as an informational institutional control that reduces potential exposure to groundwater contamination and includes citations for SWFWMD's regulatory authority to implement and enforce institutional controls for contaminated groundwater. The MOA provides a framework to minimize the potential effects of groundwater contamination in areas within SWFWMD's jurisdiction that are impacted or potentially impacted by Superfund sites through the application of regulatory practices.

Under the MOA, when reviewing and approving permit applications involving activity to be undertaken in Zones A and B (Figure 2), SWFWMD will, where appropriate, impose such reasonable conditions as are necessary to protect the water resource, prevent the spread of ground or surface water contamination and otherwise be consistent with the overall objectives of SWFWMD. For well construction permits, such conditions may include prohibiting use of the well as a potable water supply, requiring notice to well owners of potential groundwater contamination or requiring specific methods of construction. SWFWMD will deny an application for a well construction permit for activity in areas impacted or potentially impacted by the Site if use of the well would increase the potential for harm to public health, safety and welfare, or if the proposed well would degrade the water quality of the aquifer by causing pollutants to spread, and will provide notice to the EPA of the receipt of a written request for a variance, waiver, objection or petition for a hearing in relation to a permit application for the activity.

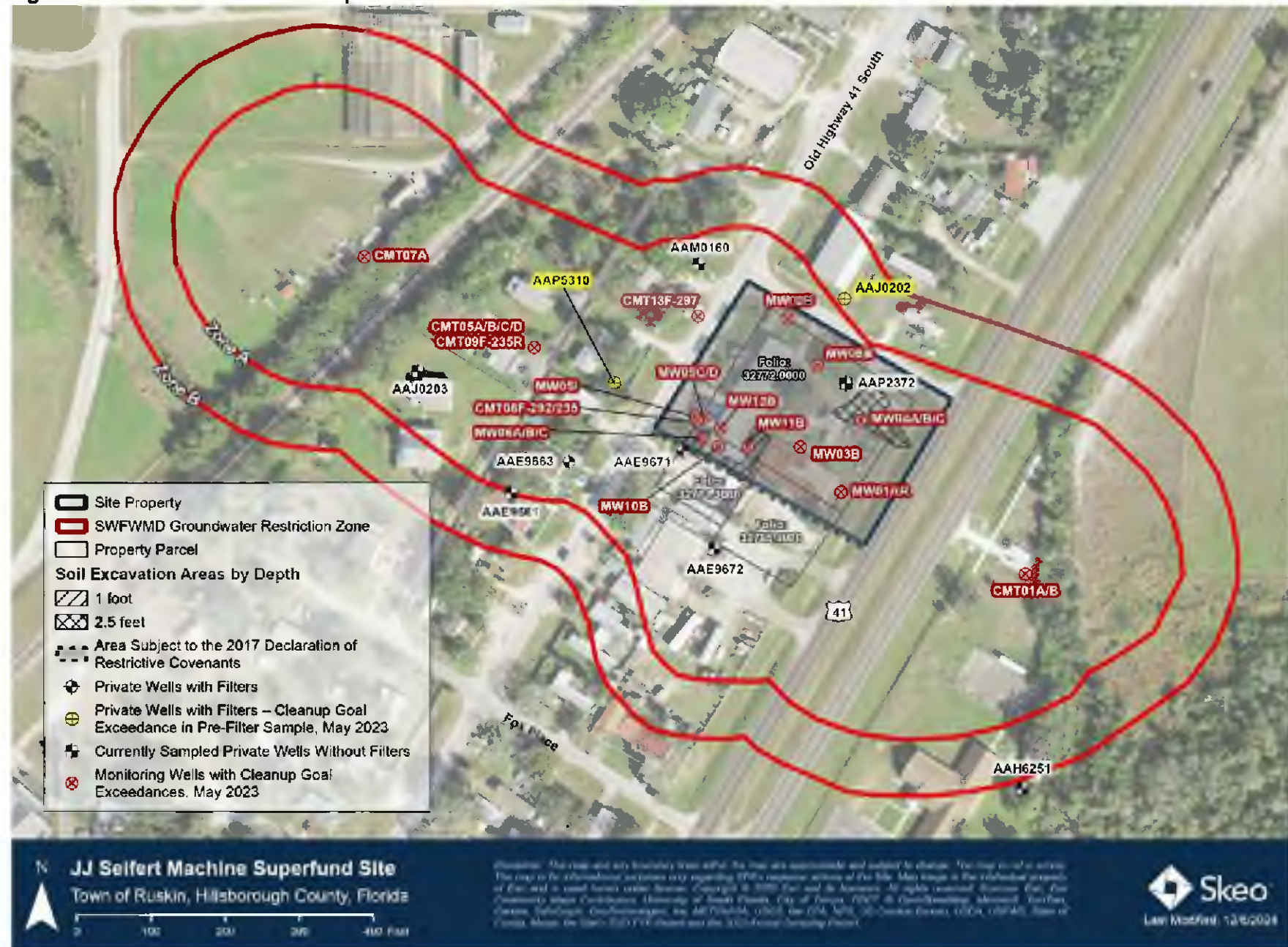
In April 2023, the EPA received confirmation that the site plume is now active on the SWFWMD's well-permitting system, meaning that the permitting of any new water supply well requires screening against the areas of known groundwater contamination. The regulatory authority of SWFWMD and the regulations that are in place which are the ICs being relied upon are fully enforceable once the contamination is discovered and the location is shared with the SWFWMD. However, the groundwater plume should be officially added to the SWFWMD Memorandum of Agreement (MOA) in the future when SWFWMD has additional changes that merit going through the rule making process.

Additional informational institutional controls should be considered to ensure that the owners of impacted residential properties are aware of site-related groundwater contamination and of available options to ensure they have access to clean, safe water. It may be beneficial to notify nearby residents who are outside of the area currently known to be impacted by the site-related groundwater contamination in case the plume migrates in the future as part of the effort to increase sampling efforts.

**Table 4: Summary of Planned and/or Implemented Institutional Controls**

Media, Engineered Controls, and Areas That Do Not Support UU/UE Based on Current Conditions	ICs Needed	ICs Called for in the Decision Documents	Impacted Parcel(s)	IC Objective	Title of IC Instrument Implemented and Date (or planned)
On-property groundwater	Yes	Yes	Lots 1, 2 and 3, Block 175, Ross Addition to Sun City and Lots 27 to 33, Block 175, Ross Addition to Sun City (Folio numbers 32772.0000, 32765.0000 and 32771.0000)	Prevent exposure to site-related groundwater contamination.	Implemented: December 2017 Declaration of Restrictive Covenants  SWFWMD monitoring of new well installation
On-property soil	Yes	Yes	Lots 1, 2 and 3, Block 175, Ross Addition to Sun City and Lots 27 to 33, Block 175, Ross Addition to Sun City (Folio numbers 32772.0000, 32765.0000 and 32771.0000)	Prevent exposure to soil contamination (if found to be present) beneath the building. Prohibit any non-industrial land uses.	Implemented: December 2017 Declaration of Restrictive Covenants
Off-property groundwater	Yes	Yes	Any private wells and properties that may be impacted by site-related groundwater contamination	Prevent exposure to site-related groundwater contamination for all applicable exposure pathways (for example, through ingestion, direct contact, inhalation).	Implemented: SWFWMD monitoring of new well installation  Informational institutional controls are needed.
Vapor intrusion	To be determined	No	All properties located above shallow, site-related groundwater contamination (both on and outside the Site property)	Prevent exposure to hazardous site-related COC vapors.	Implemented: None

Figure 3: Institutional Controls Map



### **Systems Operations/Operation and Maintenance (O&M)**

There is no O&M Plan in place for the Site. However, an O&M Plan is needed. An O&M Plan will be developed before transferring the Site to the state for O&M activities. The remedial design requires the following long-term O&M activities: 1) groundwater monitoring to evaluate the progress and effectiveness of the remedy; and 2) maintenance of wellhead treatment units on contaminated private water supply wells.

The remedial design outlined two types of groundwater monitoring: performance monitoring to evaluate the effectiveness of the injections in distributing ISEB amendments in the subsurface, and long-term monitoring to evaluate the progress of the remediation and monitor for potential contamination migration. For performance monitoring, the Remedial Design Report stated that a limited number of wells in the injection areas would be sampled before the injections during a baseline sampling event, then again at one, three and six months after the completion of the injections. Performance monitoring was conducted as required.

Long-term groundwater monitoring is ongoing. It entails annual sampling of monitoring wells and some residential wells. Annual sampling was not conducted in 2020 due to the 2020 ISEB injection event.

FDEP's WSRFP provides and maintains GAC filters for four private wells impacted by the contamination emanating from the Site (wells AAE9663, AAE9671, AAJ0202 and AAP5310).<sup>5</sup> The program replaces the filters annually, or sooner if sampling results indicate a need. Pre- and post-filter groundwater samples are collected from these wells annually to ensure that the units are functioning properly. The FDEP also sends letters to homes with the filters with instructions on how to maintain it. Gaps in filter system upkeep and sampling can occur if the well owner is not responsive to the WSRFP, the samplers or the filter contractors.

The December 2017 Declaration of Restrictive Covenants requires maintenance of the concrete slabs in the former office/machine shop building and machine shop building to prevent exposure to any underlying, potentially contaminated soil. There is no established O&M procedure or schedule for that maintenance. It is unknown if that maintenance is occurring.

In the 2021 and 2022 annual groundwater monitoring reports, EPA contractor HydroGeoLogic, Inc. provided the recommendations listed below to optimize the sampling program. For reference, the locations of all monitoring wells can be seen in Figures 4 and 5.

- Add CMT12F-226 and CMT12F-300 to the annual sampling program to provide data for delineation of Upper Floridan Aquifer contamination to the east.
- Due to persistently low COC concentrations below cleanup levels and/or nondetects, remove the following monitoring wells from the annual sampling program: CMT02C, CMT02D, CMT04A, CMT04B, CMT04C, CMT04D, CMT06A, CMT06B, CMT10I-82, CMT10I-129, CMT10F-226,

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<sup>5</sup> FDEP records indicate that filter service on private well AAE9671 was discontinued in 2020, because the well was inoperable. However, the Site's 2023 Annual Groundwater Monitoring Report confirms that pre- and post-filter samples were collected from well AAE9671 in 2019, 2021, 2022 and 2023. Records also indicate that private well AAJ0202 was replaced by a new private well – AAR1727. However, all groundwater monitoring reports reviewed for this FYR period continue to refer to well AAJ0202. Based on the information included in the 2023 Annual Groundwater Monitoring Report, this FYR discusses sampling results for private wells AAE9671 and AAJ0202).

CMT10F-286, CMT11I-76, CMT11I-143, CMT11F-307, CMT14I-123 and MW09A. Collection of water levels from these monitoring wells is still recommended for the development of groundwater elevation contour maps.

Those recommendations were implemented during the 2023 monitoring event with the EPA and FDEP approval.

### III. PROGRESS SINCE THE PREVIOUS REVIEW

This section includes the protectiveness determination and statement from the 2020 FYR Report (Table 5). This section also includes the protectiveness determination and statement from the Site's 2024 FYR Addendum Report (Table 6) as well as the recommendations from the 2020 FYR Report and the 2024 FYR Addendum Report, and the status of those recommendations (Table 7).

**Table 5: Protectiveness Determination/Statement from the 2020 FYR Report**

OU #	Protectiveness Determination	Protectiveness Statement
Sitewide	Protectiveness Deferred	<p>A protectiveness determination of the remedy at the Site cannot be made at this time until further information is obtained. Further information will be obtained by taking the following actions. It is expected that these actions will take approximately two years to complete, at which time a protectiveness determination will be made.</p> <p>Determine whether contamination above drinking water levels is present in other private wells. Sample groundwater to determine whether human populations are being exposed to groundwater contaminated above health-based levels. If so, then provide well-head treatment compatible with the capacity of the well served or another engineering remedy developed in cooperation with the Hillsborough Department of Health.</p> <p>Re-sample downgradient wells with VOC concentrations at or above cleanup goals that were not sampled since 2016. Evaluate the need for further downgradient wells to fully delineate contamination.</p>

In April 2024, the EPA issued the Site's 2024 FYR Addendum Report. It summarized the status of the FYR issues documented in the 2020 FYR Report and updated the protectiveness determination and statement based on the results of the 2021 Final Annual Groundwater Report dated October 2021 and the 2022 Final Annual Groundwater Report dated January 2023.

**Table 6: Protectiveness Determination/Statement from the 2024 FYR Addendum Report**

OU #	Protectiveness Determination	Protectiveness Statement
Sitewide	Short-term Protective	The ongoing remedy at the JJ Seifert Machine Site is protective of human health and the environment in the short-term because there are no current exposures to contaminants above clean-up criteria with most of the plume concentrations on a generally decreasing trend. However, to be protective in the long term, the recommendation for the installation of a filter for well AAP2372 needs to be re-evaluated. This well is currently used for industrial purposes but could be used inadvertently for drinking water purposes. The current vinyl chloride concentration in the well is below the cleanup level. Also, the trend of rising VOC concentrations in MW01-AR needs to be monitored due to vapor intrusion concerns. If the concentrations exceed those when the initial soil vapor sampling was done for vapor intrusion assessment, vapor intrusion should be re-evaluated.

**Table 7: Status of Recommendations from the 2020 FYR Report and 2024 FYR Addendum<sup>6</sup>**

OU #	Issue	Recommendations	Current Status	Current Implementation Status Description	Completion Date (if applicable)
OU-1	Although AAP2372 is not currently used for drinking water, according to the property owner, the presence of this well without a filter violates the December 2017 Declaration of Restrictive Covenants, and inadvertent groundwater exposures could present unacceptable risk if groundwater is not used exclusively for industrial purposes.	Connect private well AAP2372 to a filter immediately.	Ongoing	<p>On April 12, 2019, the EPA recommended the installation of a filter for private well AAP2372 to the FDEP (Figure 6 and Figure H-13). Groundwater concentrations of vinyl chloride observed at AAP2372 were 0.99 µg/L in 2019. As the vinyl chloride concentration was below the ROD cleanup level of 1 µg/L, a filter was not installed.</p> <p>During 2022, the groundwater concentration of vinyl chloride in AAP2372 increased above the cleanup level to 1.7 µg/L. The 2023 annual sampling result for vinyl chloride was 0.5 µg/L.</p> <p>The well is located on the site property, within the fence. According to the property owner, the water from the well is not used for drinking. The water is reportedly used for non-potable or industrial uses. However, the 2017 Declaration of Restrictive Covenants prohibits any use of contaminated</p>	Not Applicable

<sup>6</sup> The 2024 FYR Addendum included a status summary of the recommendations included in the 2020 FYR Report. It did not establish new issues or recommendations.

OU #	Issue	Recommendations	Current Status	Current Implementation Status Description	Completion Date (if applicable)
				<p>groundwater on the site property until cleanup levels are met.</p> <p>Because vinyl chloride concentrations in this well occasionally exceed the cleanup level, and because the water from the well may be used for non-potable purposes, a filter unit still needs to be installed on the well to prevent exposure to contaminated groundwater.</p>	
OU-1	The remedial design required annual groundwater sampling of all wells, which has not occurred.	Issue an O&M Plan that clarifies the required sampling schedule.	Ongoing	An O&M Plan will be developed before transferring the Site to the state for O&M activities. The EPA has initiated an Environmental Services and Operation contract to perform the annual sampling. The Site's 2024 FYR Addendum states that sampling of all wells is not required, based on data that determined COC concentrations at those wells no longer exceed cleanup levels.	Not Applicable
OU-1	While injections have led to some reductive dechlorination, VOC concentrations remain above cleanup goals in many wells. In addition, the EPA has not determined an estimated timeframe to achieve groundwater cleanup goals.	Evaluate the need for additional ISEB injections or other remedial options as needed. Estimate a timeframe to achieve groundwater cleanup goals.	Completed	The EPA conducted an additional ISEB injection in July 2020. An estimated timeframe to achieve groundwater cleanup goals was completed (the Data Review section of this FYR Report provides more information) and the evaluation of the performance of the recent injection event is ongoing through annual groundwater monitoring. The EPA plans to conduct an additional injection if groundwater monitoring data indicate it is warranted.	11/12/2021
OU-1	The extent of groundwater contamination may not be fully delineated. Several downgradient wells at the Site have had VOC concentrations at or above cleanup goals in this FYR period, and there are no further downgradient wells. Some of these wells have not been sampled since the	Re-sample downgradient wells with VOC concentrations at or above cleanup goals that were not sampled since 2016. Evaluate the need for further downgradient wells to fully delineate contamination.	Completed	<p>Regarding the need for additional downgradient wells to fully delineate contamination, a November 2021 EPA memo noted that the properties east of CMT01 and west of CMT07 include open fields or wooded areas where no residential wells are present. However, the extent of site-related groundwater in those areas still needs to be fully defined, especially given the high concentrations of some COCs at well CMT01B.</p> <p>The full horizontal extent of the plume in the surficial aquifer still</p>	11/12/2021



OU #	Issue	Recommendations	Current Status	Current Implementation Status Description	Completion Date (if applicable)
	comprehensive well survey in 2016.			<p>may not be fully defined in the A Zone or B Zone to the east since contamination exceeding ROD cleanup levels is routinely detected at the eastern-most A Zone and B Zone monitoring wells (CMT01A and CMT01B). See the Data Review section of this Report for additional information.</p> <p>The 2024 FYR Addendum determined this previous FYR issue has been completed. However, based on the findings of the Data Review, conducted as part of this FYR, the potential need to fully delineate site-related groundwater contamination to the east is being carried forward for tracking under Other Findings of this FYR.</p>	
OU-1	It is unknown if contamination above drinking water levels is present in other private wells.	<p>Determine whether contamination above drinking water levels is present in other private wells. Sample groundwater to determine whether human populations are being exposed to groundwater contaminated above health-based levels. If so, then provide wellhead treatment compatible with the capacity of the well served or another engineering remedy developed in cooperation with the Hillsborough Department of Health.</p>	Completed	<p>At the time of the previous FYR, TCE in private well AM0160 was a concern. The TCE concentrations exceeded the cleanup level between 2014 and 2019. Since 2020, TCE concentrations at that well have been below the cleanup level.</p> <p>At private well AAP5310, TCE, vinyl chloride and cis-1,2-DCE concentrations in pre-filter samples consistently exceed cleanup levels. Private wells AAE9668 and AAE9657 are upgradient of well AAP5310 but are not sampled. Therefore, it is unknown if site-related groundwater contamination is present upgradient (northwest) of AAP5310.</p> <p>In addition, private well AAE9656 is next to well AAP5310 and is not equipped with a filter. Well AAE9656 is not sampled, so it is unknown if it contains COCs at concentrations above cleanup levels. The Data Review section of this FYR Report provides more information.</p> <p>Sampling of more private wells around the Site should be considered to ensure that all impacted residential wells are</p>	11/12/2021



OU #	Issue	Recommendations	Current Status	Current Implementation Status Description	Completion Date (if applicable)
				<p>equipped with filters and that residents are not using contaminated groundwater.</p> <p>The 2024 FYR Addendum determined that this previous FYR issue has been completed. However, based on the findings of the data review, conducted as part of this FYR, it is still unknown if contamination above drinking water levels is present in private wells not being sampled. That issue is being carried forward as a new issue with a new recommendation in this FYR Report.</p>	
OU-1	Several shallow B zone wells show an increase in volatile COC groundwater concentrations. The associated shallow A zone wells were not sampled in recent events.	Evaluate whether additional sampling is needed for shallow A zone wells where B zone volatile COC concentrations were increasing to determine if additional soil vapor sampling is necessary to evaluate the potential for vapor intrusion.	Completed	<p>The April 2024 FYR Addendum stated that vapor intrusion should be reevaluated if VOC concentrations in well MW01-AR increase above the concentrations present at the time of the Site's 2011 vapor intrusion assessment. In 2023, concentrations of cis-1,2-DCE and PCE in well MW01-AR were higher than they were at the time of the 2011 vapor intrusion assessment. PCE concentrations in the well have steadily increased since 2021, with a concentration of 840 µg/L in 2023 (the 2011 concentration was 380 µg/L). Given the increases in VOC concentrations in shallow groundwater on the site property, more vapor intrusion evaluation is needed. Question B in the Technical Assessment section of this FYR Report provides more information.</p> <p>The 2024 FYR Addendum determined that this previous FYR issue has been completed. However, based on the findings of the vapor intrusion screening-level risk assessment, conducted as part of this FYR, the need for more vapor intrusion evaluation is being carried forward as a new issue with a new recommendation in this FYR Report.</p>	8/24/2023

OU #	Issue	Recommendations	Current Status	Current Implementation Status Description	Completion Date (if applicable)
OU-1	Institutional controls for off-site groundwater are currently informational only and are not specified in the remedial design.	Add the Site to the SWFWMD MOA and amend the remedial design document or develop an addendum to document procedures for evaluation of the need to add private wells to the institutional control as part of the annual groundwater monitoring or whenever new wells are identified through the SWFWMD MOA. Wells should be sampled based on proximity to plume boundary and if contaminants are detected above drinking water standards, then the owner will be notified, provided with the option to install a filter to the well head, and the well added to the institutional control.	Ongoing	<p>The EPA's RPM received confirmation on April 14, 2023, that the site plume is now active on the SWFWMD well-permitting system, meaning that the permitting of any new water supply well requires the screening of groundwater for contamination.</p> <p>However, the extent of site-related groundwater contamination may not be fully defined, and not all private wells within the plume are routinely sampled. Therefore, the process by which private wells are evaluated is not comprehensive. Additional informational institutional controls may be necessary to inform nearby residents of the site-related groundwater contamination present beneath their properties.</p>	4/14/2023

#### IV. FIVE-YEAR REVIEW PROCESS

##### Community Notification, Community Involvement and Site Interviews

A public notice was made available by online posting on 30 October 2024 (Appendix F). It stated that the FYR was underway and invited the public to submit any comments to the EPA. The results of the review and the report will be made available on the EPA's site webpage at [www.epa.gov/superfund/ji-seifert-machine](http://www.epa.gov/superfund/ji-seifert-machine), which can also be accessed online from the Site's information repository, Hillsborough County's Ruskin Branch Library, located at 26 Dickman Drive Southeast in Ruskin, Florida. During the FYR process, interviews were conducted to document any perceived problems or successes with the remedy that has been implemented to date. The interviews are summarized below. Completed interview summary forms are in Appendix G.

