



Long-Term Stewardship Assessment Report
Public Works Service Center Roanoke City, Virginia
EPA ID #: VAD123725350
1802 Courtland Road NE Roanoke, VA 24012

Prepared by: John Hopkins & Mike Jacobi

Assessment Date: June 3, 2015 Report Date: July 28, 2015

Introduction: Long-term stewardship (LTS) refers to the activities necessary to ensure that engineering controls (ECs) are maintained and that institutional controls (ICs) continue to be enforced. The purpose of the EPA Region 3 LTS program is to periodically assess the efficacy of the implemented remedies (i.e, ECs and ICs) and to update the community on the status of the RCRA Corrective Action facilities. The assessment is conducted in two fold, which consists of a record review and a site visit, to ensure that the remedies are implemented and maintained in accordance to the final decision.

Site Background: Public Works Service Center Roanoke City, Virginia (Facility), was constructed in 1974 on an approximately 20-acre parcel of former agricultural land and subsequently expanded to approximately 36 acres. However, only 17 acres are currently used for the PWSC Roanoke; approximately 15 acres, located at the southern portion of site, are currently for sale by the City. The facility utilizes the public water supply and sanitary sewer systems, which are operated and maintained by the Western Virginia Water Authority. The facility is currently a Small Quantity Generator (SQG) of Hazardous Waste, effective January 2003.

Current Site Status: The Public Works Service Center is currently operating. On April 13, 2013, 360 Toyota, L.L.C., a Virginia Limited Liability Company, purchased parcels 3070316 (approximately 15.68 acres) and 3070322 (approximately 1.5 acres) from the City of Roanoke. Hazardous Waste Management Unit 2 (HWMU #2), which is within parcel 3070316, has been covered with a layer of soil, paved and is now being used as a parking lot for Toyota vehicles.

Long-term Stewardship Site Visit: On, June 3rd, 2015 EPA conducted a long-term stewardship site visit to the property of Public Works Service Center to assess the status of the implemented remedies at the site. The attendees were:

Name	Organization	Email Address	Phone No.
Mike Jacobi	EPA	jacobi.mike@epa.gov	215-814-3435
Erich Weissbart	EPA	weissbart.erich@epa.gov	410-305-2779
John Hopkins	EPA	hopkins.john@epa.gov	215-814-3437

The participants involved in the assessment were:

Name	Organization	Email Address	Phone No.
Karyn McAden	PWSC Roanoke	Karyn.mcaden@roanokeva.gov	540-853-2425
Doug Pridgen	360 Toyota, L.L.C.	jdpridgenj@gmail.com	804-320-9054

Institutional Controls (ICs):

Residential Use: HWMU 2 is to be used for industrial purposes only. During the site visit EPA did not observe residential structures constructed within the Facility boundaries.

Excavation and Soil Management Plan: Any excavation, dredging or earth moving activities within HWMU #2 must be consulted with and approved by Virginia Department of Environmental Quality. At the time of the visit the area was paved and there were no excavation, dredging or earth moving activities taking place within HWMU #2 boundaries.

Informational and Proprietary Controls: The notice of use limitation title notice shall be incorporated, either in full or by reference, into deeds, mortgages, leases or any other instruments of transfer. A copy of the sales contract was provided by Mr. Doug Pridgen. Within the sales contract under Conditions of Title, the Notice of Use Limitation deed restriction is referenced and attached as Exhibit 2.

Financial Assurance: Since no further investigation of corrective actions are anticipated, financial assurance is not required as stated in the Statement of Basis.

Follow-up Activities: None

Conclusion: No IC deficiencies have been identified. The current ICs have been implemented and are functional/maintained. EPA intends to update the local community awareness of the elements of the remedy by providing the geospatial mapped property boundary, IC checklist table, post remedy decision and RCRAinfo on our public website and national database. Long-term stewardship assessments will now be conducted for Haley Toyota instead of the Public Works Service Center Roanoke City.