

# Jackson Ceramix, Inc. Reuse Assessment

*Falls Creek, Pennsylvania*

**April 2025**

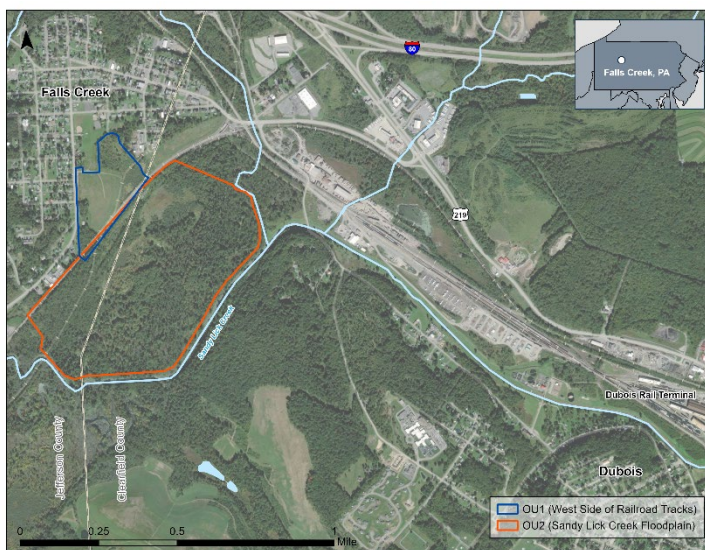
## Introduction

At Superfund sites, the EPA's responsibility is to ensure the protection of human health and the environment. In support of the requirements of the Superfund law known as the Comprehensive Environmental Response, Compensation, and Liability Act, the EPA considers current and future land use during the cleanup decision process to preserve options for anticipated land use to the extent feasible. EPA also works with current and future property owners to ensure future land use is compatible with Superfund site conditions and remedial features. EPA's Superfund Redevelopment Program provides technical assistance to EPA site teams and communities conduct reuse assessments to support returning Superfund sites to productive use. This reuse assessment summarizes remedial and future use considerations related to Jackson Ceramix Superfund Site located in Falls Creek, Pennsylvania.

The Jackson Ceramix Superfund Site consists of 233 acres and extends into both Jefferson and Clearfield Counties. The on-site facility manufactured and painted china from 1917 to 1985. The facility discharged lead-contaminated wastewater into a drainage ditch and lagoon on site. The lagoon drained contaminated sludge and wastewater into a wetland and floodplain next to Sandy Lick Creek. There was also stockpiling and burying broken and unfinished china. These activities contaminated soil, sediment, surface water, and groundwater with metals and other organic compounds. It was added to the Superfund program's National Priorities List in 2005.

## Cleanup History

The site has been subdivided into three operable units (OUs). OU1 includes 37 acres of land affected by former manufacturing activities west of and including the Buffalo and Pittsburgh (B&P) rail line. OU2 includes the Sandy Lick Creek floodplain. OU3 includes shallow and deep groundwater beneath OU1 and OU2.



In early 1989, the Environmental Protection Agency oversaw the excavation and removal of sludge from the lagoon area and contaminated material from the drainage ditch. The excavated lagoon area was backfilled with clean material and an 80-foot section of pipe was installed to ensure proper drainage.

From 1998 to 1999, the Pennsylvania Department of Environmental Protection oversaw a two-phased interim response at the former manufacturing facility, which included the following components:

- removal and off-site disposal of asbestos-containing material,
- excavation and on-site treatment and stabilization of contaminated sludge and soil from 16 sumps, the drainage ditch, and the lagoon,
- removal and off-site disposal or on-site treatment and stabilization of waste in pits and septic tanks, ceramic manufacturing process materials, construction debris, and staging materials,
- demolition of two buildings, two kilns, two railroad cars, a chimney stack, and various other structures,
- relocation of china waste and initial site grading, and
- construction and re-vegetation of a soil cap over about 12 acres of the property—covering china waste.