Jennifer Farrell with FDEP shared concerns about the remedy, including that the extent of groundwater contamination is not fully defined, that additional groundwater remedial action may be required to

achieve cleanup goals within a reasonable timeframe, that PFAS should be evaluated as a potential site contaminant, and that informational institutional controls in the form of an annual notice or letter should be implemented to inform nearby residents of site-related groundwater contamination. She mentioned that it would have been helpful if the EPA shared the 2024 FYR Addendum for review before the initiation of the current FYR. Ms. Farrell indicated that her office has not received any complaints or inquiries regarding the Site over the last five years.

A tenant of an on-site business indicated that he is aware of the former environmental issues and cleanup at the Site. He is not aware of any effects of the Site on the surrounding community. The tenant shared that there have been no problems with vandalism or trespassing at the Site. He indicated that there is a private well on the Site, but that he only uses the well water for non-drinking purposes. He purchases bottled water to drink. The tenant also indicated that the best way for the EPA to share site-related information in the future is by email.

The Site property owner is aware of the former environmental issues and cleanup at the Site. He expressed frustration that the EPA did not notify him ahead of time of the FYR or that people would be on his property during the FYR site inspection. He also shared that he uses water from the on-site water well to wash hands, flush toilets and wash cars. He buys water to drink; public water is not available at his property. The property owner expressed frustration regarding how long the cleanup is taking and stated that if the cleanup is not working, that the cleanup plan should be changed. He also shared that the contamination on his property makes him hesitant to invest money in the property and makes his property less valuable to potential future buyers. The property owner also requested that the EPA share copies of the most recent groundwater monitoring report, the 2020 FYR and the current FYR, once final.

### **Data Review**

This data review covers the following groundwater monitoring data collected between 2019 and 2023: long-term monitoring and sampling of private wells with and without filters. Annual sampling was not conducted in 2020 due to the 2020 ISEB injection event. Information about the initial performance monitoring is included in the Status of Implementation section of this FYR Report. EPA contractor HydroGeoLogic, Inc. conducts annual groundwater sampling and documents sampling results in annual groundwater monitoring reports. Historical and current groundwater data from monitoring and private wells through May 2023 are included in the Draft Annual Groundwater Monitoring Report dated October 2023. Between the 2024 Addendum and the 2025 FYR, additional groundwater data was made available for evaluation. This additional data indicated that the groundwater concentrations at the facility had increased, raising concerns about the vapor intrusion pathway and potential impacts to nearby residential wells.

Key findings from this data review are listed below and discussed in detail in this section:

- The ISEB injections have been more successful in reducing the magnitude and extent of COCs in the C Zone and D Zone of the surficial aquifer. In the upper portion of the surficial aquifer (the A Zone and B Zone), the ISEB injections have been less successful, likely due to low aquifer pH.
- Several surficial aquifer wells have demonstrated rebounding COC concentrations and/or persistent PCE and TCE, including MW01AR, MW02B, MW03B and MW05C. The source of increasing COCs in those wells is unknown. Rebounding concentrations and/or the presence of

the primary source contaminant (PCE) at these locations could indicate that continuing sources of contamination remain that have not been identified.

- The full horizontal extent of the plume in the surficial aquifer may not be fully defined in the A Zone or B Zone to the east since contamination exceeding ROD cleanup levels is being detected at the easternmost A Zone and B Zone monitoring wells (CMT01A and CMT01B).
- The wellhead treatment units are effectively treating groundwater to levels that are safe for drinking. For the private wells that have wellhead treatment units (AAE9663, AAE9671, AAJ0202 and AAP5310) that were sampled between October 2019 and May 2023, post-filter sampling found no COCs detected at concentrations above cleanup levels.
- At private wells AAJ0203, AAE9661, AAE9672 and AAH6251, which are not equipped with wellhead treatment units, no COCs were detected at concentrations exceeding cleanup levels. In most cases, COCs were not detected. Between 2019 and 2023, two private wells not equipped with wellhead treatment units experienced cleanup goal exceedances. In October 2019, at private well AAM0160, TCE concentrations exceeded the cleanup goal of 3 micrograms per liter (µg/L), with a result of 14 µg/L. TCE concentrations at that well have been below the cleanup goal since 2019. It is unknown if water from this well is being used for any purpose. In April 2022, at private well AAP2372, vinyl chloride concentrations exceeded the cleanup goal of 1 µg/L, with a result of 1.4 µg/L. Vinyl chloride concentrations at that well were below the cleanup goal in 2023. Well AAP2372 is located on the site property, within the fence. Water from the well is reportedly used for non-potable or industrial purposes. Wellhead treatment units were not installed on those wells after the cleanup goal exceedances.

### Long-Term Monitoring

Long-term groundwater monitoring evaluates remedial progress and monitors for potential contamination migration. Long-term monitoring events occur annually. They involve sampling and analysis for the VOC COCs identified in the ROD. The 2023 monitoring event included the sampling of 49 groundwater wells. A subset of 20 of the samples were also analyzed for monitored natural attenuation (MNA) parameters of alkalinity, chloride, sulfate, sulfide, TOC and methane/ethane/ethene. Table H-1 in Appendix H lists all site wells, the reasons for sampling each well and the constituents analyzed for each well. Groundwater is collected from monitoring wells in the surficial, intermediate and Upper Floridan aquifers (Figure 4). Plume maps are not provided in the groundwater monitoring reports. Groundwater elevation contour maps are in Appendix H.

### *Surficial aquifer*

To monitor groundwater at the Site, the surficial aquifer is divided into the four depth-based zones listed below. Figures H-8 through H-11 in Appendix H illustrate the May 2023 groundwater sampling results for all surficial aquifer zones.

- Zone A: The uppermost portion of the surficial aquifer, wells with depths of up to 15 feet bgs. A groundwater divide exists directly beneath the site property. Groundwater west of the Site flows to the west-northwest and groundwater east of the Site flows to the southeast.
- Zone B: Wells with screened intervals within the range of 20 feet to 30 feet bgs. Groundwater west of the Site flows to the west-northwest and groundwater east of the Site flows to the southeast.
- Zone C: Wells with screened intervals within the range of 30 feet to 50 feet. Groundwater west of the Site flows west and southwest and groundwater east of the Site flows southeast.

- Zone D: Wells completed to the base (bottom) of the surficial aquifer. Groundwater west of the Site flows to the southwest and groundwater east of the Site flows southeast.

In addition, several surficial aquifer wells have demonstrated rebounding COC concentrations and/or persistent PCE and TCE concentrations, including MW01AR, MW02B, MW03B, MW-04B and MW05C. For example, PCE concentrations in well MW01AR have steadily increased since 2021 (350 µg/L), with a concentration of 840 µg/L in 2023 (the PCE cleanup level is 3.0 µg/L). Vinyl chloride reached an all-time (well-specific) high of 800 µg/L in 2023 at well MW05C. Before 2019, no COCs exceeded cleanup goals at surficial aquifer well MW02B. Between 2019 and 2023, concentrations of PCE, TCE and cis-1,2-DCE at this well have consistently exceeded cleanup goals at MW02B. During the May 2023 sampling event, vinyl chloride concentrations exceeded the cleanup goal for the first time at this well. This well is in an area of the Site (north of the former machine shop building) where COC exceedances have not been previously observed. The source of increasing COCs at MW02B is unknown. Rebounding concentrations and/or the presence of the primary source contaminant (PCE) at these locations could indicate that continuing sources of contamination remain that have not been identified, such as non-aqueous phase liquid (NAPL) or sorbed contaminant mass.

It is worth noting that the laboratory detection limits used for the analysis of PCE at well CMT01B in 2023 was 5.0 µg/L, which is higher than the PCE cleanup goal of 3.0 µg/L. At wells MW10B and MW12B, laboratory detection limits used to analyze 1,1-DCE, PCE, TCE and vinyl chloride were higher than the respective cleanup goals for those constituents in 2021, 2022 and 2023. It is unclear if those COCs were present in those wells at concentrations above cleanup goals, but below the detection limits.

The ISEB injections have been more successful in reducing the magnitude and extent of COCs in the C Zone and D Zone of the surficial aquifer. The horizontal extent of contamination is fully delineated in all directions in both zones. The highest COC concentrations remaining in the C Zone are west of the Site between wells MW05C and CMT05C. During this FYR period, vinyl chloride was the only COC observed in the D Zone at concentrations above the cleanup goal. Those vinyl chloride cleanup goal exceedances were observed west of the Site at MW05D and CMT05D. The vinyl chloride contamination at MW05D is low level, but CMT05D has demonstrated rebounding vinyl chloride concentrations (increasing from 9.4 µg/L in 2019 to 230 µg/L in 2023).

As of May 2023, COCs in the surficial aquifer at concentrations above ROD cleanup levels included PCE, TCE, cis-1,2-DCE and vinyl chloride. Previously, the highest chlorinated VOC concentrations in the surficial aquifer were detected near the former drum storage pad and near the south end of the machine shop building in the A Zone and B Zone of the aquifer. ISEB injections in 2014, 2017 and 2020 have resulted in significant reductions in COC concentrations across most of the Site, particularly in the vicinity of the former drum storage pad. However, the extent of VOC contamination in surficial aquifer groundwater still extends about 500 feet off-site to the west-northwest, beneath Old U.S. Highway 41 and the adjacent residential neighborhood to the west and onto the eastern part of the adjacent plant nursery property.

To the southeast, the surficial aquifer plume extends about 300 feet off-site, migrating beneath Old U.S. Highway 41 and onto the Southside Baptist Church property. The full horizontal extent of the plume in the surficial aquifer may not be fully defined in the A Zone or B Zone to the east since

contamination exceeding ROD cleanup levels was detected at the easternmost A Zone and B Zone monitoring wells (CMT01A and CMT01B).

Vinyl chloride at the easternmost well CMT-01A was not observed above the 1 µg/L cleanup level from 2011 to 2016. Vinyl chloride at that well has consistently exceeded the cleanup level between 2019 and 2023. At well CMT01B, cis-1,2-DCE, TCE and vinyl chloride concentrations consistently exceed cleanup levels, with no decreasing trends observed. The highest cis-1,2-DCE concentration observed at CMT01B was 810 µg/L in 2019 (the cleanup level is 70 µg/L). At the westernmost surficial aquifer well CMT07A, TCE and vinyl chloride concentrations also consistently slightly exceed cleanup levels.

Attempts during the RI to install more monitoring wells in these directions were unsuccessful because the property owners east of CMT01 and west of CMT07 would not grant access for well installation. However, the extent of site-related groundwater contamination in those areas still may need to be fully defined, especially given the high concentrations of some COCs at well CMT01B.

#### *Intermediate aquifer*

Groundwater in the intermediate aquifer flows radially from a potentiometric high observed northwest of the Site near CMT13. Groundwater elevations in the intermediate aquifer are expected to be impacted by pumping of private wells near the Site. Therefore, they likely do not represent static conditions. In the intermediate aquifer, COC concentrations above cleanup goals persist in a small area just west of the former machine shop building near well MW05I. The horizontal extent of contamination in the intermediate aquifer appears to be limited to the immediate vicinity of MW05I and nearby private wells AAP5310 and AAJ0202, which are thought to be installed in the intermediate aquifer (private wells are discussed later in the Data Review section of this FYR Report). Figure H-12 in Appendix H illustrates the May 2023 groundwater sampling results for the intermediate aquifer.

The intermediate aquifer was not treated using ISEB because of the limited magnitude and extent of contamination, and the lower permeability of the aquifer compared to the overlying surficial aquifer and underlying Upper Floridan aquifer. Clay-rich deposits approximately 50 feet thick at the base of the intermediate aquifer act as a local confining- to semi-confining unit that separates the base of the intermediate aquifer and the Upper Floridan Aquifer

#### *Upper Floridan aquifer*

The potentiometric high previously observed west of the Site at CMT09F has shifted northeast to the area of CMT013F, at the northwest corner of the site property. Groundwater in the Upper Floridan aquifer now primarily flows away from the potentiometric high, to the south and east. Groundwater elevations in the Upper Floridan aquifer are also expected to be impacted by the pumping of private wells near the Site.

Contamination has decreased significantly in the Upper Floridan aquifer since the RI. Between 2019 and 2023, the following Upper Floridan aquifer wells contained COCs at concentrations above cleanup goals at least once: CMT11F-245, CMT13F-297, CMT09F-235R, CMT08F-292 and CMT08F-235. In 2023, vinyl chloride was the only COC to exceed cleanup goals in the Upper Floridan aquifer, except for at CMT13F-297, where TCE persists. The horizontal extent of contamination in the Upper Floridan aquifer is fully defined both vertically and horizontally. The horizontal extent of contamination is defined to the west by CMT10, to the north by CMT11, to the east by CMT12 (based on historical data, this well is

damaged and could not be sampled in May 2023), and to the south by CMT14 (Figure 4). The vertical extent of contamination in the Upper Floridan aquifer is defined by MW15F, which was installed during the remedial action to a depth of 397 feet. Figure H-13 in Appendix H illustrates the May 2023 groundwater sampling results for the Upper Floridan aquifer.

**Figure 1.6**  
**Monitoring Well Locations**

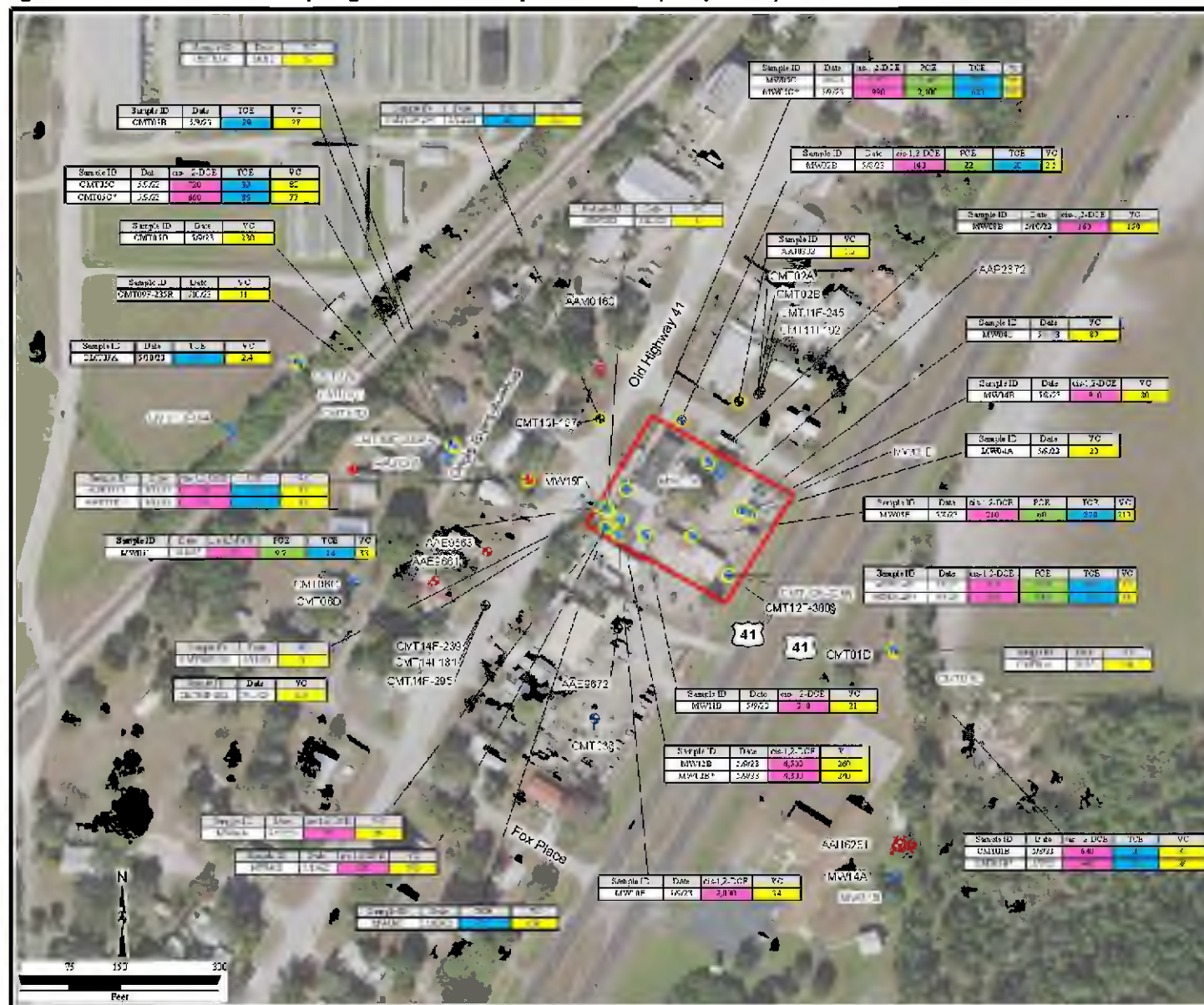
- Surficial Monitoring Well
- Surficial Multi-Channel Monitoring Well
- Intermediate Monitoring Well
- Intermediate/Floridan Multi-Channel Monitoring Well
- Floridan Monitoring Well
- Floridan Nested Injection Well
- JJ Seifert Machine Superfund Site

Harmon-GREGG, GENE J. Sefton\_81402d2023\_GWAGUJ\_Sefton\_2023\_GWAGR  
IJ\_Sefton\_2023\_GWAGCannoliJ\_Sefton\_81408\_idw\_Loc\_20231907  
R/44/2023 GP  
Source: HGL, Vernon, SSRJ  
JPGS Online Library





Figure 5: Groundwater Sampling Results, All Aquifer Zones (May 2023)



HGL—Annual Groundwater Monitoring Report  
JJ Seifert Machine Superfund Site, Ruskin, FL

Figure 2.7  
Groundwater Sampling Results  
All Aquifer Zones  
May 2023

#### Legend

- Monitoring Well included in the 2023 Annual Sampling Event
- Monitoring Well with ROD Cleanup Level Exceedance
- Private Well
- Private Well with ROD Cleanup Level Exceedance
- JJ Seifert Machine Superfund Site

Parameter	Unit	Value	Unit	Value
PCE	µg/L	57	µg/L	57
TCE	µg/L	57	µg/L	57
DCE	µg/L	24	µg/L	24
VC	µg/L	57	µg/L	57

Notes:  
Only PCE, TCE, 1,1-DCE, cis-1,2-DCE, and VC concentrations from the 2023 sampling event are shown.  
Only "P" laboratory qualifiers are listed. See analytical laboratory reports in Appendix C for complete laboratory qualifiers.  
EPA, 2013. Record of Decision: JJ Seifert Machine Shop Superfund Site, Ruskin, Hillsborough County, Florida, U.S. Environmental Protection Agency, September.  
\*Multi-channel monitoring well CMT02 could not be located. Multi-channel monitoring well CMT12 damaged from 2020 injections.  
\*duplicate sample  
µg/L=microgram per liter  
1,1-DCE=1,1-dichloroethene  
cis-1,2-DCE=cis-1,2-dichloroethene  
=The identification of the analyte is acceptable, the reported value is an estimate.  
PCE=perchloroethene  
ROD=Remedial Action Level  
TCE=tetrachloroethene  
VC=vinyl chloride

Report prepared by HGL for the Florida Department of Environmental Protection, May 2023. Prepared by HGL for the Florida Department of Environmental Protection, May 2023. Prepared by HGL for the Florida Department of Environmental Protection, May 2023.



### Private Wells With Filters

The four private wells equipped with FDEP-provided wellhead treatment units are AAE9663, AAE9671, AAJ0202 and AAP5310. Pre- and post-filter samples from those wells are collected annually and analyzed for VOC COCs to evaluate the effectiveness of the wellhead treatment units and the effectiveness of the ISEB remedy. Samples from private well AAP5310 are also evaluated for MNA parameters to evaluate remedy performance near the source area. Figure 6 shows all private well locations (with and without filters).

At the time of the previous FYR, private wells AAE9673 and AAL9311 were also equipped with filters and sampled routinely. The 2019 Annual Monitoring Report indicates that VOCs had not been detected at private well AAE9673 since 2008 and that the well is no longer in use. The 2019 report also stated that the private well sampling conducted as part of the August 2016 monitoring event indicated that concentrations of VOCs in wells AAE9673 and AAL9311 had decreased to below cleanup goals. It is unknown if private well AAE9673 is still being used.

For the wells with wellhead treatment units that were sampled between October 2019 and May 2023, post-filter sampling found no COCs detected at concentrations exceeding cleanup levels. The groundwater cleanup levels are safe for drinking.

The highest pre-filter COC concentrations have historically been observed at private well AAP5310, located west of the site property, directly across Old Highway 41 (Figure 6). Groundwater near the well flows mostly to the south and southeast. The well is thought to be screened in the intermediate aquifer. However, according to the annual monitoring reports, this cannot be confirmed since the well is an open-hole completion from 147 feet bgs to 250 feet bgs, meaning it is open to both the intermediate and Upper Floridan aquifers.

Between 2019 and 2023, cis-1,2-DCE, PCE, TCE and vinyl chloride concentrations in the pre-filter samples from well AAP5310 exceeded cleanup goals at least once. The high COC concentrations detected in the pre-filter samples for well AAP5310 call into question whether the plume of groundwater contamination is impacting nearby private wells that are not being sampled. For example, private well AAE9656 is immediately south of well AAP5310; it has no filter and is not sampled, and it is unknown if water from that well is being used for drinking or other purposes. In addition, the private wells to the northwest (upgradient) of well AAP5310 (including wells AAE9668 and AAE9657) are not sampled. COCs sometimes exceed cleanup goals at Upper Floridan monitoring well CMT09F-235R, which is located between private wells AAE9668 and AAE9658. Because those private wells are not sampled, it is not clear if they are impacted by site-related groundwater contamination. It's not entirely clear whether those wells (AAE9668 and AAE9658) are installed in the intermediate aquifer or Upper Floridan Aquifer. Most private wells are listed in the annual monitoring reports as being screened in the "Intermediate/Floridan" aquifer, without clear distinction between the two.

While private well AAP5310 has shown good response to the Upper Floridan aquifer ISEB injections, with decreasing contaminant trends, the lack of detectable ethene in 2023 suggests that reductive dechlorination may no longer be occurring.

