



## Recommendation No. 2

January 24, 1995

---

### Industrial/Residential Land Use Guidelines

---

The Citizens Advisory Board recommends that industrial and residential use alternatives be used for CERCLA clean up decisions based on the following guidelines:

1. Residential and industrial use alternatives should be evaluated in the Baseline Risk Assessment.
2. Preliminary remedial action alternatives should be identified for both residential and industrial use in the initial Feasibility Study screening process.
3. Stakeholder involvement in the CERCLA decision making process should be sought early in the Feasibility Study process (i.e. after initial screening process).
4. Selection of residential and industrial use remediation criteria as a basis for detailed analysis in the Feasibility Study should be based on the results of the initial screening process and proximity of the waste site to existing industrial areas.
  - (a) if the waste unit is within a current industrial area\*, industrial use criteria will be evaluated in the detailed Feasibility Study. Residential use criteria may also be considered, if it appears that application of residential use criteria is practical or in response to public comment.
  - (b) if the waste unit is not within a current industrial area\*, the scope of the Feasibility Study should generally address both residential and industrial use remediation criteria.
5. The application of this approach should undergo periodic independent technical review with results documented, made available to the public, and presented to the CAB for possible use in future recommendations.
6. Program schedules for Remedial Investigation/Feasibility Studies (RI/FS), and remedial actions included in the Federal Facility Agreement should not be impacted by the approach described in this recommendation.

#### **Agency Responses**

[Department of Energy-SR](#)

[EPA and SCDHEC](#)