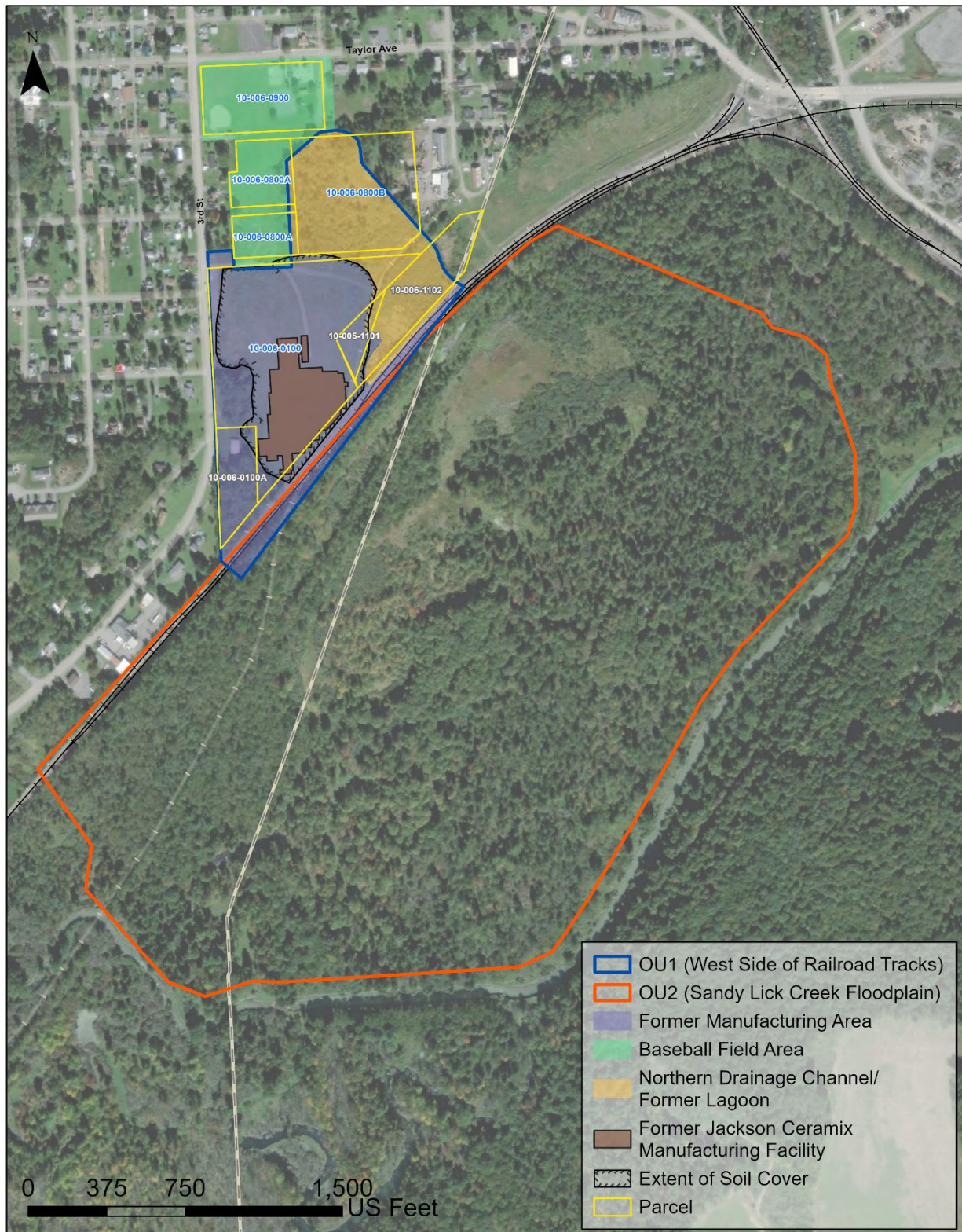
The EPA conducted a remedial investigation to determine the nature and extent of contamination remaining at the site. Sampling took place between 2009 and 2015 and included soil and groundwater. The EPA identified lead, zinc, arsenic, manganese and volatile organic compounds on site. The EPA prioritized cleanup of OU1 because of interest in redeveloping this portion of the site and issued a Record of Decision (ROD) for OU1 in March 2021. Remedial action began in the summer of 2024 and includes thermal treatment of source material under the Former Manufacturing Area, repair of the existing soil cover, in situ stabilization of the Northern Drainage Channel and removal and treatment of high concentrations of lead in the Former Lagoon.

The EPA has also finalized an Interim Record of Decision for OU2 on April 28th, 2023, selecting a remedy that began in fall of 2024 consisting mainly of excavation of source material, dredging of sediments, offsite disposal, and wetland restoration.

Cleanup plans for OU3 will be proposed and finalized in the future.