#### Private Wells Without Filters

An additional six private wells without wellhead treatment units are sampled annually for VOC COCs. Of those six private wells, AAJ0203 and AAP2372 previously contained COC concentrations above ROD cleanup levels. Private wells AAE9661, AAE9672, AAH6251 and AAM0160 are sampled to monitor for potential spreading of the contaminant plume to other private wells.

At private wells AAJ0203, AAE9661, AAE9672 and AAH6251, no COCs were detected at concentrations exceeding cleanup levels, and in most cases, COCs were not detected.

In October 2019, at private well AAM0160, TCE exceeded the cleanup goal of 3 µg/L with a result of 14 µg/L. TCE at that well exceeded the cleanup goal consistently between 2014 and 2019 but has been below the cleanup goal since 2019. It is unknown if water from this well is being used for any purpose. In addition, private wells AAE9654 and AAE9655 are located immediately next to well AAM0160. Because those wells are not sampled, COC concentrations in those wells are unknown.

In April 2022, at private well AAP2372, vinyl chloride concentrations exceeded the cleanup goal of 1.0 µg/L, with a result of 1.4 µg/L. Vinyl chloride concentrations at that well were below the cleanup goal in 2023. Well AAP2372 is located on the site property, within the fence.

#### Estimated Groundwater Remedy Timeframe

The Site's 2023 Annual Groundwater Monitoring Report estimated the time needed to achieve cleanup levels for each Groundwater COC at each monitoring well, based on May 2023 sampling results. Table D-1 in Appendix D lists these calculations. The current estimated cleanup timeframes for different wells and COCs ranged from less than one year to 116 years.



[illegible]

### **Site Inspection**

The site inspection took place on 6/5/2024. Participants included Bob Sellers, Caleb Hill and Nicholle Leon from the FDEP and Johnny Zimmerman-Ward and Melissa Oakley from EPA support contractor Skeo. The purpose of the inspection was to assess the protectiveness of the remedy.

The group began the inspection by walking around the site property. Participants observed that a feed store and U-Haul business are in the former machine shop building along Old Highway 41. The property is also used to park and store vehicles, and the property owner uses other site buildings for storage. The property owner and a business tenant shared their thoughts and concerns about the remedy with site inspection participants. The tenant expressed frustration about the cleanup and indicated that what appeared to be vegetable oil came out of the faucets in the on-site buildings after the 2020 injection event. The property owner expressed frustration that he was not made aware of the site inspection in advance. He also said that he hopes that the EPA will finish the cleanup and involvement soon. Both the property owner and the business tenant confirmed they do not drink the water from the on-site, unfiltered private well and that they purchase bottled water for drinking.

Site inspection participants did not tour site areas within the fence but were able to observe site features and buildings from outside the fence. The concrete pad in the former drum storage area appeared to be in good condition. Participants observed private water supply well AAP2372 inside the fence. It is not equipped with a wellhead treatment unit. After the walking tour of the site property, site inspection participants from Skeo drove through nearby residential areas and observed private wells AAE9671 and AAJ0202 (equipped with wellhead treatment units) and several other private water supply wells and monitoring wells (including, but not limited to, wells AAH6251, AAE9689, CMT01 and CMT04). The wells observed seemed to be in generally good condition. Other than the lack of a wellhead treatment unit on private well AAP2372 (inside the site fence), no other issues were observed that could potentially impact the protectiveness of the remedy.

Appendix I provides the site inspection checklist. Appendix J provides site inspection photographs.

## **V. TECHNICAL ASSESSMENT**

**QUESTION A:** Is the remedy functioning as intended by the decision documents?

### **Question A Summary:**

The soil remedy is functioning as intended. The excavation and off-site disposal of contaminated soil prevents unacceptable exposure to soil contamination. The concrete slabs within the former machine shop buildings prevent exposure to any underlying, potentially contaminated soil. The 2017 Declaration of Restrictive Covenants in place for the site property prohibits any non-industrial site uses and prohibits the use of contaminated groundwater and activities that could impact the integrity of the concrete slabs in the former machine shop buildings.

The groundwater remedy is not fully functioning as intended. The three rounds of ISEB injections have led to reductive dechlorination, as evidenced by the presence of breakdown products and downward trends of PCE and TCE in some areas. Contamination has decreased significantly in the Upper Floridan aquifer since the RI and monitoring data indicate that the ISEB injections have been more successful in

reducing the magnitude and extent of COCs in the “C” and “D” Zones of the surficial aquifer. However, the ISEB injections have been less successful in the upper portion of the surficial aquifer (the A Zone and B Zone). Several surficial aquifer wells have demonstrated rebounding COC concentrations and/or persistent PCE and TCE, including MW01AR, MW02B, MW03B and MW05C.

Rebounding concentrations and/or the presence of the primary source contaminant (PCE) at these locations could indicate that continuing sources of contamination remain that have not been identified, such as NAPL or sorbed contaminant mass. The Site’s 2023 Annual Groundwater Monitoring Report estimated the time needed to achieve cleanup levels for each groundwater COC at each monitoring well, based on May 2023 sampling results. The current estimated cleanup timeframes for different wells and COCs ranged from less than one year to 116 years. These factors indicate that the groundwater remedy may not be capable of meeting RAOs in a reasonable timeframe. More investigations may be needed near the on-site wells with persistent or rebounding contamination to identify continuing sources of contamination.

The extent of groundwater contamination has been fully defined in the C Zone and D Zone of the surficial aquifer and in the intermediate and Upper Floridan aquifers. However, the full horizontal extent of the plume in the surficial aquifer may not be fully defined in the A Zone or B Zone to the east since contamination exceeding ROD cleanup levels is being detected at the easternmost A Zone and B Zone monitoring wells (CMT01A and CMT01B). Attempts during the RI to install more monitoring wells east of CMT01 were unsuccessful because the property owners would not grant access for well installation. While there do not seem to be any private water supply wells in those areas, more monitoring wells maybe needed to fully define the extent of groundwater contamination in the upper surficial aquifer if the concentrations show an increasing trend. Renewed outreach efforts to those property owners are recommended.

The wellhead treatment units installed at four homes near the Site are reducing COC concentrations to safe levels. However, between 2019 and 2023, two private wells not equipped with wellhead treatment units (wells AAM0160 and AAP2372) experienced cleanup goal exceedances. Wellhead treatment units were not installed for either of those private wells after the cleanup goal exceedances. It is unknown if water from private well AAM0160 is being used for any purpose. Well AAP2372 is located on the site property, within the fence. The property owner and the tenant of an on-site business indicated they do not drink water from that well; however, water from the well is reportedly used for non-potable or industrial purposes. The business tenant reported seeing oil coming out of the on-site faucets following the 2020 injection event. The 2017 Declaration of Restrictive Covenants prohibits any use of contaminated groundwater on the site property. The lack of a filter for on-site private well AAP2372 violates the institutional control.

Because not all private wells near the Site are sampled, it is unclear if site-related contamination is present in private wells not being sampled. The highest pre-filter COC concentrations have historically been observed at private well AAP5310, located west of the site property. Between 2019 and 2023, cis-1, 2-DCE, PCE, TCE and vinyl chloride concentrations in the pre-filter samples from well AAP5310 exceeded cleanup goals at least once (no COCs exceeded cleanup goals in the post-filter samples collected from the well). The high COC concentrations detected in the pre-filter samples for well AAP5310 call into question whether the plume of groundwater contamination is impacting nearby private wells that are not being sampled. For example, private well AAE9656 is immediately south of

well AAP5310; it has no filter and is not sampled, and it is unknown if water from that well is used for drinking or other purposes. In addition, the private wells to the west and northwest of well AAP5310 (including wells AAE9668 and AAE9658) are not sampled.

COCs sometimes exceed cleanup goals at Upper Floridan monitoring well CMT09F-235R, which is located between private wells AAE9668 and AAE9658. Because those private wells are not sampled, it is not clear if they are impacted by site-related groundwater contamination. Wells should be sampled based on proximity to the plume boundary. If contaminants are detected above drinking water standards, then the owner should be notified and provided with the option to install a filter on the well head. A comprehensive approach is needed to evaluate water quality in all private wells near the Site that are above site-related groundwater contamination.

The intermediate aquifer was not treated using ISEB because of the limited magnitude and extent of contamination and the lower permeability of the aquifer compared to the overlying surficial aquifer and underlying Upper Floridan aquifer. However, site-related groundwater contamination is present in the intermediate aquifer in the vicinity of the Site. The need for a remedy to address groundwater contamination within the intermediate aquifer should be considered.

While there is an existing informal process for evaluating the need to add treatment systems if annual sampling confirms that COCs are present at concentrations above drinking water standards; required procedures for evaluating all potentially impacted wells comprehensively are not documented. The EPA's RPM received confirmation on April 14, 2023, that the site plume is now active on the SWFWMD well permitting system, meaning that the permitting of any new water supply well requires the screening against the areas of known groundwater contamination. The regulatory authority of SWFWMD and the regulations that are in place which are the ICs being relied upon are fully enforceable once the contamination is discovered and the location is shared with the SWFWMD. However, the extent of site-related groundwater contamination may not be fully defined, thus not all private wells which maybe within the plume are sampled routinely. Therefore, the process by which private wells are evaluated is not comprehensive.

Site-related O&M activities include long-term groundwater monitoring and maintenance of wellhead treatment units on contaminated private water supply wells. There is no O&M Plan in place for the Site; an O&M Plan is needed. The EPA plans to develop an O&M Plan before transferring the Site to the state for O&M activities. Groundwater monitoring reports do not include plume maps; plume maps should be considered for future monitoring reports to better illustrate site-related groundwater contamination and to improve monitoring of contamination migration. The 2017 Declaration of Restrictive Covenants requires maintenance of the concrete slabs within the former machine shop building to prevent exposure to any underlying, potentially contaminated soil. There is no established O&M procedure or schedule for that maintenance. It is unknown if that maintenance is occurring.

During this FYR period, in some cases, the laboratory detection limits used to analyze groundwater samples were higher than cleanup goals. When detection limits are higher than cleanup goals, it is unclear if COCs are present at concentrations above cleanup goals, but below the detection limits. Laboratory detection limits should be lower than COC cleanup goals.

**QUESTION B:** Are the exposure assumptions, toxicity data, cleanup levels and RAOs used at the time of the remedy selection still valid?

**Question B Summary:**

The cleanup levels and RAOs used at the time of the remedy selection remain valid. Some toxicity data have changed since remedy selection. However, those changes do not impact the protectiveness of the remedy since the cleanup levels are based on Florida drinking water standards or groundwater standards. Any changes in exposure assumptions made at the time of remedy selection also do not impact the protectiveness for the same reason. However, increasing VOC concentrations in shallow groundwater require a re-evaluation of the vapor intrusion exposure pathway.

The Site's remedy has achieved the soil RAO of preventing exposure to unacceptable levels of site-related soil contamination. The increasing and rebounding VOC concentrations on the site property could potentially indicate a residual contaminant source; therefore, it is unclear if the soil RAO of preventing contaminant leaching to groundwater has been met. In the deeper groundwater units beneath the Site, the remedy is progressing toward restoring groundwater to beneficial use. However, the remedy has not met the groundwater RAOs of preventing human exposure to COC in groundwater that pose unacceptable health risks or restoring groundwater to drinking water standards.

The 2013 ROD selected ARARs as the basis for soil and groundwater cleanup goals. This FYR included an ARARs evaluation to determine whether the standards used as the basis for ROD cleanup goals have changed (see Appendix K). The evaluation demonstrates that there are no soil or groundwater ARAR changes; therefore, the 2013 ROD soil and groundwater cleanup goals remain valid. The ROD selected a lead soil cleanup goal of 400 milligrams per kilogram (mg/kg), based on the FDEP's residential SCTL. While that state standard for lead in soil has not changed, in January 2024, the EPA lowered the recommended lead regional screening level for residential soil to 100 mg/kg when an additional source of lead is identified. The EPA industrial/commercial soil Regional Screening Level (RSL) for lead remains 800 mg/kg and the Florida industrial/commercial SCTL remains 1400 mg/kg. All site-related soil cleanup took place on the site property. The 2017 Declaration of Restrictive Covenants in place for the site property prohibits any non-industrial site uses; therefore, the change in the lead soil screening level for residential use does not impact the protectiveness of the remedy. Risks associated with potentially contaminated soil remaining under the concrete slabs in the former machine shop building may need to be re-evaluated if the concrete is disturbed in the future.

Due to the presence of VOCs at and near the site property, the potential for vapor intrusion was evaluated as part of this FYR. The full evaluation is included in Appendix L. As part of the HHRA in the Site's RI, on-property and off-property sub-slab and soil vapor samples were collected in 2011 to evaluate vapor intrusion risks for current and future buildings overlying contaminated shallow groundwater (see Figure L-1 in Appendix L). In the 2012 HHRA, no VOCs were detected in sub-slab sampling locations, indicating that indoor air contamination from soil vapor intrusion was not a concern at the site property at the time. However, the detection limits used to analyze benzene, ethylbenzene, 1,4-dioxane, vinyl chloride and TCE in the 2011 evaluation exceeded the EPA screening values. This FYR compared current groundwater concentrations to 2011 groundwater concentrations near sub-slab and soil vapor samples collected on and near the Site property as part of the HHRA. Some concentrations have increased in both Zone A and Zone B wells, both on-site and in the residential area to the west. Notably, both PCE and cis-1,2-DCE concentrations have increased



significantly at well MW01A/AR (Figure 5). The Site's 2024 FYR Addendum stated that the vapor intrusion exposure pathway should be re-evaluated if VOC concentrations in well MW01A/AR increase above concentrations observed in 2011.

This FYR used the most recent groundwater sampling results from well MW01A/AR to further evaluate the vapor intrusion potential pathway at the site property using the EPA's vapor intrusion screening level (VISL) calculator. Under a commercial use scenario, the cumulative noncancer hazard quotient (HQ) associated with the 2023 VOC concentrations observed in well MW01A/AR (HQ = 18.1) is above the EPA's target threshold of 1 (Appendix L). This FYR also used shallow groundwater data from 2023 at well MW06A with the EPA's VISL calculator to screen for vapor intrusion risk at the residential properties west of the Site property. Under a residential use scenario, the screening cancer risk associated with the 2023 VOC concentrations observed in well MW06A ( $1.3 \times 10^{-4}$ ) is at the top of the EPA's acceptable risk range of  $1 \times 10^{-6}$  to  $1 \times 10^{-4}$ ; this would be considered a "borderline" cancer risk.

The results of these different evaluations indicate that the vapor intrusion pathway at both the on-site property and in the nearby residential area to the west should be evaluated further to determine if vapor intrusion is occurring at levels that may result in unacceptable health risks. Multiple lines of evidence consistent with the EPA's vapor intrusion guidance should be considered for this assessment. Based on the results of the vapor intrusion evaluation, determine if institutional controls are needed to prevent potentially unacceptable exposures related to the vapor intrusion exposure pathway.

Per- and polyfluoroalkyl substances (PFAS) are an emerging contaminant group identified by the EPA that could be present where chemicals or hazardous materials have been used (e.g., electronics manufacturing). In April 2024, the EPA announced the final national primary drinking water regulation for six PFAS. During the July 2018 sampling event, four monitoring wells were sampled for PFAS, including perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS). This FYR compared the new PFAS MCLs to the 2018 sampling results (see Table H-1 in Appendix H). All results were below the PFOS MCL of 4 nanograms per liter (ng/L). The results for wells MW05D (20 ng/L) and MW12B (46 ng/L) exceeded the MCL of 4.0 ng/L for PFOA. This analysis suggests that additional evaluation of PFAS in site groundwater is warranted.

**QUESTION C:** Has any other information come to light that could call into question the protectiveness of the remedy?

No other information has come to light that could call into question the protectiveness of the remedy.

## VI. ISSUES/RECOMMENDATIONS

Issues/Recommendations
DU(s) without Issues/Recommendations Identified in the FYR:
<i>None.</i>

Issues and Recommendations Identified in the FYR:				
OU(s): OU-1 (Sitewide)	<b>Issue Category:</b> Remedy Performance			
	<b>Issue:</b> The groundwater remedy for the surficial aquifer may not be capable of meeting the RAOs within a reasonable timeframe. Several surficial aquifer wells have demonstrated rebounding COC concentrations and/or persistent PCE and TCE, including MW01AR, MW02B, MW03B and MW05C. The source of increasing COC concentrations in those wells is unknown.			
	<b>Recommendation:</b> Investigate and identify the source(s) of the persistent and rebounding shallow groundwater contamination on site. Based on the conclusions of the investigation, determine if a different groundwater remedy is needed to fully address shallow site-related groundwater contamination and meet RAOs in a reasonable timeframe.			
Affect Current Protectiveness	Affect Future Protectiveness	Party Responsible	Oversight Party	Milestone Date
No	Yes	EPA	EPA	1/17/2027

OU(s): OU-1 (Sitewide)	<b>Issue Category:</b> Operations and Maintenance			
	<b>Issue:</b> There is no O&M Plan in place for the Site.			
	<b>Recommendation:</b> Issue an O&M Plan that clarifies the required sampling schedule, establishes comprehensive protocols to determine when wellhead treatment units need to be installed on private wells, and defines the maintenance required for the concrete slabs in the former office/machine shop building and machine shop building to prevent exposure to any underlying, potentially contaminated soil. An O&M Plan is needed before transferring the Site to the state for O&M activities.			
Affect Current Protectiveness	Affect Future Protectiveness	Party Responsible	Oversight Party	Milestone Date
No	Yes	EPA	EPA	1/17/2027

OU(s): OU-1 (Sitewide)	<b>Issue Category:</b> Institutional Controls			
	<b>Issue:</b> The 2017 Declaration of Restrictive Covenants prohibits any use of contaminated groundwater on the site property until cleanup levels are met. Vinyl chloride concentrations in on-site private well AAP2372 occasionally exceed the cleanup level; the well is not equipped with a filter and water from the well may be used for non-potable purposes.			
	<b>Recommendation:</b> Install a filter on private well AAP2372 to prevent exposure to contaminated groundwater.			
Affect Current Protectiveness	Affect Future Protectiveness	Party Responsible	Oversight Party	Milestone Date
No	Yes	EPA/State	EPA	7/17/2027

OU(s): OU-1 (Sitewide)	<b>Issue Category:</b> Monitoring			
	<b>Issue:</b> It is unknown if contamination above safe drinking water levels is present in private wells not currently being sampled.			
	<b>Recommendation:</b> Develop and implement a comprehensive approach to routinely evaluate all potentially impacted private wells. If contamination is found in a private well at concentrations above drinking water levels, immediately notify the property owner and install a wellhead treatment unit.			
<b>Affect Current Protectiveness</b>	<b>Affect Future Protectiveness</b>	<b>Party Responsible</b>	<b>Oversight Party</b>	<b>Milestone Date</b>
Yes	Yes	EPA	EPA	1/17/2027

OU(s): OU-1 (Sitewide)	<b>Issue Category:</b> Monitoring			
	<b>Issue:</b> Based on a screening-level risk evaluation, vapor intrusion may be a concern for the site property and nearby residential areas.			
	<b>Recommendation:</b> Fully evaluate the vapor intrusion exposure pathway at the Site property and off-site areas using multiple lines of evidence. Take actions as needed to prevent exposure to hazardous site-related COC vapors, including but not limited to implementation of institutional controls.			
<b>Affect Current Protectiveness</b>	<b>Affect Future Protectiveness</b>	<b>Party Responsible</b>	<b>Oversight Party</b>	<b>Milestone Date</b>
Yes	Yes	EPA	EPA	1/17/2026

OU(s): OU-1 (Sitewide)	<b>Issue Category:</b> Monitoring			
	<b>Issue:</b> PFOA concentrations in two on-site monitoring wells exceeded the EPA's newly promulgated PFOA MCL. It is unknown if PFOA is site-related. In addition, private wells have not been sampled for PFAS.			
	<b>Recommendation:</b> Fully evaluate site groundwater (including private wells) to determine if PFAS is present and whether it is site-related.			
<b>Affect Current Protectiveness</b>	<b>Affect Future Protectiveness</b>	<b>Party Responsible</b>	<b>Oversight Party</b>	<b>Milestone Date</b>
No	Yes	EPA	EPA	1/17/2027

## **OTHER FINDINGS**

Additional recommendations were identified during the FYR. These recommendations do not affect current and/or future protectiveness.

- *The laboratory detection limits used to analyze some site COCs in groundwater are sometimes higher than the respective cleanup goals for those constituents. In those cases, it is unclear if those COCs are present at concentrations above cleanup goals, but below the detection limits.*

*For the analysis of site-related groundwater, determine if lower laboratory detection limits can be achieved that are lower than COC cleanup goals.*

- *Groundwater monitoring reports do not include plume maps; plume maps should be considered for future monitoring reports to better illustrate site-related groundwater contamination in all aquifers and to improve the monitoring of contamination migration.*
- *The full horizontal extent of the plume in the surficial aquifer may not be fully defined in the A Zone or B Zone to the east since contamination exceeding ROD cleanup levels is being detected at the easternmost A Zone and B Zone monitoring wells (CMT01A and CMT01B). Attempts during the RI to install more monitoring wells east of CMT01 were unsuccessful because the property owners would not grant access for well installation. While there do not seem to be any private water supply wells in those areas, more monitoring wells maybe needed to fully define the extent of groundwater contamination in the upper surficial aquifer if the contaminant concentrations show an increasing trend. Renewed outreach efforts to those property owners are recommended.*
- *If private well AAJ0202 has been replaced by a new private well (AAR1727), update that well ID in future annual groundwater monitoring reports.*
- *Records indicate that filter service on private well AAE9671 was discontinued in 2020, because the well was inoperable. However, the Site's 2023 Annual Groundwater Monitoring Report confirms that pre- and post-filter samples were collected from well AAE9671 in 2021, 2022 and 2023, suggesting that the well is operational. Determine if the well is operational, and if so, determine whether the filter needs to be replaced. If well AAE9671 is no longer operational, determine the source of water for that property and determine whether it should be filtered.*
- *Confirm list of residents that received informational ICs letters and determine if additional letters should be sent to residents near the site.*

## VII. PROTECTIVENESS STATEMENT

Sitewide Protectiveness Statement	
Protectiveness Determination: Protectiveness Deferred	Planned Addendum Completion Date: 1/17/2027
<p><i>Protectiveness Statement:</i> A protectiveness determination of the sitewide remedy cannot be made at this time until further information is obtained. Further information will be obtained by taking the following actions:</p> <ul style="list-style-type: none"> <li>• Develop and implement a comprehensive approach to routinely evaluate all potentially impacted private wells. If contamination is found in a private well at concentrations above drinking water levels, immediately notify the property owner and install a wellhead treatment unit.</li> <li>• Fully evaluate the vapor intrusion exposure pathway at the Site property and off-site areas using multiple lines of evidence. Take actions as needed to prevent exposure to hazardous site-related COC vapors, including but not limited to implementation of institutional controls.</li> </ul> <p>It is expected that these actions will take about two years to complete, at which time a protectiveness determination will be made.</p>	

## **VIII. NEXT REVIEW**

The next FYR Report for the JJ Seifert Machine Superfund site is required five years from the completion date of this review.

