



Long-Term Stewardship Assessment Report

Rosedale Landscape Depot

EPA ID #: MDD981041601

8355 Pulaski Highway Rosedale, MD 21237

Prepared by: John Hopkins

Assessment Date: August 4, 2015 Report Date: August 11, 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 field inspection, to ensure that the remedies are implemented and maintained in accordance to the final decision.

Site Background: Rosedale Landscape Depot (Facility) operates on an approximately 3.5-acre parcel in Baltimore County. The land use in the area is mixed residential, agricultural and light commercial. In 1984, twenty-two partially buried drums of herbicide/pesticide residue were found to be deteriorating in a storage area and had released a dioxin contaminate (2,3,7,8-tetrachlorodibenzo-p-dioxin). Approximately 500 tons of dioxin contaminated soil and solid materials above CERCLA's one ppb action level were excavated throughout the 1/3 acre area. Confirmation soil samples revealed residual low levels of dioxin remained in the storage area soil slightly above cleanup levels of one ppb. To prevent future exposure from residual contamination, a protective multilayer cap was placed over the excavated area.

Current Site Status: The Facility is currently owned and operated by Maryland Department of Transportation, State Highway Administration (SHA) as a maintenance depot. A Corrective Measures Implementation Agreement (CMI Agreement), made between EPA and SHA in March 2003, is the means by which the final remedy is implemented. A Deed Notice, recorded in March 2004, informs potential buyers of the residual subsurface contamination below the cap. The multilayer cap is to be inspected and maintained once on an annual basis (typically August). SHA submits certified annual inspection reports to EPA and Maryland Department of the Environment (MDE). The area above the multilayer cap will continue to be used as a storage area for maintenance equipment.

Long-term Stewardship Site Visit: On, August 4, 2015 EPA conducted a long-term stewardship site visit with SHA to discuss and assess the status of the implemented remedies at the site. The attendees were:

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Dan Stigler	SHA	dstigler@sha.state.md.us	N/A
Alan Price	SHA	aprice@sha.state.md.us	N/A
Wayne Smith	SHA	wsmith@sha.state.md.us	N/A
Gregory Keenan	SHA	gkeenan@sha.state.md.us	410-582-5585

Engineering Controls (ECs):

Multilayer Cap: The multilayer cap consists of 4 inches of subbase material (graded aggregate) sitting on the original impacted subgrade, covered by 3 inches of bituminous concrete base, an impermeable membrane, covered by a 1 inch layer of bituminous concrete surface band material covered by 1.5 inches of bituminous concrete surface (asphalt). At the time of the assessment, the multilayer cap was in good condition, with minor cracking in the asphalt surface. Maintenance equipment such as plows, road signs, cones, pallets of lumber, a roll-off and a small truck were stored on the cap area. The four painted corner markings, which identify the cap area, were visible and will be painted during the next annual inspection. There is a fence which runs through the middle of the cap. Fence posts are several inches into the asphalt surface. Any altering of the fence could result in contaminate exposure. Therefore, proper personal protective should be worn and precaution taken when modifying or removing the fence in any way.

Institutional Controls (ICs):

Informational Control: The deed notice shall be incorporated, either in full or by reference, into deeds, mortgages, leases or any other instruments of transfer and recorded with the Recorder of Deeds for Baltimore County, Maryland. The deed notice serves to notify all persons about the residual contamination present below the cap. A copy of the deed notice was provided by Mr. Gregory Keenan.

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: Clear off large equipment on pad areas above cap during annual inspections and cool seal current surface cracks in asphalt within the next year. Also, retrieve more information from SHA and MDE about the structure and cross section of the multilayer cap. Make note of the potential hazard of exposure at the fence in the cap area if the fence is to be modified or removed.

Conclusion: No major EC/IC deficiencies have been identified. The current EC/IC 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, post remedy decision and RCRAinfo on our public website and national database. EPA will continue to review annual inspection reports and follow-up with SHA to ensure asphalt cracks in the cap have been sealed.

Attachments:

Picture 1: Overview of Multilayer Cap

Picture 2: View from North Corner of Cap

Picture 3: View from West Corner of Cap

Picture 4: View from South Corner of Cap

Picture 5: View from East Corner of Cap

Picture 6: Maintenance Equipment stored on Cap

Picture 7: Cracks near North Corner of Cap

Picture 8: Cracks near South Corner of Cap

Figure 1: Aerial Map of Rosedale Landscape Depot

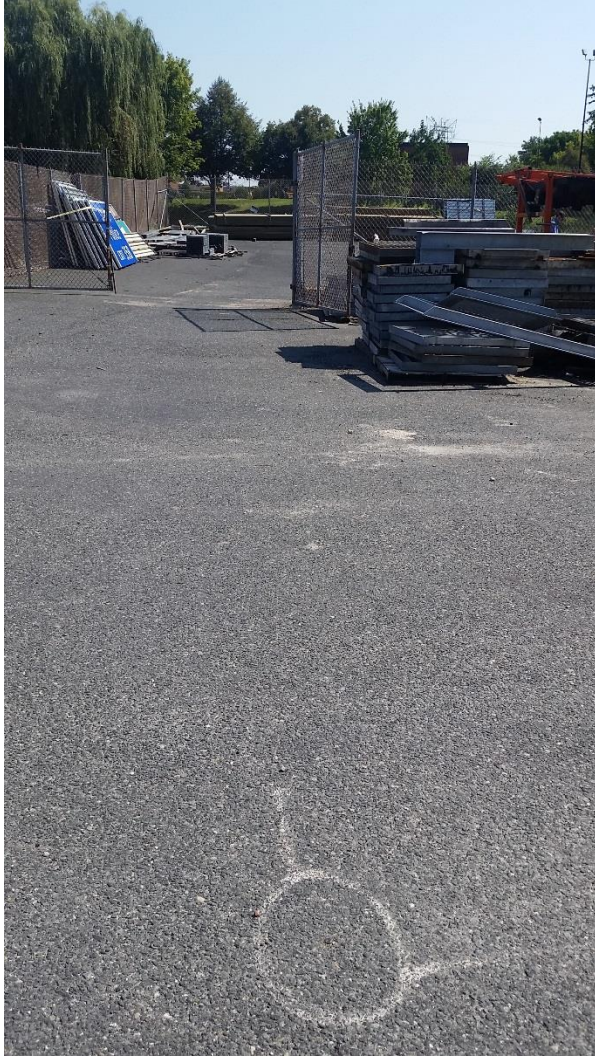
Appendix A: Deed Notice



Picture 1: Overview of Multilayer Cap



Picture 2: View from North Corner of Cap



Picture 3: View from West Corner of Cap



Picture 4: View from South Corner of Cap



Picture 5: View from East Corner of Cap



Picture 6: Maintenance Equipment stored on Cap



Picture 7: Cracks near North Corner of Cap



Picture 8: Cracks near South Corner of Cap



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