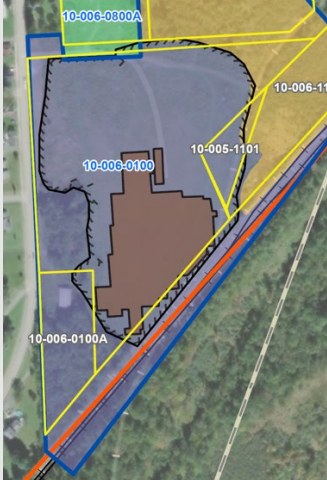


## Remediation & Redevelopment Considerations



## Summary of Remedial and Future Use Considerations

The following table outlines remedy components and future use considerations for areas of the Jackson Ceramix site.

<p><b>OU1 Former Manufacturing Area (FMA)</b></p> <p>The Former Manufacturing Area is approximately 20 acres and includes 12 acres of grass covered clearing, four acres of woodlands and five acres of Buffalo &amp; Pittsburgh (B&amp;P) Railroad property. In 2016, the Borough acquired 15 acres of the FMA property from the Caiserra Corporation. Two acres in the southwestern corner, including the china shop, were retained by Caiserra. The FMA is currently zoned for commercial and industrial use, and it is not anticipated that the land use will change in the future. The Borough has expressed interest in supporting development of this portion of the site.</p> <ul style="list-style-type: none"> <li>• 10-006-0100 (~13 acres) – Borough owned property including grass covered clearing</li> <li>• 10-006-0100A (~2 acres) – Caiserra Corporation property used as autobody shop</li> <li>• 10-006-1101 and area south (~5 acres) – Buffalo &amp; Pittsburgh Railroad (BPRR) property with two active rail lines and one railroad spur</li> </ul>	
<p><b>Remedy Components</b></p> <p><b>PADEP Actions</b></p> <ul style="list-style-type: none"> <li>• Removal and off-site disposal of asbestos-containing material.</li> <li>• Removal and off-site disposal or on-site treatment and stabilization of waste in pits and septic tanks, ceramic manufacturing process materials, construction debris, and staging materials.</li> <li>• Demolition of two buildings, two kilns, two railroad cars, a chimney stack, and various other structures.</li> <li>• Relocation of china waste and initial site grading.</li> <li>• Construction and re-vegetation of a soil cap over about 12 acres of the property—covering china waste.</li> <li>• Installation of groundwater monitoring wells.</li> </ul> <p><b>EPA Actions</b></p> <ul style="list-style-type: none"> <li>• Repair existing soil cap to prevent exposure to buried waste.</li> <li>• Thermal treatment to address contaminated soil and source of groundwater contamination.</li> <li>• Stabilization of soils left onsite and excavation, stabilization, and off-site disposal of other sediments and soils.</li> <li>• Institutional controls (ICs).</li> </ul>	<p><b>Future Use Considerations</b></p> <ul style="list-style-type: none"> <li>• Zoned industrial and only industrial/commercial use allowed per environmental covenant.</li> <li>• Soil cap with an average thickness of 1.5 feet covering most of the Borough-owned property.</li> <li>• The area is not currently connected to utility service.</li> <li>• Frost line is 3 feet, any building foundations or underground utilities would disturb the cap and potentially expose buried waste.</li> <li>• Any disturbance to the cap would need to be done in coordination with the EPA and PADEP.</li> <li>• Buried building foundations are present and may need to be considered prior to construction.</li> <li>• Any enclosed building may need vapor mitigation.</li> <li>• Existing environmental covenants include limitations on groundwater use, ensuring a public water supply and limitations on disturbance of the landfill soil cover at the site. These may be modified based on the ICs selected in the remedy.</li> <li>• Per the ROD, ICs are needed to restrict residential development, ensure the integrity of the soil cover and limit exposure to indoor air in the event of new construction.</li> </ul>



**OU1 Northern Drainage Channel/Former Lagoon (NDC/FL)**

The Northern Drainage Channel/Former Lagoon is currently zoned industrial/commercial and includes parcels owned by the Borough, Russel Stone Products and B&P Railroad. Most of the area is wetland. The Northern Drainage Channel is bounded to the northeast by residential and commercial properties. Surface water from the former lagoon discharges to the Sandy Lick Creek Floodplain via a culvert located beneath the B&P Railroad. It is anticipated that the area will remain open space.