## **APPENDIX A – REFERENCE LIST**

Addendum to the JJ Seifert Machine Shop Site First Five-Year Review Report. EPA Region 4. April 2024.

Additional Injection Recommendations and Design. J.J. Seifert Machine Shop Superfund Site, Ruskin, Florida. EPA Region 4, Versar. January 2017.

Declaration of Restrictive Covenants for the J.J. Seifert Machine Shop Superfund Site. Instrument number 2017475520. December 2017.

Draft Annual Groundwater Monitoring Report. JJ Seifert Machine Superfund Site. Ruskin, Hillsborough County, Florida. Prepared for EPA Region 4 by HydroGeoLogic, Inc. October 2023.

Final Annual Groundwater Monitoring Report. JJ Seifert Machine Superfund Site. Ruskin, Hillsborough County, Florida. Prepared for EPA Region 4 by HydroGeoLogic, Inc. October 2019.

Final Annual Groundwater Monitoring Report. JJ Seifert Machine Superfund Site. Ruskin, Hillsborough County, Florida. Prepared for EPA Region 4 by HydroGeoLogic, Inc. October 2021.

Final Annual Groundwater Monitoring Report. JJ Seifert Machine Superfund Site. Ruskin, Hillsborough County, Florida. Prepared for EPA Region 4 by HydroGeoLogic, Inc. January 2023.

Final Feasibility Study Report. J.J. Seifert Machine Shop Superfund Site, Ruskin, Florida. EPA Region 4, J.M. Waller Associates, Inc. March 2013.

Final Remedial Action Report. J.J. Seifert Machine Shop Superfund Site, Ruskin, Florida. EPA Region 4, J.M. Waller Associates, Inc. July 2015.

Final Remedial Design. J.J. Seifert Machine Shop Superfund Site, Ruskin, Florida. EPA Region 4, J.M. Waller Associates, Inc. August 2014.

Final Remedial Investigation Report. J.J. Seifert Machine Shop Superfund Site, Ruskin, Florida. EPA Region 4, J.M. Waller Associates, Inc. December 2012.

First Five-Year Review Report for J.J. Seifert Machine Shop Superfund Site, Hillsborough County, Florida. EPA Region 4. January 2020.

Preliminary Close-Out Report. J.J. Seifert Machine Shop Superfund Site, Ruskin, Florida. EPA Region 4. March 2016.

Record of Decision, J.J. Seifert Machine Shop Superfund Site, Ruskin, Florida. EPA Region 4. September 2013.

Updated Residential Soil Lead Guidance for CERCLA Sites and RCRA Corrective Action Facilities Memorandum. EPA, Office of Land and Emergency Management. January 17, 2024.

## APPENDIX B – CURRENT SITE STATUS

### Environmental Indicators

- Current human exposures cannot be determined, more data needed.
- Current groundwater migration is under control.

### Are Necessary Institutional Controls in Place?

☒ All ☐ Some ☐ None

### Has the EPA Designated the Site as Sitewide Ready for Anticipated Use?

☒ Yes ☐ No

### Has the Site Been Put into Reuse?

☒ Yes ☐ No

## APPENDIX C – SITE CHRONOLOGY

**Table C-1: Site Chronology**

Event	Date
The machine shop began operating on-site	Early 1960s
Environmental assessment conducted before a potential real estate transaction encountered contamination	February 2000
The EPA completed the Site's preliminary assessment/site investigation	December 2008
The EPA proposed the Site's listing on the NPL	September 2009
The EPA finalized the Site's listing on the NPL	March 2010
Machine shop operations ended	2011
The EPA initiated the remedial investigation/feasibility study	January 2011
The EPA completed the remedial investigation/feasibility study	February 2013
The EPA issued the ROD and initiated the remedial design	September 2013
The EPA completed the remedial design	August 2014
The EPA initiated the remedial action	December 2014
The EPA conducted the first round of ISEB injections	December 2014 to February 2015
The EPA completed the remedial action	February 2015
Remedy construction completed	June 2016
The EPA issued the Site's Preliminary Close-Out Report	March 2016
The EPA conducted the second round of ISEB injections	February 2017 to March 2017
Declaration of Restrictive Covenants implemented	December 2017
The EPA completed the Site's First FYR Report	January 2020
The EPA conducted the third round of ISEB injections	July 2020
The Site achieved Sitewide Ready for Anticipated Reuse performance measure	July 2023
The EPA completed the Addendum to the Site's First FYR Report	April 2024



## APPENDIX D – ISEB INJECTION LOCATIONS AND REMEDY TIMEFRAME INFORMATION

Figure D-1: ISEB Locations (2014-2015 Injections)

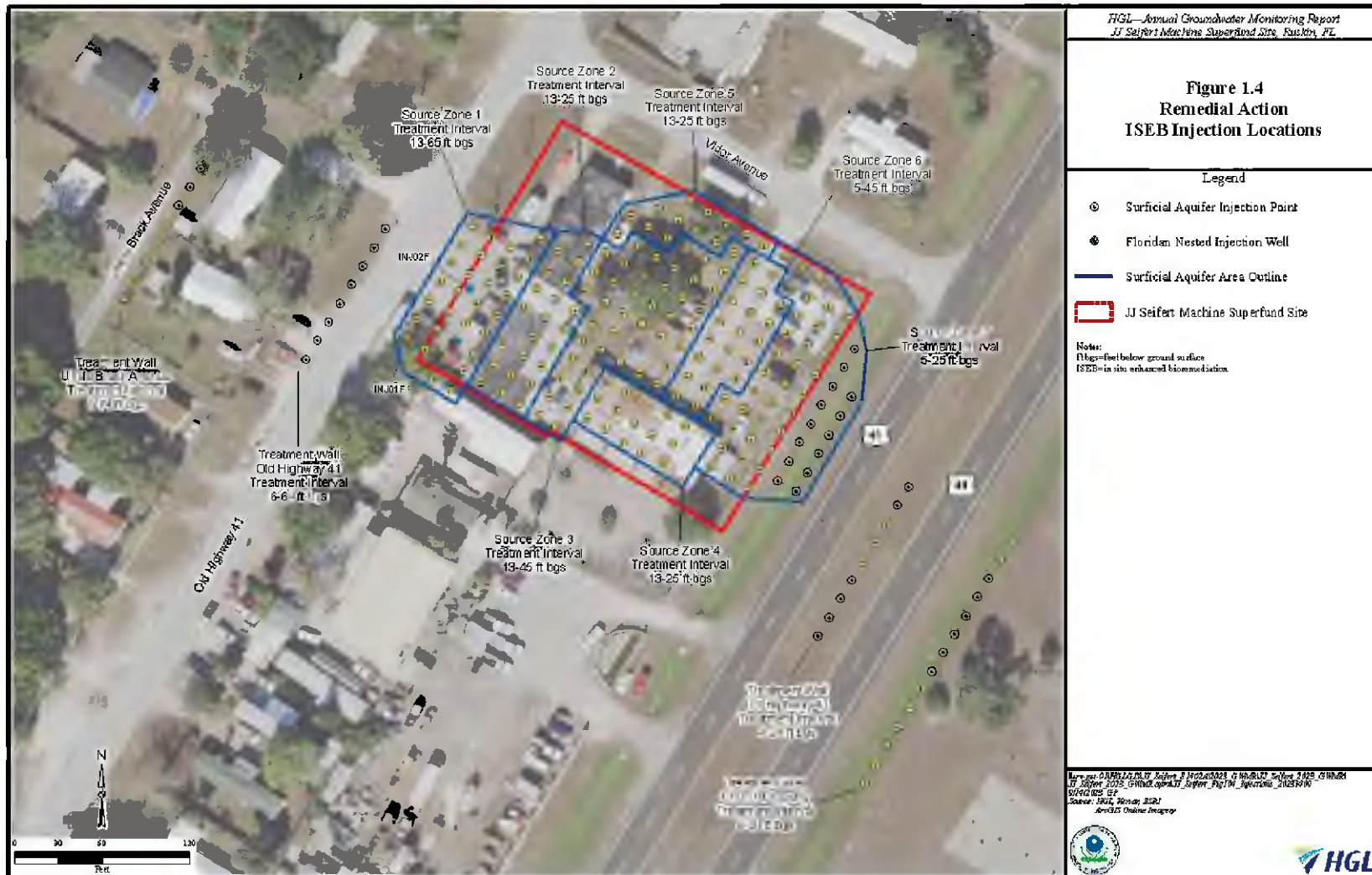


Figure D-2: ISEB Locations (2017 and 2020 Injections)



Table D-1: Calculation of Time to Achieve Cleanup Goals

Well	PCE				TCE				cis-1,2-DCE				VC			
	Rate constant (year <sup>-1</sup> )	May 2023 Concentration (µg/L)	Cleanup Level (µg/L)	Time to Cleanup Level (years)	Rate constant (year <sup>-1</sup> )	May 2023 Concentration (µg/L)	Cleanup Level (µg/L)	Time to Cleanup Level (years)	Rate constant (year <sup>-1</sup> )	May 2023 Concentration (µg/L)	Cleanup Level (µg/L)	Time to Cleanup Level (years)	Rate constant (year <sup>-1</sup> )	May 2023 Concentration (µg/L)	Cleanup Level (µg/L)	Time to Cleanup Level (years)
CMT01B	— <sup>a</sup>	2.5	3	— <sup>a</sup>	— <sup>a</sup>	20	3	— <sup>a</sup>	— <sup>a</sup>	640	70	— <sup>a</sup>	— <sup>a</sup>	37	1	— <sup>a</sup>
CMT05A	0.1345	0.25	3	— <sup>b</sup>	— <sup>a</sup>	2.4	3	— <sup>b</sup>	— <sup>a</sup>	22	70	— <sup>b</sup>	0.0761	8	1	27
CMT05B	0.2218	0.9	3	— <sup>b</sup>	0.0457	29	3	49.6	0.0753	48	70	— <sup>b</sup>	— <sup>a</sup>	27	1	— <sup>a</sup>
CMT05C	0.5051	2.5	3	— <sup>b</sup>	0.0388	39	3	66.1	— <sup>a</sup>	720	70	— <sup>a</sup>	0.0382	83	1	116
CMT05D	0.2368	0.25	3	— <sup>b</sup>	0.2412	0.25	3	— <sup>b</sup>	0.3383	0.19	70	— <sup>b</sup>	— <sup>a</sup>	230	1	— <sup>a</sup>
CMT07A	0.0554	0.25	3	— <sup>b</sup>	0.1198	5.7	3	5.4	0.0290	8.7	70	— <sup>b</sup>	0.0652	2.4	1	13
CMT08F-235	0.6350	0.25	3	— <sup>b</sup>	0.5948	0.25	3	— <sup>b</sup>	0.7425	0.95	70	— <sup>b</sup>	0.3673	3	1	3.0
CMT08F-292	0.6803	0.25	3	— <sup>b</sup>	0.6498	0.25	3	— <sup>b</sup>	0.4779	1.3	70	— <sup>b</sup>	0.4321	1.3	1	0.6
CMT11F-245	0.1751	0.25	3	— <sup>b</sup>	0.4680	0.25	3	— <sup>b</sup>	0.0444	14	70	— <sup>b</sup>	0.1350	0.26	1	— <sup>b</sup>
MW01AR	— <sup>a</sup>	770	3	— <sup>a</sup>	— <sup>a</sup>	300	3	— <sup>a</sup>	— <sup>a</sup>	310	70	— <sup>a</sup>	0.0443	12	1	56.1
MW03B	— <sup>a</sup>	60	3	— <sup>a</sup>	— <sup>a</sup>	370	3	— <sup>a</sup>	0.1915	210	70	5.7	— <sup>a</sup>	210	1	— <sup>a</sup>
MW04A	0.7897	0.25	3	— <sup>b</sup>	0.7074	0.25	3	— <sup>b</sup>	0.1803	8	70	— <sup>b</sup>	0.4419	20	1	6.8
MW04B	0.9000	2.5	3	— <sup>b</sup>	0.7442	2.5	3	— <sup>b</sup>	0.1380	910	70	18.6	0.0750	80	1	58
MW04C	0.8807	0.25	3	— <sup>b</sup>	0.8150	0.25	3	— <sup>b</sup>	0.4966	56	70	— <sup>b</sup>	0.1647	89	1	27
MW05C	— <sup>a</sup>	2,100	3	— <sup>a</sup>	— <sup>a</sup>	700	3	— <sup>a</sup>	0.0762	1,300	70	38.3	— <sup>a</sup>	800	1	— <sup>a</sup>
MW05D	0.8041	0.25	3	— <sup>b</sup>	0.6837	0.25	3	— <sup>b</sup>	1.0095	0.24	70	— <sup>b</sup>	0.7301	1	1	— <sup>b</sup>
MW06B	0.6089	1.25	3	— <sup>b</sup>	0.5159	1.25	3	— <sup>b</sup>	0.1422	370	70	11.7	— <sup>a</sup>	170	1	— <sup>a</sup>
MW06C	0.4909	1.7	3	— <sup>b</sup>	0.2632	7.5	3	3.5	0.6651	5.5	70	— <sup>b</sup>	0.4290	8.9	1	5.1
MW08B	1.0506	0.25	3	— <sup>b</sup>	0.7427	0.25	3	— <sup>b</sup>	0.1272	160	70	6.5	— <sup>a</sup>	150	1	— <sup>a</sup>
MW10B	0.8232	5	3	0.6	0.4860	5	3	1.1	— <sup>a</sup>	2,000	70	— <sup>a</sup>	— <sup>a</sup>	34	1	— <sup>a</sup>
MW11B	1.1744	0.25	3	— <sup>b</sup>	0.8501	0.25	3	— <sup>b</sup>	— <sup>a</sup>	310	70	— <sup>a</sup>	— <sup>a</sup>	21	1	— <sup>a</sup>
MW12B	0.6364	12.5	3	2.2	0.4967	12.5	3	3	— <sup>a</sup>	4,500	70	— <sup>a</sup>	— <sup>a</sup>	260	1	— <sup>a</sup>
AAP5310	0.6476	1.1	3	— <sup>b</sup>	0.3481	14	3	4.4	0.1564	74	70	0.4	— <sup>a</sup>	13	1	— <sup>a</sup>

**Notes:**

Rate constants determined from semi-logarithmic plots of concentration vs. time (see first-order degradation plots in Appendix D).

Time to cleanup level was calculated using the following formula:

$$t = \frac{1}{k} \ln \left( \frac{C_0}{C_k} \right) \text{ where } C_k = \text{cleanup level, } C_0 = \text{May 2023 concentration, } k = \text{rate constant, and } t = \text{time to cleanup level}$$

Time to cleanup level is from May 2023.

Non-detect analytical results are reported as 1/2 of the reporting limit.

—<sup>a</sup> = Rate constant was not determined since there was no decreasing trend.

—<sup>b</sup> = May 2023 concentration was at or below the cleanup level.

µg/L = micrograms per liter

cis-1,2-DCE = cis-1,2-dichloroethene

PCE = tetrachloroethene

TCE = trichloroethene

VC = vinyl chloride

## APPENDIX E – INSTITUTIONAL CONTROLS

INSTRUMENT# 2017475520, BK: 25420 PG: 1880 PGS: 1880 - 1892 12/11/2017 at  
08:33:34 AM, DEPUTY CLERK: CLEWIS Pat Frank, Clerk of the Circuit Court  
Hillsborough County

This instrument prepared by and return to:

Bilal Harris  
U.S. Environmental Protection Agency  
61 Forsyth Street, S.W.  
Atlanta, GA 30303



### DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (hereinafter "Declaration") is given, by Alva Gene Franklin, Gerald V. Franklin, and Eileen A. Franklin "Grantors", to the State of Florida Department of Environmental Protection (hereinafter "FDEP" or "Grantee").

### RECITALS

- A. **WHEREAS**, Grantors are the fee simple owners of a parcel of land situated in the county of Hillsborough County, State of Florida, more particularly described as follows:

Lots 1, 2 and 3, Block 175, ROSS ADDITION TO SUN CITY, and  
Lots 27 to 33, inclusive, Block 175, ROSS ADDITION TO SUN CITY,  
as recorded in Plat Book 27, Page 45, of the Public Records of  
Hillsborough County, Florida

(hereinafter the "Property");

- B. **WHEREAS**, The Property subject to this restrictive covenant is a portion of the property known as the J.J. Seifert Machine Shop Superfund Site ("Site"), which the U.S. Environmental Protection Agency ("EPA"), pursuant to Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9605, proposed for the National Priorities List, set forth at 40 C.F.R. Part 300, Appendix B, by publication in the Federal Register on March 4, 2010, at 75 Fed. Reg. 9782.
- C. **WHEREAS**, in a Record of Decision dated September 26, 2013 (the "ROD"), the EPA Region 4 Regional Administrator selected a "remedial action" for the Site.
- D. **WHEREAS**, a remedial action selected pursuant to the EPA ROD will be performed on the Site.
- E. **WHEREAS**, contaminants in excess of allowable concentrations for unrestricted use will remain at the Property after completion of the remedial action.
- F. **WHEREAS**, it is the intent of the restrictions in this declaration to reduce or eliminate the risk of exposure of the contaminants to the environment and to users or occupants of the property and to reduce or eliminate the threat of migration of the

contaminants.

- G. **WHEREAS**, it is the intention of all parties that EPA is a third party beneficiary of said restrictions and said restrictions shall be enforceable by the EPA, FDEP, and their successor agencies.
- H. **WHEREAS**, the parties hereto have agreed 1) to impose on the Property use restrictions as covenants that will run with the land for the purpose of protecting human health and the environment; and 2) to grant an irrevocable right of access over the Property to the Grantee and its agents or representatives for purposes of implementing, facilitating and monitoring the remedial action; and
- I. **WHEREAS**, Grantors deem it is desirable and in the best interest of all present and future owners of the Property that the Property be held subject to certain restrictions and changes, that will run with the land, for the purpose of protecting human health and the environment, all of which are more particularly hereinafter set forth.

**NOW THEREFORE**, Grantors, on behalf of themselves, their successors, heirs, and assigns, in consideration of the recitals above, the terms of the Record of Decision, and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, do hereby covenant and declare that the Property shall be subject to the restrictions on use set forth below, which shall touch and concern and run with the title of the property, and do give, grant and convey to the Grantee, and its assigns, 1) an irrevocable use restriction and site access covenant of the nature and character, and for the purposes hereinafter set forth and 2), the perpetual right to enforce said covenants and use restrictions, with respect to the Property. Grantors further agree as follows:

- a. The foregoing recitals are true and correct and are incorporated herein by reference.
- b. Grantors hereby impose on the Property the following restrictions:

1. **Restrictions on use:** The following covenants, conditions, and restrictions apply to the use of the Property:

- a. Contaminated groundwater shall not be used until State groundwater standards and the groundwater cleanup standards identified in the ROD are met; however, nothing herein shall be deemed to prohibit the use of any new supply well, installed after pre-approval as described below provided the well is fitted with wellhead filtration technology, such as granular activated carbon (GAC) filters, effective in reducing groundwater contaminants to levels at or below Florida primary drinking water standards acceptable for potable use.
- b. There shall be no drilling for water conducted on the Property nor shall any wells, including new supply wells or monitoring wells, be installed on the Property unless pre-approved by FDEP and EPA.

- EF
- EF
- c. Attached as Exhibit "A", and incorporated by reference herein, is a survey map identifying the size and location of existing stormwater swales, stormwater detention or retention facilities, and ditches on the Property. ~~Such existing stormwater features shall not be altered, modified or expanded without prior approval from the FDEP. Additionally,~~ There shall be no construction of new stormwater swales, stormwater detention or retention facilities or ditches on the Property without prior written approval from the FDEP.
- d. For any dewatering activities, a plan must be submitted and approved by FDEP to address and ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated.
- e. The Property shall only be used for industrial purposes. There shall be no agricultural use of the land including forestry, fishing and mining; no hotels or lodging; no recreational uses including amusement parks, parks, camps, museums, zoos, or gardens; no residential uses, and no educational uses such as elementary and secondary schools, or day care services. These restrictions may only be modified pursuant to Paragraph 3 of this Declaration. If the Property is to be used other than for industrial purposes, FDEP may require additional response actions.
- f. On-site engineering controls, including the concrete slabs within the "office/machine shop building" and "machine shop building" on the Property, as identified in Exhibit "B" shall be maintained to prevent exposure to any underlying, potentially-contaminated soils. This restriction may only be modified pursuant to Paragraph 3 of this Declaration. Should future development require the disturbance of on-site engineering controls, additional sampling or response actions may be necessary. For any construction activities, a plan must be submitted and approved by FDEP and EPA to address and ensure the appropriate management of any contaminated soil that may be encountered.
- EF
- EF

2. **Irrevocable Covenant for Site Access:** Grantors hereby grant to the Grantee, its agents and representatives, and to EPA, and its agents and representatives, an irrevocable, permanent and continuing right of access at all reasonable times to the Property for purposes of:

- a) Implementing the response actions in the ROD;
- b) utilization of any new supply well on the Property as water source, if necessary, in conducting in-situ groundwater treatments;
- c) Verifying any data or information submitted to EPA and Grantee;
- d) Verifying that no action is being taken on the Property in violation of the terms of this instrument or of any federal or state environmental laws or regulations;



- e) Monitoring response actions on the Site and conducting investigations relating to contamination on or near the Site, including, without limitation, sampling of air, water, sediments, soils, and specifically, without limitation, obtaining split or duplicate samples; and
- f) Conducting periodic reviews of the remedial action, including but not limited to, reviews required by applicable statutes and/or regulations.

