



Sites In Reuse

Kennecott (South Zone) Reuse Project
Daybreak Community (Operable Unit 7)
10400 South 4000 West, South Jordan, Utah 84095



*Operable Unit 7, South Jordan
Evaporation Ponds*



*The Wasatch Mountains and a portion
of the Daybreak Community*



*Example of homes constructed in
Daybreak*

Supported Land Uses: According to response actions listed below, the Daybreak community supports a mix of residential, commercial, light industrial, recreational, and open space uses.

Restricted Use: Developed portions of the Daybreak community have been remediated to the established residential standards. Kennecott Land Company screens undeveloped portions to assess compliance with the residential use standards.



Setting:

- The Daybreak community includes the footprints of Operable Units 1, 5, 7, and 17 of the Kennecott (South Zone) Superfund site.
- The Daybreak community is a 4,500-acre master-planned community which includes Energy Star certified homes, restaurants, commercial and light industrial, businesses, indoor and outdoor recreational opportunities, and designated open space.
- Mining activities began in the 1860s and continue at the open-pit Bingham Canyon Mine.
- Early 2000s, Rio Tinto (parent company of Kennecott) began planning for the Daybreak community, and in 2001 formed the Kennecott Land Company to pursue redevelopment of remediated land holdings.
- From 2004 to 2006, Kennecott Land Company, EPA and the State of Utah coordinated the development of an operation and maintenance plan for the Daybreak community, which in part specified how the operable unit footprints in the community could be redeveloped.
- From 2006 onward, Kennecott pursued remediation of soils with concentrations of lead and arsenic above the established residential land use standards in redevelopment areas of the community and the removal of previously capped soils with elevated sulfate concentrations.

Remedial Status:

- From 1994 to 1997, Kennecott Utah Copper Company (now Kennecott Utah Copper LLC, Kennecott) removed soils and waste rock with elevated concentrations of lead and consolidated/capped sediments with elevated concentrations of sulfate.
- 1998 and 2001, EPA rendered Records of Decision pertaining to remedial actions in Operable Units 1, 5, 7 and 17 of the Kennecott South Zone (whose footprints are within the boundaries of the Daybreak community).

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Any prospective purchaser must contact the property owner for sale potential.

FOR MORE INFORMATION, PLEASE CONTACT:

Fran Costanzi
Superfund Redevelopment
Coordinator
(303) 312-6571
costanzi.frances@epa.gov

Kerri Fiedler
Site Project Manager
(303) 312-6493
fiedler.kerri@epa.gov

Site Summary:
www2.epa.gov/region8/kennecott-south-zone-bingham