- 10-006-0800B (~6 acres) – Borough owned formerly commercial area, mostly wetland habitat
- 10-006-1102 (~3.5 acres) – vacant area owned by Russell Stone
- (<1 acre) – area owned by Buffalo & Pittsburgh Railroad

**Remedy Components**

- Excavation and on-site treatment and stabilization of contaminated sludge and soil from 16 sumps, the drainage ditch, and the lagoon.
- Installation of groundwater monitoring wells.
- In situ stabilization for Northern Drainage Area surface soils.
- Excavation with ex situ stabilization and off-site disposal for Former Lagoon sediments and subsurface soil hotspot.
- Institutional controls.

**Future Use Considerations**

- Zoned industrial.
- Includes wetlands with limitations on development.
- Treatment in place in some areas.
- Anticipate land use would remain as open space.
- Existing environmental covenants include limitations on groundwater use, ensuring a public water supply and limitations on disturbance of wetlands at the site. These may be updated based on the ICs selected in the remedy.
- Per the ROD, ICs are needed to restrict residential development and ensure the protectiveness of human health and the environment.

**Baseball Field Area (BFA)**

The Baseball Field Area is owned by the Borough and is zoned for residential use in the north part of the property and industrial/commercial use in the south part of the property. The BFA includes the Taylor Municipal Park and a storage lot. The park is approximately 5.5 acres in size and includes a baseball diamond, asphalt basketball court and a concrete pavilion. Land use is expected to remain the same. The BFA has been deleted from OU1.

- 10-006-0900 and 10-006-0800A (~8 acres) – Borough owned park area including playing fields, a concrete pavilion and playground, former storage lot

**Remedy Components**

- Installation of groundwater monitoring wells.
- No further action and was deleted from OU1.
- This area remains part of OU3 (groundwater) and can't be evaluated for deletion until there's a Record of Decision for OU3.

**Future Use Considerations**

- Deleted from OU1 but remains part of OU3.
- Currently a park area and Borough plans for area to remain a park with potential for additional parking.
- Residential zoning (north) and industrial/commercial zoning (south).
- Land use is expected to remain the same.

**OU2 Sandy Lick Creek Floodplain**

The Sandy Lick Creek Floodplain is bounded by wooded land to the North, Wolf Run to the northeast, Sandy Lick Creek to the east and south and the B&P Railroad property to the west. The floodplain is a mixture of forests and wetlands and is privately owned by multiple landowners.

- (~197 acres) – soil, sediment and surface water in the Sandy Lick Creek floodplain wetlands

**Remedy Components**

- Installation of groundwater monitoring wells.
- Excavation of source material and dredging of sediments.
- Off-site disposal of hazardous materials.
- Wetlands restoration.
- A final remedy for this OU has not yet been selected.

**Future Use Considerations**

- Floodplain is a mixture of forests and wetlands. Wetlands will likely limit development.
- Primarily located in Clearfield County, with a small portion located in Jefferson County.

<b>OU3 Groundwater</b> Groundwater is not utilized at the site. The closest groundwater potable well is located 1/4 -mile northwest of the site and is owned by the Borough. According to the Falls Creek Municipal Water Company, the well is a backup water supply that has never been used. Groundwater discharges to the OU1 FL, the OU2 Oxbow Lake and the OU2 Western Drainage Channel. <ul style="list-style-type: none"> <li>Overburden and bedrock aquifers beneath OU1 and OU2</li> </ul>	
<b>Remedy Components</b> <ul style="list-style-type: none"> <li>Groundwater monitoring wells.</li> <li>This OU does not yet have a ROD. A remedy has not been selected.</li> </ul>	<b>Future Use Considerations</b> <ul style="list-style-type: none"> <li>Limitations on groundwater use are likely.</li> <li>Located in Clearfield County and Jefferson County.</li> </ul>

## Moving Forward

This reuse assessment is a tool to provide additional information about the future use of the property and to assist the EPA and the Borough in considering future use options. Parties who are interested in developing the property should contact the EPA Region 3 Superfund redevelopment coordinator or remedial project manager to better understand next steps for acquiring and developing the property and available Superfund liability protections.

## EPA Region 3 Contact Information

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**EPA Superfund Redevelopment Program:** <https://www.epa.gov/superfund-redevelopment>

**The Jackson Ceramix Site profile:** [www.epa.gov/superfund/jacksonceramix](http://www.epa.gov/superfund/jacksonceramix)