3. **Modification:** This Declaration shall not be modified, amended, or terminated without the written consent of FDEP or its successor agency. FDEP shall not consent to any such modification, amendment or termination without the written consent of EPA.

4. **(a) Reserved rights of Grantors:** Grantors hereby reserve unto themselves, their successors, heirs, and assigns, all rights and privileges in and to the use of the Property which are not incompatible with the restrictions, rights and covenants granted herein.

**(b) Reserved Rights of EPA:** Nothing in this document shall limit or otherwise affect EPA's rights of entry and access or EPA's authority to take response actions under CERCLA, the NCP, or other federal law.

**(c) Reserved Rights of Grantee:** Nothing in this document shall limit or otherwise affect Grantee's rights of entry and access or authority to act under state or federal law.

5. **Notice requirement:** Grantors agree to include in any instrument conveying any interest in any portion of the Property, including but not limited to deeds, leases and mortgages, a notice which is in substantially the following form:

**NOTICE: THE INTEREST CONVEYED HEREBY IS  
SUBJECT TO A DECLARATION OF RESTRICTIVE AND  
AFFIRMATIVE COVENANTS, DATED \_\_\_\_\_, 20\_\_\_\_,  
RECORDED IN THE PUBLIC LAND RECORDS ON  
\_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN  
FAVOR OF, AND ENFORCEABLE BY, THE STATE OF  
FLORIDA DEPARTMENT OF ENVIRONMENTAL  
PROTECTION.**

Within thirty (30) days of the date any such instrument of conveyance is executed, Grantors must provide Grantee and EPA with a certified true copy of said instrument and, if it has been recorded in the public land records, its recording reference.

6. **Administrative Jurisdiction:** FDEP or any successor state agency having administrative jurisdiction over the interests acquired by the State of Florida by this instrument is the Grantee. EPA is a third party beneficiary to the interests acquired by Grantee.
7. **Enforcement:** The Grantee shall be entitled to enforce the terms of this instrument by resort to specific performance or legal process. These restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation or governmental agency that is substantially benefited by this Declaration. All remedies available hereunder shall be in addition to any and all other remedies at law or in equity, including CERCLA. It is expressly agreed that EPA is not the recipient of a real property interest but is a third party beneficiary of the Declaration of Restrictive Covenants, and as such, has the right of enforcement. Enforcement of the terms of this instrument shall be at the discretion of the entities listed above, and any forbearance, delay or omission to exercise its rights under this instrument in the event of a breach of any term of this instrument shall not be deemed to be a waiver by the Grantee of such term or of any subsequent breach of the same or any other term, or of any of the rights of the Grantee under this instrument.
8. **Damages:** Grantee shall be entitled to recover damages for violations of the terms of this instrument, or for any injury to the remedial action, to the public or to the environment protected by this instrument.
9. **Waiver of certain defenses:** Grantors hereby waive any defense of laches, estoppel, or prescription.
10. **Covenants:** Grantors hereby covenant to and with the Grantee, that the Grantors are lawfully seized in fee simple of the Property, that the Grantors have a good and lawful right and power to sell and convey it or any interest therein, that the Property is free and clear of encumbrances.
11. **Notices:** Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, referencing the Site name and Site ID number and addressed as follows:

**To Grantors:**

Alva Gene Franklin  
2502 U.S. Highway 41 South  
Ruskin, FL 33570

Gerald V. Franklin  
17174 County Road 136  
Live Oak, FL 32060

**To Grantee:**

F. Joseph Ullo, Jr., P.E. Director  
Division of Waste Management  
Florida Department of Environmental Protection  
2600 Blair Stone Road, MS 4500  
Tallahassee, FL 32399-2400



Eileen A. Franklin  
17174 County Road 136  
Live Oak, FL 32060

**To EPA:**

U.S. EPA, Region 4  
Superfund Division  
Superfund Remedial and Technical Services Branch  
Section Chief, Section D  
61 Forsyth Street, SW  
Atlanta, GA 30303

12. **Recording in Land Records:** Grantors shall record this Declaration of Restrictive and Affirmative Covenants in timely fashion in the Official Records of Hillsborough County, Florida, with no encumbrances, and shall rerecord it at any time Grantee may require to preserve its rights. Grantors shall pay all recording costs and taxes necessary to record this document in the public records.
13. **General provisions:**
  - a) **Controlling law:** The interpretation and performance of this instrument shall be governed by the laws of the United States or, if there are no applicable federal laws, by the law of the state where the Property is located.
  - b) **Liberal construction:** Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the grant to effect the purpose of this instrument and the policy and purpose of CERCLA. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.
  - c) **Severability:** If any provision of this instrument, or the application of it to any person or circumstance, is found to be invalid, the remainder of the provisions of this instrument, or the application of such provisions to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.
  - d) **Entire Agreement:** This instrument sets forth the entire agreement of the parties with respect to rights and restrictions created hereby, and supersedes all prior discussions, negotiations, understandings, or agreements relating thereto, all of which are merged herein.
  - e) **No Forfeiture:** Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.
  - f) **Joint Obligation:** If there are two or more parties identified as Grantor herein,

the obligations imposed by this instrument upon them shall be joint and several.

g) Successors: The term "Grantors", wherever used herein, and any pronouns used in place thereof, shall include the persons and/or entities named at the beginning of this document, identified as "Grantors" and their personal representatives, heirs, successors, and assigns. The term "Grantee", wherever used herein, and any pronouns used in place thereof, shall include the persons and/or entities named at the beginning of this document, identified as "Grantee" and their personal representatives, heirs, successors, and assigns. The rights of the Grantee and Grantors under this instrument are freely assignable, subject to the notice provisions hereof.

h) Captions: The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

i) Counterparts: The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

j) Attachments: Exhibit A - Existing Stormwater Facilities

*{balance of page intentionally left blank}*

TO HAVE AND TO HOLD unto the State of Florida Department of Environmental Protection and its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this Agreement to be signed in his/her name.

Executed this 23 day of May, 2017

GRANTOR: Alva Gene Franklin [Signature]

ALVA GENE FRANKLIN  
2502 U.S. Highway 41 South  
Ruskin, FL 33570

Signed, sealed and delivered in the presence of:

Romonica Calpin  
Witness:

Romonica Calpin 5-23-2017  
Print Name Date

Shirley Hawks  
Witness:

Shirley Hawks 5-23-17  
Print Name Date

STATE OF FLORIDA  
COUNTY OF Manatee

On this 23<sup>rd</sup> day of May, 2017, before me, the undersigned, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally appeared Alva Gene Franklin, known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year written above.

Shirley Hawks  
Notary Public in and for the  
State of Florida

My Commission Expires: \_\_\_\_\_

TO HAVE AND TO HOLD unto the State of Florida Department of Environmental Protection and its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this Agreement to be signed in his/her name.

Executed this 16 day of JUNE, 2017

GRANTOR: Gerald V. Franklin [Signature]  
GERALD V. FRANKLIN  
17174 County Road 136  
Live Oak, FL 32060

Signed, sealed and delivered in the presence of:

[Signature]  
Witness:  
[Signature]  
Witness:

Cindy Robinson 6-16-17  
Print Name Date  
Gerald V. Franklin 6-16-17  
Print Name Date

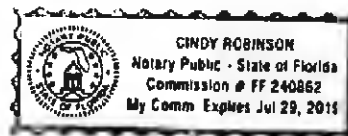
STATE OF FLORIDA  
COUNTY OF Sumter

On this 16<sup>th</sup> day of June, 2017, before me, the undersigned, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally appeared Gerald V. Franklin, known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year written above.

[Signature]  
Notary Public in and for the  
State of Florida

My Commission Expires: 6-16-17



TO HAVE AND TO HOLD unto the State of Florida Department of Environmental Protection and its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this Agreement to be signed in its name.

Executed this 16 day of June, 2017.

GRANTOR: Eileen A. Franklin [Signature]  
EILEEN A. FRANKLIN  
17174 County Road 136  
Live Oak, FL 32060

Signed, sealed and delivered in the presence of:

Witness:

Witness:

Print Name

Date

Print Name

Date

STATE OF FLORIDA  
COUNTY OF St. Johns

On this 16 day of June, 2017, before me, the undersigned, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally appeared Eileen Franklin, known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

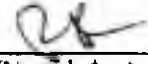
Witness my hand and official seal hereto affixed the day and year written above.

Notary Public in and for the State of Florida

My Commission Expires: 7-29-19

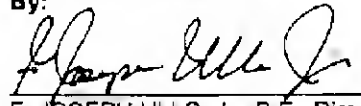


Approved as to form by:

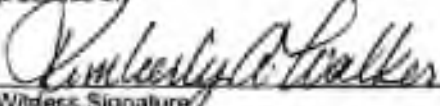
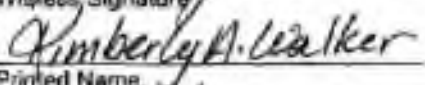
  
[Name], Asst. General Counsel  
Florida Department of  
Environmental Protection  
Office of General Counsel

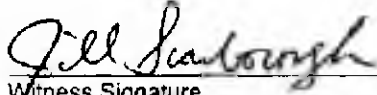
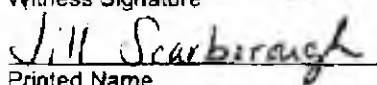
FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

By:

  
F. JOSEPH ULLO, Jr., P.E., Director  
Dept. of Environmental Protection  
Division of Waste Management  
2600 Blairstone Road  
Tallahassee, FL 32399-2400

Signed, sealed, and delivered in in the  
presence of

  
Witness Signature  
  
Printed Name  
9/19/2017  
Date

  
Witness Signature  
  
Printed Name  
9/19/2017  
Date

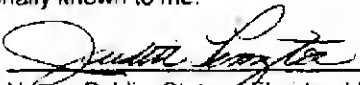
STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of SEPTEMBER  
2017, by F. Joseph Ullo, Jr., P.E., who is personally known to me.

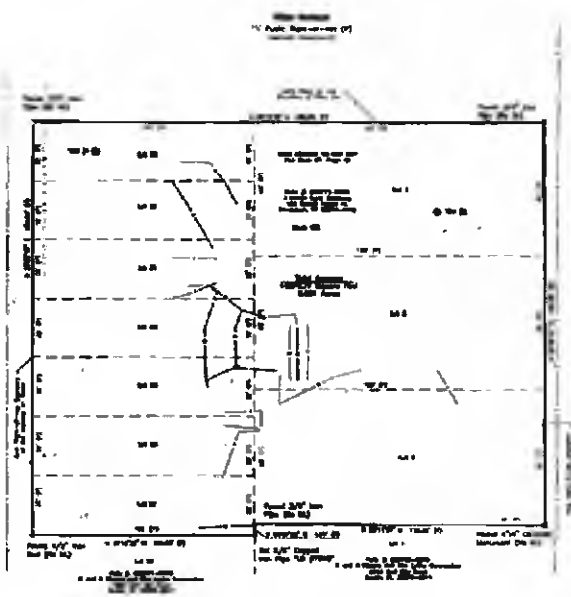
2017  




JUDITH PENNINGTON  
NOTARY COMMISSION # FT 219077  
EXPIRES: March 31, 2019  
Issued Through Budgetary Service

  
Notary Public, State of Florida at Large

100



**Call today!**  
800-441-4444  
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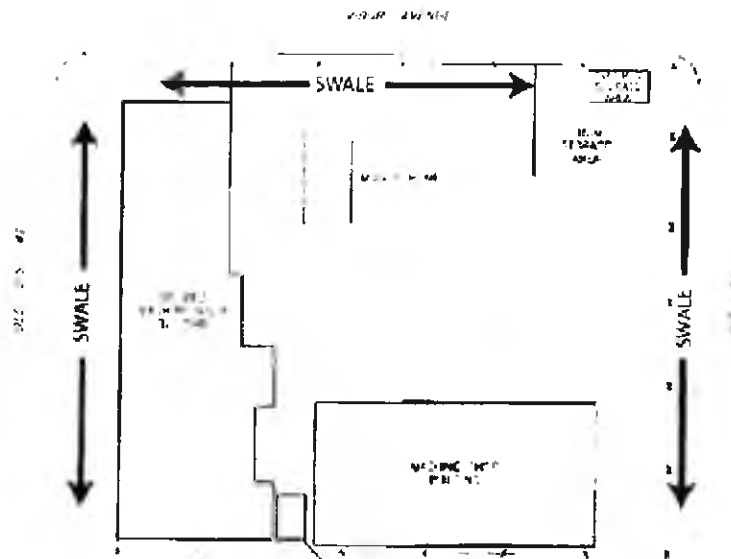
USE PREVIOUS EDITION  
OF THIS FORM  
DO NOT WRITE IN  
SPACES BELOW

[illegible][illegible][illegible]

**Page #**  
**Date:** 04-27  
**The first job is currently held at the temporary office - at**  
**address: [redacted] (see below)**

**Your job**  
**Location:** 04-27  
**The last job is the challenge group or group of jobs**  
**in the current state of the State (see below)**

This block contains a collage of various forms and documents. On the left, there is a 'Form 1040' with some text and a logo. In the center, there is a 'Form 1041' with some text and a logo. On the right, there is a 'Form 1041' with some text and a logo. The forms are arranged in a collage-like fashion, with some overlapping and some partially visible.



J.J. EFFERT MACHINE COMPANY

**EXHIBIT B  
ENGINEERING CONTROLS**

**SITE LAYOUT**

1/12/17 10:00 AM  
1/12/17 10:00 AM

13 13  
Page 12 of 12

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE  
AND CORRECT COPY OF THE DOCUMENT ON FILE IN  
MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL  
THIS 11th DAY OF December, 20 17



PAT FRANK, CLERK  
BY [Signature] D.C.



## APPENDIX F – PRESS NOTICE



### EPA to review cleanups at 47 Southeast Superfund Sites this year

Contact: EPA Region 4 Press Office - (404) 562-8400, [region4press@epa.gov](mailto:region4press@epa.gov)

**ATLANTA (October 30, 2024)** – Today, the U.S. Environmental Protection Agency (EPA) announced that comprehensive reviews will be conducted of completed cleanup work at 47 Superfund sites in the Southeast.

The sites, located in Alabama, Florida, Georgia, North Carolina, South Carolina, and Tennessee, will undergo a legally required Five-Year Review to ensure that previous remediation efforts at the sites continue to protect public health and the environment.

"Five-Year Reviews are an integral part of the site remediation process because they help make sure remedies are still protective," said **Acting Regional Administrator Jeaneanne Gettle**. "The Southeast Region will benefit tremendously from the full restoration of Superfund sites, which can become valuable parts of the community landscape."

The Superfund Sites where EPA will conduct Five-Year Reviews in 2025 are listed below. The web links provide detailed information on site status as well as past assessment and cleanup activity. Once the Five-Year Review is complete, its findings will be posted in a final report at <https://www.epa.gov/superfund/search-superfund-five-year-reviews>.

#### **Alabama**

[ANNISTON ARMY DEPOT \(SOUTHEAST INDUSTRIAL AREA\)](#)

[ANNISTON PCB SITE \(MONSANTO CO\)](#)

[TRIANA/TENNESSEE RIVER](#)

#### **Florida**

[AGRICO CHEMICAL CO.](#)

[ARKLA TERRA PROPERTY](#)

[BROWN'S DUMP](#)

[CHEMFORM, INC.](#)

[HIPPS ROAD LANDFILL](#)

[HOMESTEAD AIR FORCE BASE](#)

[JACKSONVILLE ASH SITE](#)

[JJ SEIFERT MACHINE](#)

MADISON COUNTY SANITARY LANDFILL  
NORTHWEST 58TH STREET LANDFILL  
PEAK OIL CO./BAY DRUM CO.  
PETROLEUM PRODUCTS CORP.  
PIONEER SAND CO.  
SANFORD DRY CLEANERS  
SANFORD GASIFICATION PLANT  
SHERWOOD MEDICAL INDUSTRIES  
STANDARD AUTO BUMPER CORP.  
STAUFFER CHEMICAL CO (TAMPA)  
STAUFFER CHEMICAL CO. (TARPON SPRINGS)  
YELLOW WATER ROAD

### **Georgia**

MONSANTO CORP. (AUGUSTA PLANT)

### **North Carolina**

CHARLES MACON LAGOON AND DRUM STORAGE  
CAMP LEJEUNE MILITARY RES. (USNAVY)  
CAROLINA TRANSFORMER CO.  
DAVIS PARK ROAD TCE  
FCX, INC. (WASHINGTON PLANT)  
JFD ELECTRONICS/CHANNEL MASTER  
SIGMON'S SEPTIC TANK SERVICE  
WEYERHAEUSER CO PLYMOUTH WOOD TRTNG PT

### **South Carolina**

AQUA-TECH ENVIRONMENTAL INC (GROCE LABS)  
MACALLOY CORPORATION  
PARA-CHEM SOUTHERN, INC.  
PARRIS ISLAND MARINE CORPS RECRUIT DEPOT  
SANGAMO WESTON, INC./TWELVE-MILE CREEK/LAKE HARTWELL PCB CONTAMINATION  
SAVANNAH RIVER SITE (USDOE)  
SCRDI DIXIANA  
TOWNSEND SAW CHAIN CO.

### **Tennessee**

CARRIER AIR CONDITIONING CO.  
ICG ISELIN RAILROAD YARD  
MALLORY CAPACITOR CO.  
MILAN ARMY AMMUNITION PLANT  
NORTH HOLLYWOOD DUMP  
SIXTY-ONE INDUSTRIAL PARK  
WRIGLEY CHARCOAL PLANT

**Background**

Throughout the process of designing and constructing a cleanup at a hazardous waste site, EPA's primary goal is to make sure the remedy will be protective of public health and the environment. At many sites, where the remedy has been constructed, EPA continues to ensure it remains protective by requiring reviews of cleanups every five years. It is important for EPA to regularly check on these sites to ensure the remedy is working properly. These reviews identify issues (if any) that may affect the protectiveness of the completed remedy and, if necessary, recommend action(s) necessary to address them.

There are many phases of the Superfund cleanup process including considering future use and redevelopment at sites and conducting post cleanup monitoring of sites. EPA must ensure the remedy is protective of public health and the environment and any redevelopment will uphold the protectiveness of the remedy into the future.

The Superfund program, a federal program established by Congress in 1980, investigates and cleans up the most complex, uncontrolled, or abandoned hazardous waste sites in the country and endeavors to facilitate activities to return them to productive use. In total, there are more than 280 Superfund sites across the Southeast.

**More information:**

EPA's Superfund program: <https://www.epa.gov/superfund>

###



## APPENDIX G – INTERVIEW FORMS

JJ SEIFERT MACHINE SUPERFUND SITE FIVE-YEAR REVIEW INTERVIEW FORM	
<b>Site Name:</b> JJ Seifert Machine	
<b>EPA ID:</b> FLN000410232	
<b>Interviewer name:</b> Melissa Oakley	<b>Interviewer affiliation:</b> Skeo
<b>Subject name:</b> Site property owner	<b>Subject affiliation:</b>
<b>Subject contact information:</b>	
<b>Interview date:</b> 9/18/2024	<b>Interview time:</b> 10:00 am
<b>Interview location:</b>	
<b>Interview format (circle one):</b> In Person <u>Phone</u> Mail    Email    Other:	
<b>Interview category:</b> Site property owner	

Interview call participants:

Site property owner  
Halla Rezgui, EPA RPM  
Tonya Spencer-Harvey, EPA CIC  
Melissa Oakley, EPA FYR support contractor Skeo

1. Are you aware of the former environmental issues at the Site and the cleanup activities that have taken place to date?  
Response: Yes.
  
2. What is your overall impression of the project, including cleanup, maintenance and reuse activities (as appropriate)?  
Response: For the original cleanup work, on a scale of 1 to 10, I would give the contractors a "2". They put ruts in the ground with their trucks and equipment, and spilled things on the ground. It was a fiasco. Over the last five years, the contractors that do the sampling have been better and more considerate.
  
3. What have been the effects of this Site on the surrounding community, if any?  
Response: My well was initially contaminated and EPA replaced it. My girlfriend drank water from an on-site well for thirty years and seems fine. They put in some other wells on surrounding properties. I haven't heard about community members getting sick because of the site.
  
4. Have there been any problems with unusual or unexpected activities at the Site, such as emergency response, vandalism or trespassing?  
Response: No.
  
5. Has EPA kept involved parties and surrounding neighbors informed of activities at the Site? How can EPA best provide site-related information in the future?

Response: No one told me ahead of time that people would be coming onto my property for the FYR site inspection that happened in June. EPA has been good about letting me know when sampling is going to happen. The best way for EPA to keep me informed about things at the site would be through email or by calling.

6. Do you own a private well in addition to or instead of accessing city/municipal water supplies? If so, for what purpose(s) is your private well used?

Response: Yes. I have a well on my property. We use the water to flush the toilets, wash hands and wash cars. We do not drink the well water. We buy drinking water. Public water is not available here.

7. Do you have any comments, suggestions or recommendations regarding any aspects of the project?

Resident question: What does the process look like to get the cleanup completed and close out the site?

EPA response: Cleanup needs to continue until cleanup goals are met. Cleanup goals have not yet been met.

Resident question: What is the projected timeframe for meeting cleanup goals?

EPA response: There is no current deadline/timeframe. It will take time.

Resident comment: I don't know if the contamination under my property is coming from my property; it could be coming from somewhere else. This has been going on for 25 years.

EPA response: Groundwater sampling only looks at site-related contaminants. Not all of that time was spent cleaning up the site. Some of that time was spent investigating the site and selecting a remedy to address the contamination.

Resident question: After all this time, why isn't the cleanup done? Injections started 10 years ago, and I've made sure not to do anything to contaminate the property. If the cleanup is not working, can you change the cleanup plan? It's wasting taxpayer money. Is EPA's cleanup plan not working?

EPA response: We will be sure to document your concerns in the FYR.

Resident response: If the cleanup isn't working, I just want it to be fixed.

Resident comment: I have a lot of concerns. This cleanup is taking way too long. As long as the site is still contaminated, and listed as a Superfund site, the property will be useless to any potential buyer. I can't spend the money I want to spend on property upgrades and maintenance because I don't know how long the cleanup will go on; I'm unsure of the future of the property. What if, after all this time, EPA comes back and says no one can use the property?

EPA response: There are EPA resources available to help inform potential property purchasers about buying and reusing Superfund sites. We can send you that information if you are interested.

Resident response: I don't want to sell my property.

Resident comment: This is the first time I've been interviewed for a FYR.

Resident question: Are you still finding contamination on my property? What are the contaminants? I would like to see/have a copy of the most recent groundwater monitoring report. Can you send that to me? I would also like to have a copy of the 2020 FYR.

EPA response: Cleanup goals have not yet been met. Cleanup is ongoing. You'll need to submit a (Freedom of Information Act) FOIA request to obtain a copy of the groundwater monitoring report. We can send you information about how to submit a FOIA request. The previous FYR can be found on EPA's website. We can share information about the website. You can also read this current FYR, once it has been finalized. It will include helpful information about the status of the cleanup and about the monitoring data.

Resident request: Can you please email me your name and contact information, so I know how to get in touch with you in the future?

EPA response: Yes. We will send our contact information to you via email.

JJ SEIFERT MACHINE SUPERFUND SITE FIVE-YEAR REVIEW INTERVIEW FORM	
Site Name: JJ Seifert Machine	
EPA ID: FLN000410232	
Interviewer name: Melissa Oakley	Interviewer affiliation: Skeo
Subject name: On-site business tenant	Subject affiliation:
Subject contact information:	
Interview date: 9/18/2024	Interview time: 2:30 pm
Interview location:	
Interview format (circle one): In Person <u>Phone</u> Mail Email Other:	
Interview category: On-site business tenant	

Interview call participants:

On-site business tenant

Halla Rezgui, EPA RPM

Tonya Spencer-Harvey, EPA CIC

Melissa Oakley, EPA FYR support contractor Skeo

- Are you aware of the former environmental issues at the Site and the cleanup activities that have taken place to date?  
Response: Yes.
- What is your overall impression of the project, including cleanup, maintenance and reuse activities (as appropriate)?  
Response: It's fine.
- What have been the effects of this Site on the surrounding community, if any?  
Response: I don't know of any.
- Have there been any problems with unusual or unexpected activities at the Site, such as emergency response, vandalism or trespassing?  
Response: No.
- Has EPA kept involved parties and surrounding neighbors informed of activities at the Site? How can EPA best provide site-related information in the future?  
Response: Yes. By email.
- Do you own a private well in addition to or instead of accessing city/municipal water supplies? If so, for what purpose(s) is your private well used?  
Response: There is a private well here, but we only use the water for non-drinking purposes. We buy bottled water to drink.
- Do you have any comments, suggestions or recommendations regarding any aspects of the project?  
Response: No.



JJ Seifert Machine SUPERFUND SITE FIVE-YEAR REVIEW INTERVIEW FORM	
Site Name: JJ Seifert Machine	
EPA ID: FLN000410232	
Interviewer name: Halla Rezgui	Interviewer affiliation: EPA R4
Subject name: Jennifer Farrell	Subject affiliation: FDEP
Subject contact information:	
Interview date: 9/17/2024	Interview time: 4:00 pm
Interview location:	
Interview format (circle one): In Person      Phone      Mail <u>Email</u> Other:	
Interview category: State Agency	

1. What is your overall impression of the project, including cleanup, maintenance, and reuse activities (as appropriate)? **Groundwater Contamination does not appear to be fully delineated. Also, the overall timeframe for the groundwater cleanup has been greatly expanded from the original decision document. Additional groundwater remedial action may be required to achieve cleanup goals within a reasonable timeframe. This item has been discussed with EPA and additional assessment should be completed to address this concern.**
2. What is your assessment of the current performance of the remedy in place at the Site? **Overall, groundwater VOC concentrations have decreased. However, the remedy is not likely to achieve the established remedial goals within a reasonable timeframe. Additional remedial action may be required.**
3. Are you aware of any complaints or inquiries regarding site-related environmental issues or remedial activities from residents in the past five years? **No**
4. Has your office conducted any site-related activities or communications in the past five years? If so, please describe the purpose and results of these activities. **No**
5. Are you aware of any changes to state laws that might affect the protectiveness of the Site's remedy? **PFAS MCL, PFAS should be evaluated as a potential site contaminant and should also be considered when sampling offsite private wells, and disposal of site IDW.**
6. Are you comfortable with the status of the institutional controls at the Site? If not, what are the associated outstanding issues? **DEP agrees that informational institutional controls in the form of an annual notice or letter should be implemented to inform nearby residents.**
7. Are you aware of any changes in projected land use(s) at the Site? **No**
8. Do you have any comments, suggestions or recommendations regarding the management or operation of the Site's remedy? **DEP was not provided a copy of the 2024 5YR Addendum. This**

information would have been helpful to review ahead of the 5YR. In general, DEP agrees with the recommendations and protectiveness deferred determination.

9. Do you consent to have your name included along with your responses to this questionnaire in the FYR? **Yes**

## APPENDIX H – SUPPORTING DATA REVIEW FIGURES AND INFORMATION

Figure H-1: Sampling Locations, Rationales and Chemical Analysis

Station Location	Sample ID	Rationale	Chemical Analyses
<b>Conventional (MW) and Multi-Channel (CMT) Monitoring Well Samples</b>			
MW04D	MW04D	Obtain current groundwater concentrations for evaluating remedy effectiveness	VOCs
MW05D	MW05D		
MW05I	MW05I		
MW06A	MW06A		
MW06C	MW06C		
MW07A	MW07A		
MW14A	MW14A		
MW14B	MW14B		
MW15F	MW15F		
CMT01	CMT01A		
	CMT01C		
	CMT01D		
CMT02	CMT02A		
	CMT02B		
CMT05	CMT05A		
	CMT05D		
CMT06	CMT06C		
	CMT06D		
CMT07	CMT07B		
	CMT07C		
	CMT07D		
CMT10I	CMT10I-184		
CMT11I	CMT11I-192		
CMT11F	CMT11F-245		
CMT13I	CMT13I-187		
CMT14I	CMT14I-181		
CMT14F	CMT14F-239		
	CMT14F-295		
CMT08F	CMT08F-235		
CMT08F	CMT08F-292		
MW01AR	MW01AR	Obtain current groundwater concentrations for evaluating ISEB remedy effectiveness. Obtain MNA parameters to support remedy evaluation near the source area.	VOCs, MNA parameters (alkalinity, chloride, sulfate, sulfide, total organic carbon, and methane/ethane/ethene)
MW02B	MW02B		
MW03B	MW03B		
MW04A	MW04A		
MW04B	MW04B		
MW04C	MW04C		

Station Location	Sample ID	Rationale	Chemical Analyses
Conventional (MW) and Multi-Channel (CMT) Monitoring Well Samples (Continued)			
MW05C	MW05C	Obtain current groundwater concentrations for evaluating ISEB remedy effectiveness. Obtain MNA parameters to support remedy evaluation near the source area.	VOCs, MNA parameters (alkalinity, chloride, sulfate, sulfide, total organic carbon, and methane/ethane/ethene)
MW06B	MW06B		
MW08B	MW08B		
MW10B	MW10B		
MW11B	MW11B		
MW12B	MW12B		
CMT01	CMT01B		
CMT05	CMT05B		
	CMT05C		
CMT07	CMT07A		
CMT09F	CMT09F-235R		
	CMT09F-300R		
CMT13F	CMT13F-297		
Private Well Samples (Property Address)			
AAE9661 (4241 Old US Hwy 41)	AAF9661 (4241 Old US Hwy 41)	Obtain current groundwater concentrations for evaluating ISEB remedy effectiveness near private wells.	VOCs
AAE9663 (4239 Old US Hwy 41)	AAE9663 (4239 Old US Hwy 41)		
AAE9671 (4218 Old US Hwy 41)	AAE9671 (4218 Old US Hwy 41)		
AAE9672 (4242 Old US Hwy 41)	AAE9672 (4242 Old US Hwy 41)		
AAH6251 (4208 US Hwy 41 S)	AAH6251 (4208 US Hwy 41 S)		
AAJ0202 (3301 Vidor Ave)	AAJ0202 (3301 Vidor Ave)		
AAJ0203 (4213 Uncle Brack Ave)	AAJ0203 (4213 Uncle Brack Ave)		
AAM0160 (4205 Old US Hwy 41)	AAM0160 (4205 Old US Hwy 41)		
AAP2372 (4204 Old US Hwy 41)	AAP2372 (4204 Old US Hwy 41)		
AAP5310 (4221 Old US Hwy 41)	AAP5310 (4221 Old US Hwy 41)	Obtain current groundwater concentrations for evaluating ISEB remedy effectiveness. Obtain MNA parameters to support remedy evaluation near the source area.	VOCs, MNA parameters (alkalinity, chloride, sulfate, sulfide, total organic carbon, and methane/ethane/ethene)
Private Well Samples (Post Wellhead Treatment)			
AAE9663	AAE9663F	Evaluate wellhead treatment unit effectiveness.	VOCs
AAE9671	AAE9671F		
AAJ0202	AAJ0202F		
AAP5310	AAP5310F		

Figure H-2: Groundwater Elevation Contours, Surficial Aquifer, Zone A (May 2023)

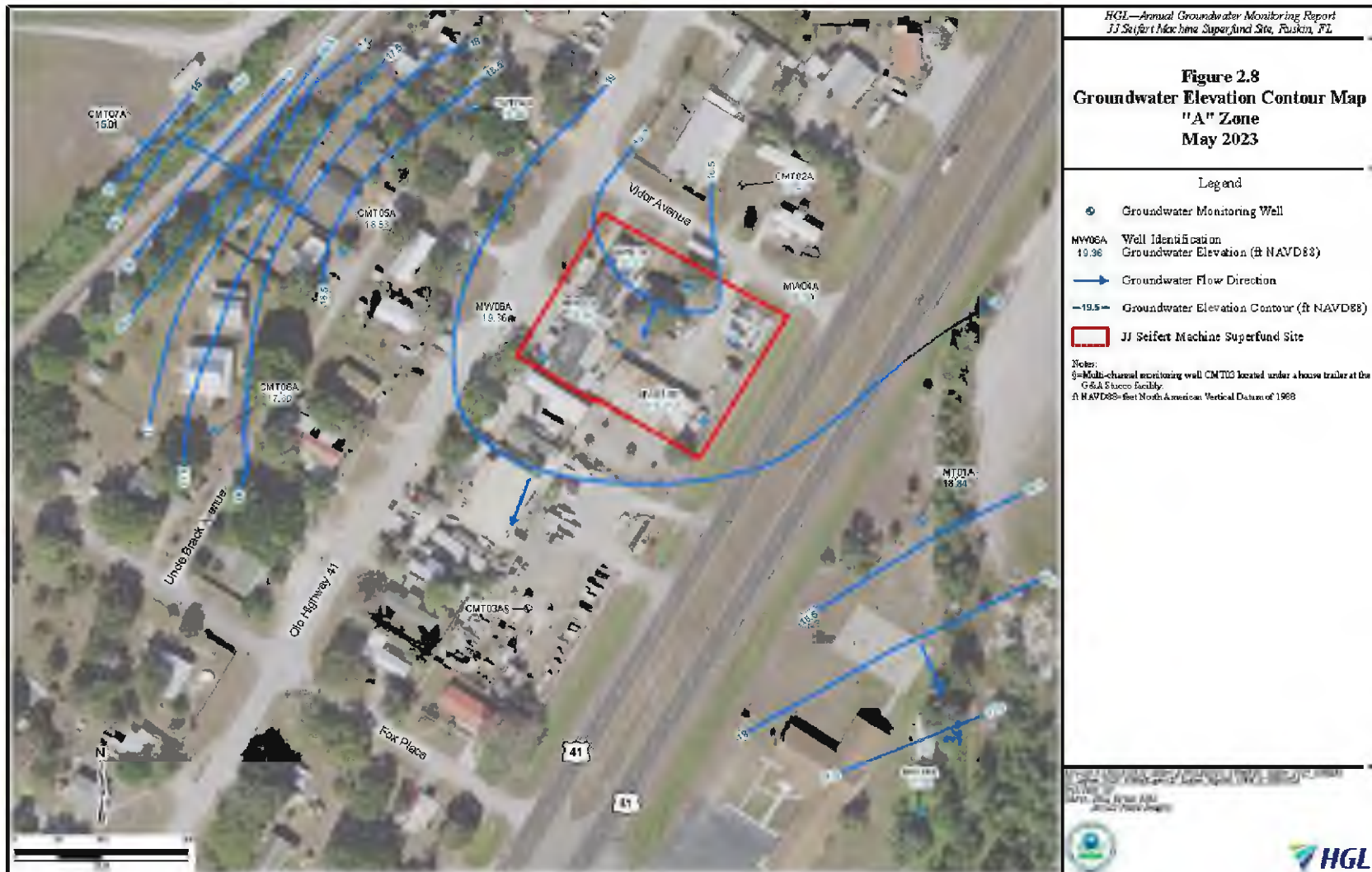


Figure H-3: Groundwater Elevation Contours, Surficial Aquifer, Zone B (May 2023)





Figure H-4: Groundwater Elevation Contours, Surficial Aquifer, Zone C (May 2023)

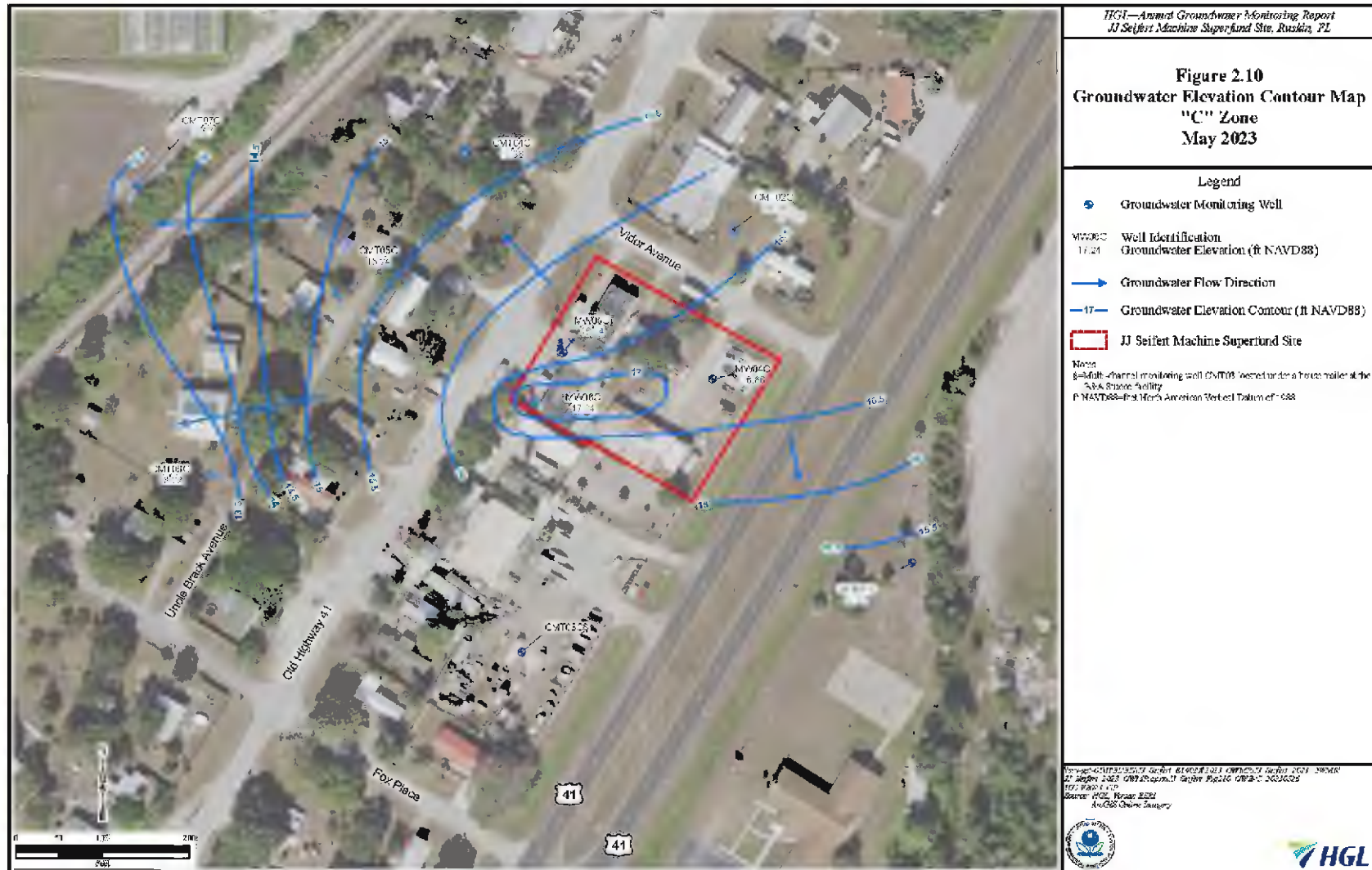


Figure H-5: Groundwater Elevation Contours, Surficial Aquifer, Zone D (May 2023)

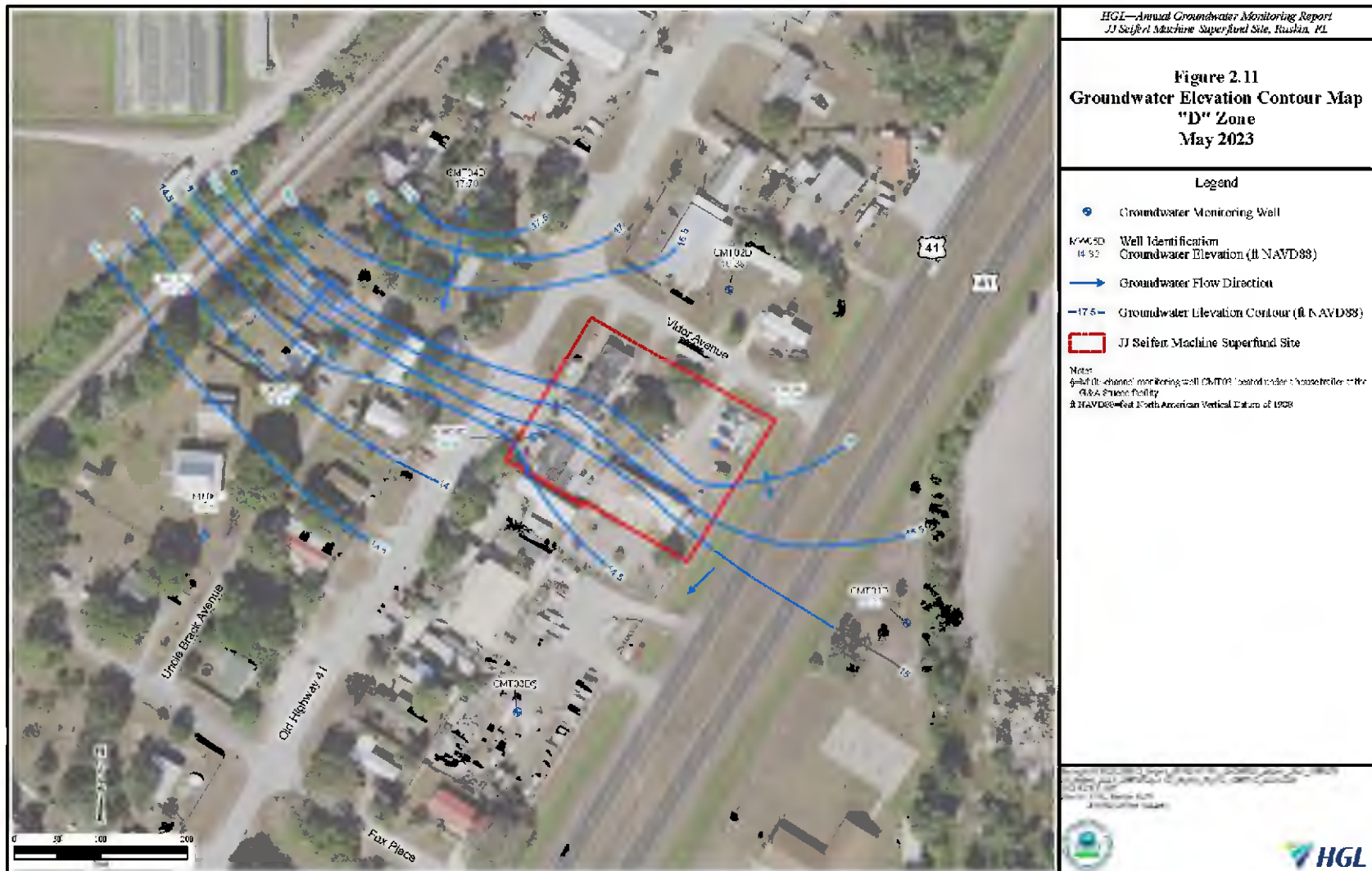
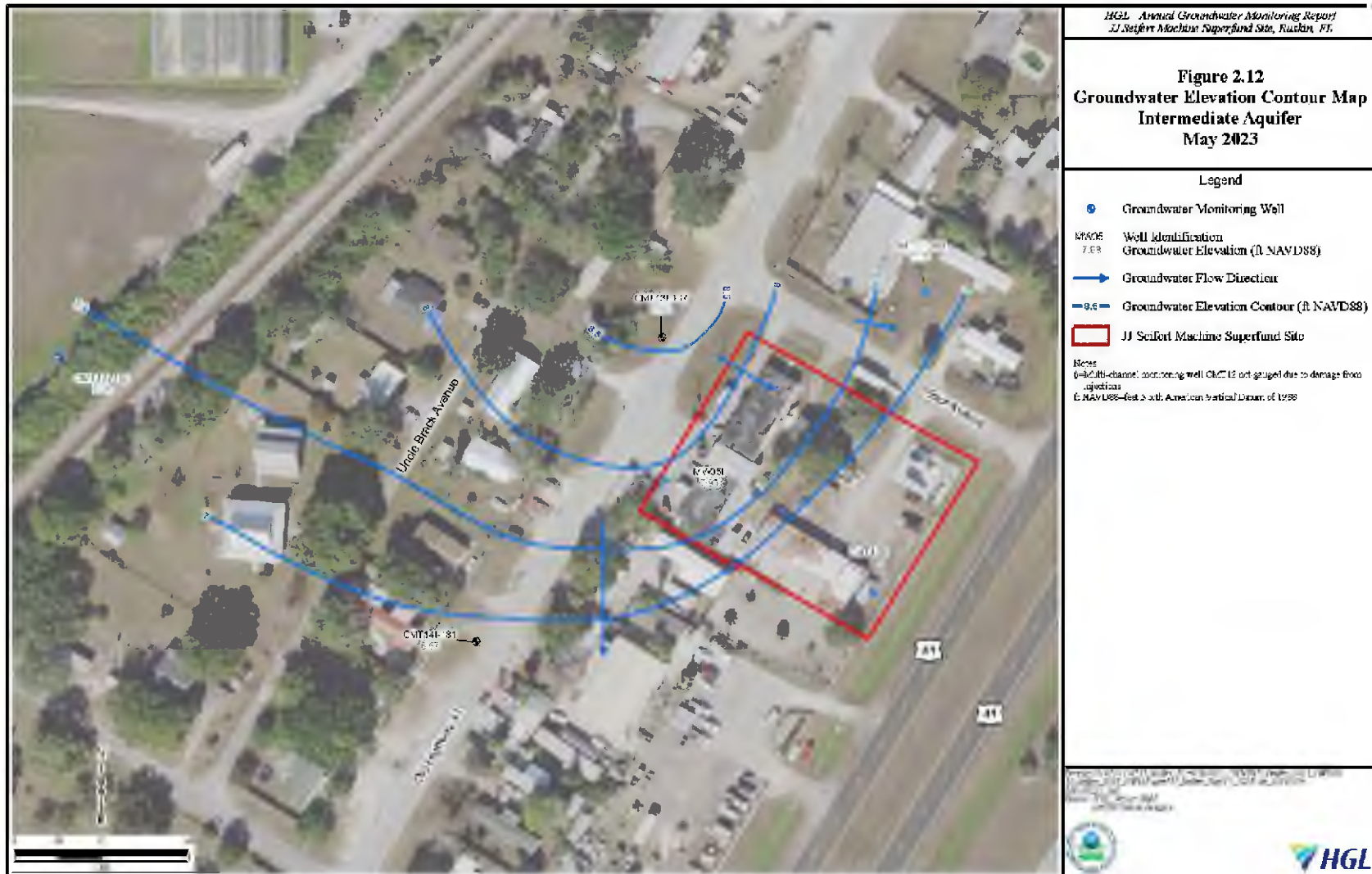




Figure H-6: Groundwater Elevation Contours, Intermediate Aquifer (May 2023)



**Figure 2.12**  
**Groundwater Elevation Contour Map**  
**Intermediate Aquifer**  
**May 2023**

**Legend**

- Groundwater Monitoring Well
- (MW#) Well Identification
- Elev. Groundwater Elevation (ft NAVD88)
- Groundwater Flow Direction
- - - Groundwater Elevation Contour (ft NAVD88)
- [Red Box] JJ Seifert Machine Superfund Site

Notes:  
 1-Multi-channel monitoring well CMW22 not gauged due to damage from flood.  
 2-MW D66-Ted North American Vertical Datum of 1988

Source: HGL, Google Earth  
 Date: 5/20/2023  
 Scale: 1 inch = 100 feet  
 Projection: NAD83  
 Units: Feet

HGL





Figure H-9: Groundwater Sampling Results, Surficial Aquifer, Zone B (May 2023)

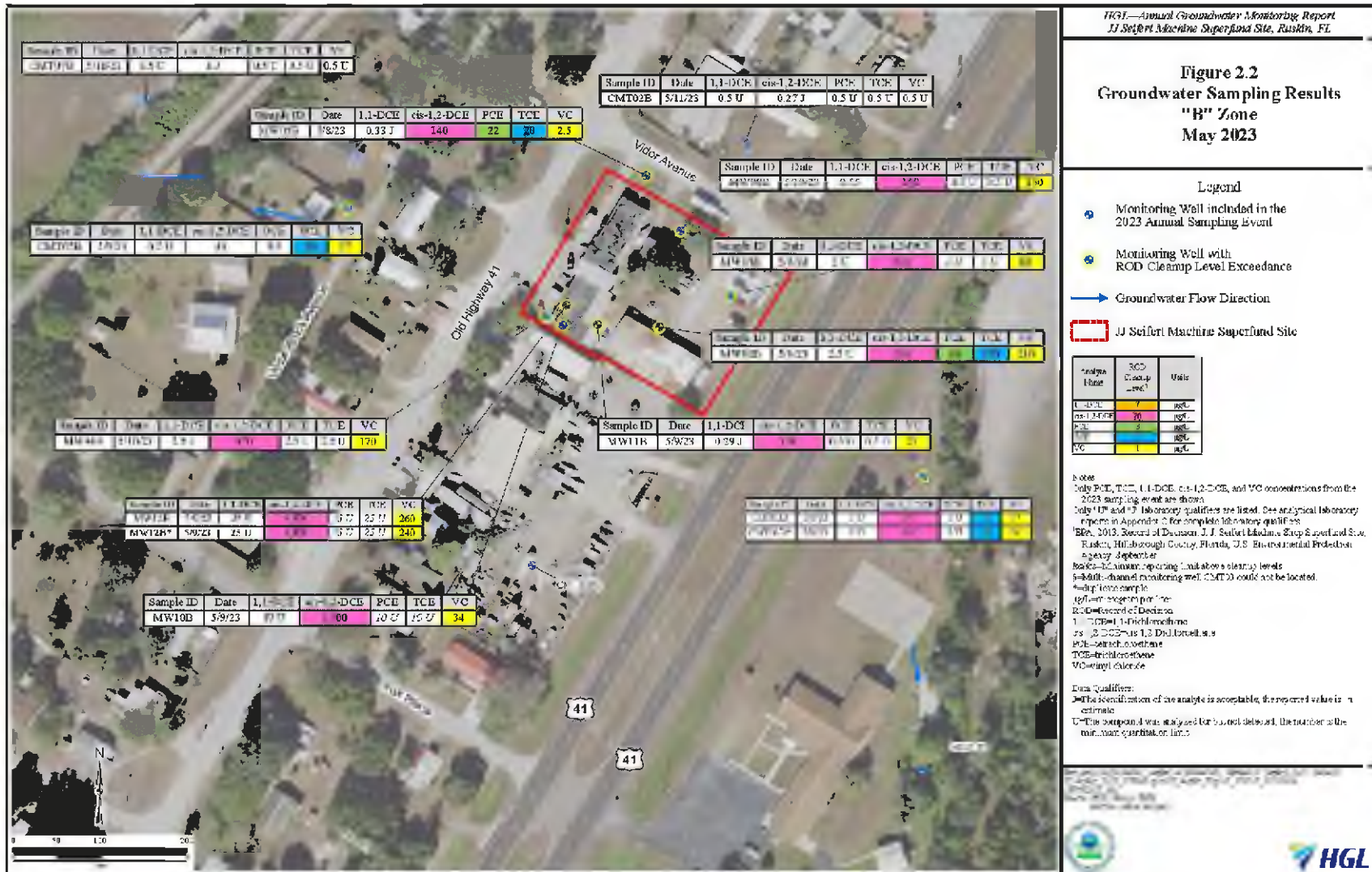










Figure H-12: Groundwater Sampling Results, Intermediate Aquifer (May 2023)

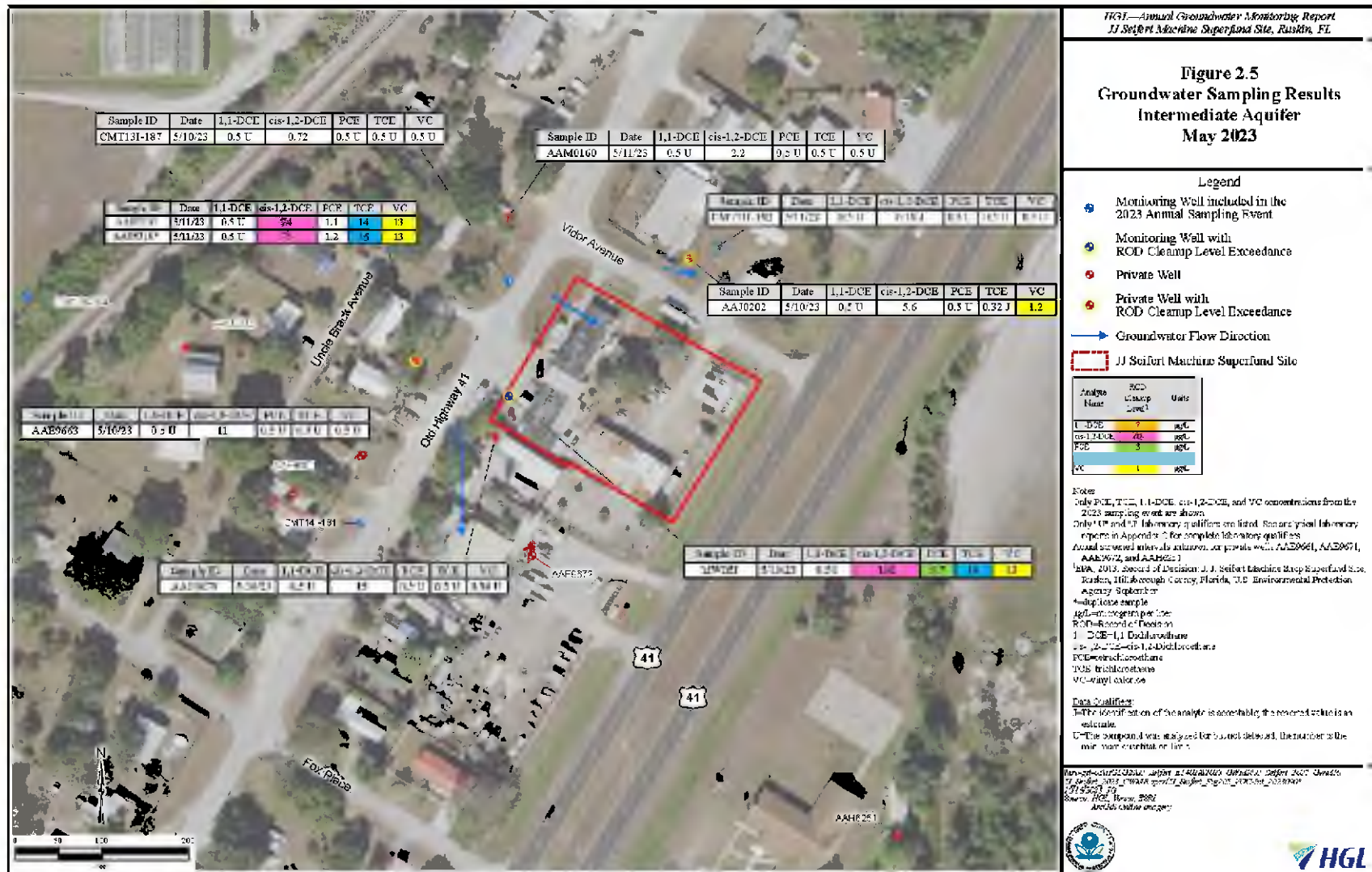
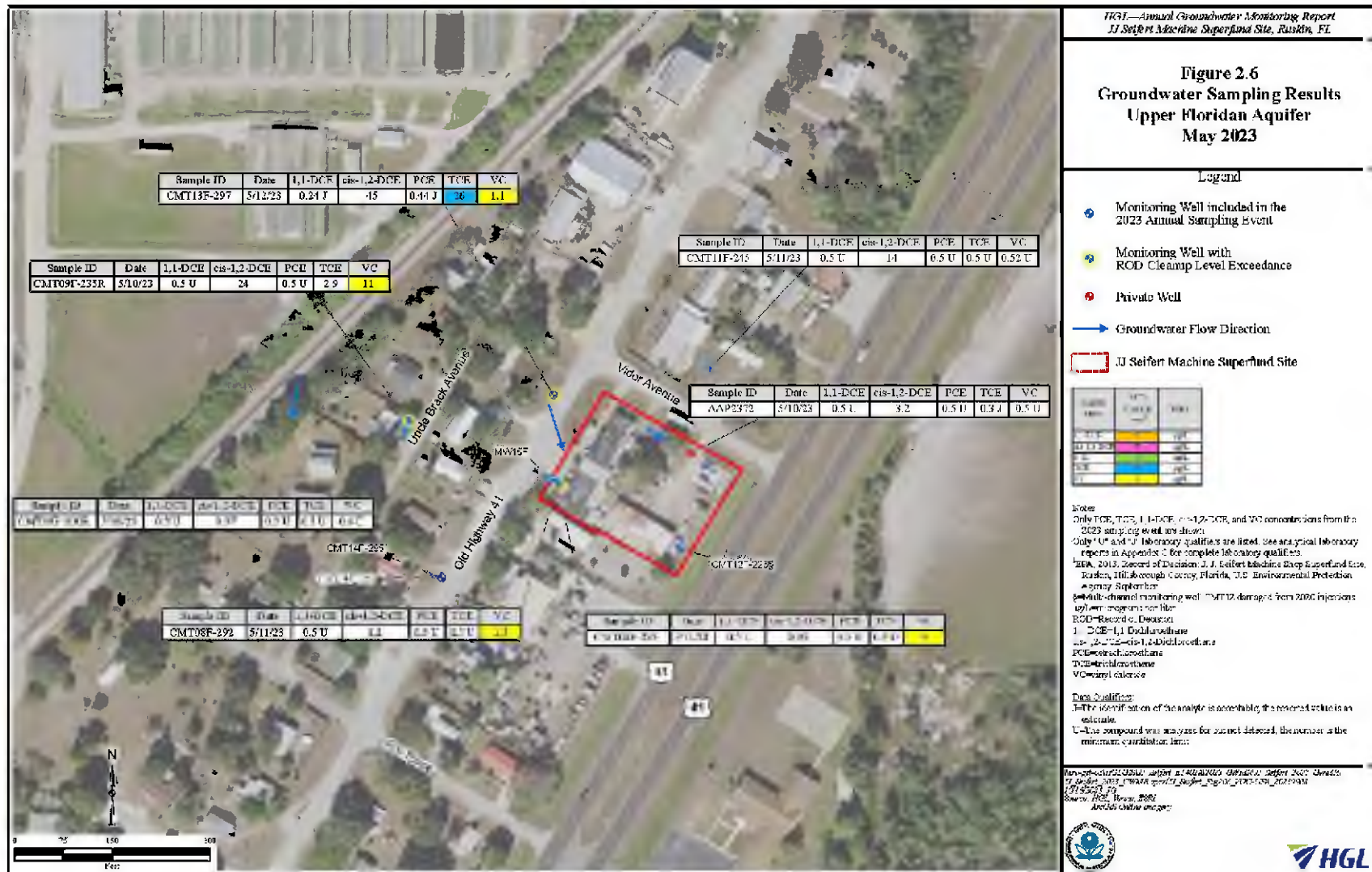


Figure H-13: Groundwater Sampling Results, Upper Floridan Aquifer (May 2023)





**Table H-1: Evaluation of PFAS in Groundwater (2018 Data)**

Contaminant	MCL <sup>a</sup> (ng/L)	Concentration during July 2018 Sampling Event (ng/L)			
		CMT08F-235	MW04B <sup>b</sup>	MW05D	MW12B
PFOS	4.0	1 J	0.81 J	0.77 J	1.4 J
PFOA	4.0	1.3 J	1.4 J	<b>20</b>	<b>46</b>

*Notes:*  
*Source:* Table 3-1 of the Site's 2018 Groundwater Monitoring Report.  
**Bold** values exceed the MCL for a constituent.  
J = identification of analyte is acceptable; reported value is an estimate.  
ng/L = nanograms per liter

a. PFAS MCLs accessed 7/19/2024 at [www.epa.gov/sdwa/and-polyfluoroalkyl-substances-pfas](http://www.epa.gov/sdwa/and-polyfluoroalkyl-substances-pfas).  
b. Data in this well during this event were deemed suspect in the 2018 Groundwater Monitoring Report; it is thought that instead of sampling MW04B during the July 2018 sampling event, adjacent well MW04D was possibly sampled inadvertently.

## APPENDIX I – SITE INSPECTION CHECKLIST

FIVE-YEAR REVIEW SITE INSPECTION CHECKLIST			
<b>I. SITE INFORMATION</b>			
Site Name: JJ Seifert Machine		Date of Inspection: 6/5/2024	
Location and Region: Ruskin, Florida, EPA Region 4		EPA ID: FLN000410232	
Agency, Office or Company Leading the Five-Year Review: EPA Region 4		Weather/Temperature: Sunny and 85 degrees Fahrenheit	
<b>Remedy Includes:</b> (check all that apply) <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Landfill cover/containment  <input type="checkbox"/> Access controls  <input checked="" type="checkbox"/> Institutional controls  <input type="checkbox"/> Groundwater pump and treatment  <input type="checkbox"/> Surface water collection and treatment  <input checked="" type="checkbox"/> Other: IESB of groundwater and soil excavation           </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Monitored natural attenuation  <input type="checkbox"/> Groundwater containment  <input type="checkbox"/> Vertical barrier walls           </div> </div>			
<b>Attachments:</b> <input type="checkbox"/> Inspection team roster attached <input type="checkbox"/> Site map attached			
<b>II. INTERVIEWS</b> (check all that apply)			
<b>1. O&amp;M Site Manager</b> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 60%;">           Name _____ Title _____            Interviewed <input type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone    Phone: _____            Problems, suggestions <input type="checkbox"/> Report attached: _____         </div> <div style="width: 35%;">           Date _____         </div> </div>			
<b>2. O&amp;M Staff</b> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 60%;">           Name _____ Title _____            Interviewed <input type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone    Phone: _____            Problems/suggestions <input type="checkbox"/> Report attached: _____         </div> <div style="width: 35%;">           Date _____         </div> </div>			
<b>3. Local Regulatory Authorities and Response Agencies</b> (i.e., state and tribal offices, emergency response office, police department, office of public health or environmental health, zoning office, recorder of deeds, or other city and county offices). Fill in all that apply.			
Agency: FDEP Contact: Jennifer Farrell    _____    9/17/2024    _____ <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 60%;">             Name _____ Title _____              Problems/suggestions <input type="checkbox"/> Report attached: The EPA conducted this interview via email. The completed interview form is included in Appendix G. Interview responses are summarized in Section IV of this FYR Report.           </div> <div style="width: 35%;">             Date _____ Phone _____           </div> </div>			
Agency _____ Contact _____ Name _____ Title _____ Date _____ Phone _____ Problems/suggestions <input type="checkbox"/> Report attached: _____			
Agency _____ Contact _____ Name _____ Title _____ Date _____ Phone _____ Problems/suggestions <input type="checkbox"/> Report attached: _____			
Agency _____ Contact _____ Name _____ Title _____ Date _____ Phone _____			

Problems/suggestions <input type="checkbox"/> Report attached: _____  Agency _____ Contact _____ <div style="display: flex; justify-content: space-between; width: 100%;"> <span>Name _____</span> <span>Title _____</span> <span>Date _____</span> <span>Phone _____</span> </div> Problems/suggestions <input type="checkbox"/> Report attached: _____			
4. <b>Other Interviews</b> (optional) <input type="checkbox"/> Report attached: <u>Completed interview forms are included in Appendix G. Interview responses are summarized in Section IV of this FYR Report.</u>			
Site property owner			
Site business tenant			
<b>III. ON-SITE DOCUMENTS AND RECORDS VERIFIED</b> (check all that apply)			
1.	<b>O&amp;M Documents</b>		
	<input type="checkbox"/> O&M manual	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> As-built drawings	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Maintenance logs	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
Remarks: <u>No documents are kept on-site.</u>			
2.	<b>Site-Specific Health and Safety Plan</b>	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Contingency plan/emergency response plan	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
Remarks: _____			
3.	<b>O&amp;M and OSHA Training Records</b>	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
Remarks: _____			
4.	<b>Permits and Service Agreements</b>		
	<input type="checkbox"/> Air discharge permit	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Effluent discharge	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Waste disposal, POTW	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Other permits: _____	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
Remarks: _____			
5.	<b>Gas Generation Records</b>	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
Remarks: _____			
6.	<b>Settlement Monument Records</b>	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
Remarks: _____			
7.	<b>Groundwater Monitoring Records</b>	<input checked="" type="checkbox"/> Readily available	<input checked="" type="checkbox"/> Up to date <input type="checkbox"/> N/A
Remarks: _____			
8.	<b>Leachate Extraction Records</b>	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
Remarks: _____			
9.	<b>Discharge Compliance Records</b>		
	<input type="checkbox"/> Air	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A

<input type="checkbox"/> Water (effluent)	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
Remarks: _____			
10.	<b>Daily Access/Security Logs</b>	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> N/A
Remarks: _____			
<b>IV. O&amp;M COSTS</b>			
1.	<b>O&amp;M Organization</b>		
	<input type="checkbox"/> State in-house	<input type="checkbox"/> Contractor for state	
	<input type="checkbox"/> PRP in-house	<input type="checkbox"/> Contractor for PRP	
	<input type="checkbox"/> Federal facility in-house	<input type="checkbox"/> Contractor for Federal facility	
	<input checked="" type="checkbox"/> Contractor for EPA		
2.	<b>O&amp;M Cost Records</b>		
	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	
	<input type="checkbox"/> Funding mechanism/agreement in place	<input checked="" type="checkbox"/> Unavailable	
3.	<b>Unanticipated or Unusually High O&amp;M Costs During Review Period</b>		
	Describe costs and reasons: _____		
<b>V. ACCESS AND INSTITUTIONAL CONTROLS</b> <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A			
<b>A. Fencing</b>			
1.	<b>Fencing Damaged</b>	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Gates secured <input checked="" type="checkbox"/> N/A
	Remarks: <u>Part of the site property is fenced; however, the fence is not part of the remedy.</u>		
<b>B. Other Access Restrictions</b>			
1.	<b>Signs and Other Security Measures</b>	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> N/A
	Remarks: _____		
<b>C. Institutional Controls (ICs)</b>			
1.	<b>Implementation and Enforcement</b>		
	Site conditions imply ICs not properly implemented	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
	Site conditions imply ICs not being fully enforced	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
	Type of monitoring (e.g., self-reporting, drive by): _____		
	Frequency: _____		
	Responsible party/agency: <u>FDEP</u>		
	Contact _____	_____	_____
	Name	Title	Date
			Phone
	Reporting is up to date	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	Reports are verified by the lead agency	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	Specific requirements in deed or decision documents have been met	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
	Violations have been reported	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
	Other problems or suggestions: <input type="checkbox"/> Report attached		

2.	<b>Adequacy</b> <input checked="" type="checkbox"/> ICs are adequate <input type="checkbox"/> ICs are inadequate <input type="checkbox"/> N/A Remarks: <u>The 2017 Declaration of Restrictive Covenants in place for the site property prohibits any non-industrial site uses and prohibits any use of contaminated groundwater and activities that could impact the integrity of the concrete slabs in the former machine shop building.</u>
<b>D. General</b>	
1.	<b>Vandalism/Trespassing</b> <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No vandalism evident Remarks: _____
2.	<b>Land Use Changes On-Site</b> <input type="checkbox"/> N/A Remarks: <u>A U-Haul rental business has opened on-site since the previous FYR.</u>
3.	<b>Land Use Changes Off-Site</b> <input checked="" type="checkbox"/> N/A Remarks: _____
<b>VI. GENERAL SITE CONDITIONS</b>	
<b>A. Roads</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A	
<b>B. Other Site Conditions</b> Remarks: _____	
<b>VII. LANDFILL COVERS</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A	
<b>VIII. VERTICAL BARRIER WALLS</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A	
<b>IX. GROUNDWATER/SURFACE WATER REMEDIES</b> <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A	
<b>A. Groundwater Extraction Wells, Pumps and Pipelines</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A	
<b>B. Surface Water Collection Structures, Pumps and Pipelines</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A	
<b>C. Treatment System</b> <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A	
1.	<b>Treatment Train</b> (check components that apply) <input type="checkbox"/> Metals removal <input type="checkbox"/> Oil/water separation <input checked="" type="checkbox"/> Bioremediation <input type="checkbox"/> Air stripping <input type="checkbox"/> Carbon adsorbers <input checked="" type="checkbox"/> Filters: <u>Four private wells are equipped with wellhead treatment units (GAC filters).</u> <input type="checkbox"/> Additive (e.g., chelation agent, flocculent): _____ <input type="checkbox"/> Others: _____ <input checked="" type="checkbox"/> Good condition <input type="checkbox"/> Needs maintenance <input type="checkbox"/> Sampling ports properly marked and functional <input type="checkbox"/> Sampling/maintenance log displayed and up to date <input type="checkbox"/> Equipment properly identified <input type="checkbox"/> Quantity of groundwater treated annually: _____ <input type="checkbox"/> Quantity of surface water treated annually: _____ Remarks: _____
2.	<b>Electrical Enclosures and Panels</b> (properly rated and functional)

	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Needs maintenance	Remarks: _____
3.	<b>Tanks, Vaults, Storage Vessels</b> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Proper secondary containment <input type="checkbox"/> Needs maintenance	Remarks: _____
4.	<b>Discharge Structure and Appurtenances</b> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Needs maintenance	Remarks: _____
5.	<b>Treatment Building(s)</b> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Good condition (esp. roof and doorways) <input type="checkbox"/> Needs repair  <input type="checkbox"/> Chemicals and equipment properly stored	Remarks: _____
6.	<b>Monitoring Wells (pump and treatment remedy)</b> <input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition <input type="checkbox"/> All required wells located <input type="checkbox"/> Needs maintenance <input checked="" type="checkbox"/> N/A	Remarks: _____
<b>D. Monitoring Data</b>		
1.	<b>Monitoring Data</b> <input checked="" type="checkbox"/> Is routinely submitted on time <input checked="" type="checkbox"/> Is of acceptable quality	
2.	<b>Monitoring Data Suggests:</b> <input type="checkbox"/> Groundwater plume is effectively contained <input type="checkbox"/> Contaminant concentrations are declining	
<b>E. Monitored Natural Attenuation</b>		
1.	<b>Monitoring Wells (natural attenuation remedy)</b> <input checked="" type="checkbox"/> Properly secured/locked <input checked="" type="checkbox"/> Functioning <input checked="" type="checkbox"/> Routinely sampled <input checked="" type="checkbox"/> Good condition <input type="checkbox"/> All required wells located <input type="checkbox"/> Needs maintenance <input type="checkbox"/> N/A	Remarks: _____
<b>X. OTHER REMEDIES</b>		
If there are remedies applied at the Site and not covered above, attach an inspection sheet describing the physical nature and condition of any facility associated with the remedy. An example would be soil vapor extraction.		
<b>XI. OVERALL OBSERVATIONS</b>		
<b>A. Implementation of the Remedy</b>		
Describe issues and observations relating to whether the remedy is effective and functioning as designed. Begin with a brief statement of what the remedy is designed to accomplish (e.g., to contain contaminant plume, minimize infiltration and gas emissions). <u>The remedy appears to be partially functioning as designed. Contaminated soil was excavated and ISEB amendments have been injected to treat groundwater contamination. Groundwater monitoring and maintenance of private wellhead filters are ongoing. Institutional controls are in place for the site property. The need to implement institutional controls on the private wells should be evaluated further.</u>		

<p><u>The data review and screening level vapor intrusion evaluation conducted as part of this FYR identified several issues that are discussed in the main body of the FYR Report.</u></p>
<p><b>B. Adequacy of O&amp;M</b></p>
<p>Describe issues and observations related to the implementation and scope of O&amp;M procedures. In particular, discuss their relationship to the current and long-term protectiveness of the remedy. <u>Site-related O&amp;M activities include long-term groundwater monitoring and maintenance of wellhead treatment units on contaminated private water supply wells. There is no O&amp;M Plan in place for the Site; however, an O&amp;M Plan is needed. Groundwater monitoring reports do not include plume maps; plume maps should be considered for future monitoring reports to better illustrate site-related groundwater contamination and to improve monitoring of contamination migration. The 2017 Declaration of Restrictive Covenants requires maintenance of the concrete slabs within the former machine shop building to prevent exposure to any underlying, potentially contaminated soil. There is no established O&amp;M procedure or schedule for that maintenance. It is unknown if that maintenance is occurring.</u></p>
<p><b>C. Early Indicators of Potential Remedy Problems</b></p>
<p>Describe issues and observations such as unexpected changes in the cost or scope of O&amp;M or a high frequency of unscheduled repairs that suggest that the protectiveness of the remedy may be compromised in the future. <u>Several surficial aquifer wells have demonstrated rebounding COC concentrations and/or persistent PCE and TCE, including MW01AR, MW02B, MW03B, MW-04B and MW05C. Rebounding concentrations and/or the presence of the primary source contaminant (PCE) at these locations could indicate that continuing sources of contamination remain that have not been identified, such as NAPL or sorbed contaminant mass.</u></p>
<p><b>D. Opportunities for Optimization</b></p>
<p>Describe possible opportunities for optimization in monitoring tasks or the operation of the remedy. <u>Not applicable.</u></p>

## APPENDIX J – SITE INSPECTION PHOTOS



The Site's fence, a storage building and the concrete slab that covers one of the soil excavation areas (the former drum storage pad)



Private well AAP2372 on the site property (not equipped with a wellhead treatment unit)





Building at the corner of Vidor Avenue and Old U.S. Highway 41



On-site building along Old U.S. Highway 41



Rental U-Haul vehicles parked on-site



Feed store that operates out of the former machine shop building





Filter on a private well



Filter on a private well



Well CMT01

## APPENDIX K – ARARS REVIEW TABLES

### Soil ARARs

According to the 2013 ROD, soil cleanup goals are based on FDEP SCTLs. See Table K-1 below for a comparison of ROD cleanup goals to current SCTLs. None of the SCTLs used as the basis for ROD cleanup goals have changed. Therefore, all these cleanup goals remain protective.

**Table K-1: Soil ARARs Review**

Soil COC	2013 ROD Cleanup Goal (mg/kg)	Basis	2024 SCTL Used as Basis for 2013 ROD Cleanup Goal (mg/kg) <sup>b</sup>	ARAR Change
PCE	0.03	FDEP Leachability SCTL	0.03	No change
cis-1,2-DCE	0.4	FDEP Leachability SCTL	0.4	No change
Vinyl chloride	0.007	FDEP Leachability SCTL	0.007	No change
Barium	120	FDEP Residential SCTL	120	No change
Chromium <sup>a</sup>	38	FDEP Leachability SCTL	38	No change
Lead	400	FDEP Residential SCTL	400	No change
<b>Notes:</b> a Chromium as total chromium. b Accessed on 7/13/2024 at <a href="https://www.floridadep.gov/waste/district-business-support/documents/table-ii-soil-cleanup-target-levels">floridadep.gov/waste/district-business-support/documents/table-ii-soil-cleanup-target-levels</a> . mg/kg = milligram per kilogram				

### Groundwater ARARs

According to the 2013 ROD, groundwater cleanup goals are based on FDEP GCTLs and EPA MCLs. Table K-2 below provides a comparison of ROD cleanup goals to current ARARs. None of the GCTLs or MCLs used as the basis for ROD cleanup goals have changed, and therefore all groundwater cleanup goals remain protective.

**Table K-2: Groundwater ARARs Review**

Groundwater COC	2013 ROD Cleanup Goal (µg/L)	Basis	2024 ARAR Used as Basis for 2013 ROD Cleanup Goal (µg/L) <sup>a</sup>	ARAR Change
PCE	3	FDEP GCTL	3	No change
TCE	3	FDEP GCTL	3	No change
cis-1,2-DCE	70	FDEP GCTL/ EPA MCL	70/ 70	No change
1,1-DCE	7	FDEP GCTL/ EPA MCL	7/ 7	No change
Vinyl chloride	1	FDEP GCTL	1	No change
<b>Notes:</b> a Accessed on 7/13/2024 at <a href="https://www.floridadep.gov/waste/district-business-support/documents/table-i-groundwater-and-surface-water-cleanup-target">www.floridadep.gov/waste/district-business-support/documents/table-i-groundwater-and-surface-water-cleanup-target</a> and <a href="https://www.epa.gov/ground-water-and-drinking-water/national-primary-drinking-water-regulations">www.epa.gov/ground-water-and-drinking-water/national-primary-drinking-water-regulations</a> . µg/L = micrograms per liter				

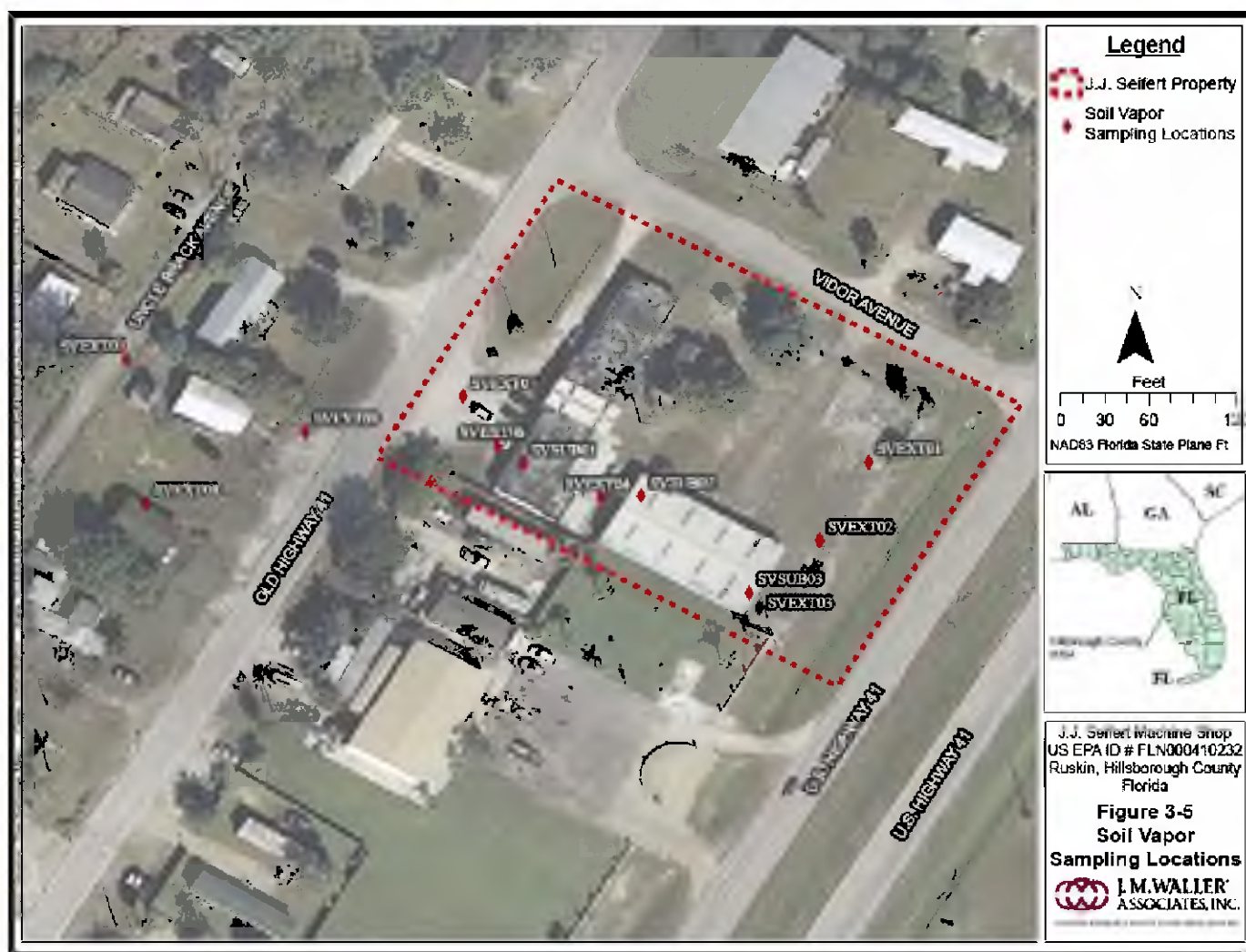


## APPENDIX L – SCREENING-LEVEL RISK REVIEW

### *Vapor Intrusion Screening-Level Risk Assessment*

Due to the presence of VOCs at and near the site property, the potential for vapor intrusion was evaluated as part of this FYR. As part of the HHRA in the Site's RI, on-property and off-property (immediately northwest of the Old Highway 41) sub-slab and soil vapor samples were collected in 2011 to evaluate vapor intrusion risks for current and future buildings overlying contaminated shallow groundwater (Figure L-1). No VOCs were detected in the sub-slab building locations or exterior locations, indicating that indoor air contamination from soil vapor intrusion did not appear to be of concern at the Site at the time. However, the detection limits used to analyze benzene, ethylbenzene, 1,4-dioxane, vinyl chloride and TCE in the 2011 evaluation exceeded the EPA screening values.

**Figure L-1: Soil Vapor Sampling Locations<sup>7</sup>**



<sup>7</sup> Source: Figure 3-5 of the Site's 2012 RI Report.

To determine if soil vapor concentrations would be higher than observed in 2011, the 2023 concentrations in the shallowest well located near each 2011 soil vapor sampling location were reviewed. The wells screened across the shallowest depth of the surficial aquifer are designated as A Zone wells. In the absence of an A Zone well, the B Zone well was selected. This is conservative; the B Zone of the shallow aquifer tends to have higher concentrations than the concentrations observed in the A Zone, and the B Zone is deeper than the A Zone. As shown in Table L-1, while some concentrations are lower than the concentrations observed in 2011, some concentrations have increased in both Zone A and Zone B wells. On the site property, the wells that have experienced VOC increases since 2011 are located near enclosed, routinely occupied site buildings. Notably, both PCE and cis-1,2-DCE concentrations have increased significantly at well MW01A/AR (Figure 5). The Site's 2024 FYR Addendum states that the vapor intrusion exposure pathway should be re-evaluated if VOC concentrations in well MW01A/AR increase above the concentrations observed in 2011.

In 2011, limited soil vapor samples were collected from the nearby residential area to the west of the site property (Figure L-1). The monitoring wells nearest to those soil vapor sample locations (including MW06A, MW06B, MW12B and CMT05A) all have at least one COC that is now present at higher concentrations than the concentrations observed in 2011. These increases indicate that the vapor intrusion exposure pathway for the residential area west of the site property, above shallow, site-related groundwater contamination, should also be re-evaluated.

**Table L-1: Volatile COC Trends in Groundwater Near Soil Vapor Sampling Locations**

Soil Vapor Location	Wells Located near Soil Vapor Samples	Groundwater Concentrations (µg/L)																													
		PCE			TCE			Vinyl Chloride			cis-1,2-DCE			1,1-DCE																	
		2011	2018	2023	2011	2018	2023	2011	2018	2023	2011	2018	2023	2011	2018	2023															
SVEXT01	MW04A	1,300	0.5U	0.5U	550	0.5U	0.5U	310	15	20	1,200	14J	8	8.6J	0.5U	0.5U															
SVEXT02	MW01A/AR <sup>a</sup>	380	0.41J	840	450	25	310	79	48	12	220	350	320	5U	1.2	5U															
SVEXT03																															
SVSUB03																															
SVSUB01	MW06A	0.53	NS	0.32J	0.18 J	NS	1.8	0.5U	NS	19	0.12J	NS	93	0.5U	NS	0.5															
SVEXT06	MW06B	4,700	2.8J	2.5U	780	1.3J	2.5U	50U	99	170	150	2,900	370	50U	5U	2.5U															
SVEXT07	MW12B	7,800	980	25U	740	180	25U	100U	69	240	170	8,400	4,300	100U	12	25U															
SVEXT08																															
SVEXT09																															
SVSUB02	MW03B	5,100	13	60	580	73	370	38J	120	210	370	84	210	50U	5U	2.5U															
SVEXT04	MW11B	3,600	94	0.5U	340	33	0.5U	50U	12	21	57	2,100	310	50U	5U	0.29J															
SVEXT05	CMT05A	0.5U	0.5U	0.5U	0.53	0.5U	2.4	29	23	8	12	3.4	22	0.5U	0.5U	0.5U															

**Notes:**

- a. MW01AR is a surficial aquifer well, installed to a depth of 15 feet bgs. This well was installed to replace MW01A, which was destroyed during remedial action construction.

Source: J.J. Seifert Machine 2023 Annual Groundwater Monitoring Report.

U = analyte not detected at or above the reporting limit.

J = identification of analyte is acceptable; reported value is an estimate.

NS = not sampled.

µg/L = micrograms per liter

Cells highlighted in yellow indicate 2023 monitoring results that have increased since the 2011 sampling event.



This FYR also evaluated the vapor intrusion exposure pathway using selected, current groundwater data and the EPA's VISL calculator. The EPA's screening levels incorporate current toxicity values (including some Provisional Peer-Reviewed Toxicity Values-Appendix screening toxicity values) and standard default exposure factors.

Because the 2024 FYR Addendum specifically identifies well MW01A/AR as the indicator well to trigger the need to revisit the vapor intrusion exposure pathway, this evaluation used 2023 monitoring data for that well. Under a commercial use scenario, the cumulative noncancer HQ associated with the 2023 VOC concentrations observed in well MW01A/AR (HQ = 18) is above the EPA's target threshold of 1 (Table L-1).

This FYR also used shallow groundwater data from 2023 at well MW06A with the EPA's VISL calculator to estimate vapor intrusion risk at the residential properties west of the site property. MW06A is located immediately upgradient (east) from the nearby residential area. Under a residential use scenario, the cancer risk associated with the 2023 VOC concentrations observed in well MW06A ( $1.3 \times 10^{-4}$ ), when appropriately rounded, is at the top of EPA's acceptable risk range of  $1 \times 10^{-6}$  to  $1 \times 10^{-4}$  (Table L-2).

The results of these different evaluations indicate that the vapor intrusion pathway at both the on-site property and in the nearby residential area to the west should be evaluated further to determine if vapor intrusion is occurring at levels that may result in unacceptable risks. Multiple lines of evidence consistent with the EPA's vapor intrusion guidance should be considered for this assessment.

**Table L-2: VISL Calculator Results – Commercial Use Scenario**

COC	Groundwater Concentrations in Well MW01AR (May 2023) ( $\mu\text{g/L}$ ) <sup>a</sup>	Modeled Indoor Air Concentration ( $\mu\text{g/m}^3$ )	VISL Calculator Results for Commercial Use Scenario <sup>b</sup>	
			Cancer Risk	Noncancer HQ
cis-1,2-DCE	320	53.4	-	0.3
PCE	840	608	$1.3 \times 10^{-5}$	<b>3.5</b>
TCE	310	125	$4.2 \times 10^{-5}$	<b>14.3</b>
Vinyl chloride	12	13.6	$4.9 \times 10^{-6}$	0.03
Totals:			$6.0 \times 10^{-5}$	<b>18.1</b>
<b>Notes:</b> a. Data are from the J.J. Seifert Machine 2023 Annual Groundwater Monitoring Report. b. VISL accessed 7/18/2024 at <a href="https://epa-visl.ornl.gov/cgi-bin/visl_search">epa-visl.ornl.gov/cgi-bin/visl_search</a> . $\mu\text{g/L}$ = micrograms per liter $\mu\text{g/m}^3$ = micrograms per cubic meter - = value not available <b>Bold</b> result indicates a screening noncancer HQ above 1.				

**Table L-3: VISL Calculator Results – Residential Use Scenario**

COC	Groundwater Concentrations in Well MW06A (May 2023) (µg/L) <sup>a</sup>	Modeled Indoor Air Concentration (µg/m <sup>3</sup> )	VISL Calculator Results for Residential Use Scenario <sup>b</sup>	
			Cancer Risk	Noncancer HQ
cis-1,2-DCE	93	15.5	-	0.4
PCE	0.32J	0.2	$2.1 \times 10^{-8}$	0.006
TCE	1.8	0.73	$1.5 \times 10^{-6}$	0.3
Vinyl chloride	19	22	<b><math>1.3 \times 10^{-4}</math></b>	0.2
Totals:			<b><math>1.3 \times 10^{-4}</math></b>	0.9

**Notes:**

a. Data are from the J.J. Seifert Machine 2023 Annual Groundwater Monitoring Report.

b. VISL accessed 7/18/2024 at [epa-visl.ornl.gov/cgi-bin/visl\\_search](https://epa-visl.ornl.gov/cgi-bin/visl_search).

µg/L = micrograms per liter

µg/m<sup>3</sup> = micrograms per cubic meter

J = identification of analyte is acceptable; reported value is an estimate.

- = value not available

**Bold** results indicate a risk (when rounded appropriately) at the upper end of EPA's acceptable risk range of  $1 \times 10^{-6}$  to  $1 \times 10^{-4}$ .