



UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY

REGION III

STATEMENT OF BASIS

Parcel A
6Twelve Properties
Follansbee, West Virginia

WVD004319539

August, 2014

I. Introduction

The United States Environmental Protection Agency (EPA) has prepared this Statement of Basis (SB) to solicit public comment on its proposed decision for a 326-acre parcel known as Parcel A within the 6Twelve Properties located on the east side of Route 2 in the city of Follansbee in Brooke County, West Virginia. EPA is proposing No Further Action (NFA) for Parcel A based on review of available information which indicates that there are no unaddressed releases of hazardous waste or hazardous constituents associated with the parcel. This SB highlights key information relied upon by EPA in making the proposed NFA decision.

The Facility is subject to EPA's Corrective Action Program under the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (RCRA) of 1976, and the Hazardous and Solid Waste Amendments (HSWA) of 1984, 42 U.S.C. §§ 6901 et seq. (Corrective Action Program). The Corrective Action Program is designed to ensure that any releases or hazardous waste and/or hazardous constituents identified at certain facilities subject to RCRA have been investigated and remediated.

The Administrative Record (AR) for the Facility contains all documents, including data and quality assurance information, on which EPA's proposed decision is based. See Section IV, Public Participation, for information on how you may review the AR.

II. Facility Background

Parcel A is a 326-acre parcel within the 341-acre 6Twelve Properties that was formerly owned by Wheeling Pittsburgh Steel Corporation (WPS) and its successors. In 2013, 6Twelve Properties, L.P. purchased the property from WPS's successor RG Steel, LLC in a bankruptcy estate sale. Parcel A can be divided into three land use zones: 209.5 acres of unmanaged forest land, 91.5 acre of highways fill area, and 25 acres of open ground cleared from a former employee housing area that is currently leased for truck parking. A location map and land use zones map for the 6Twelve Properties in which Parcel A is located are attached.

III. Summary of Environmental Investigation

EPA issued an Administrative Order to WPS in June 1989, requiring the investigation and remediation, if necessary of areas with known and/or suspected releases of hazardous waste and /or hazardous constituents. Based on initial investigations, no known or documented solid waste management units, areas of concern, or suspected releases were identified within Parcel A that would be subject to corrective action requirements.

In December 2013, EPA issued an Administrative Order to the current owner, 6Twelve Properties, L.P., to assume the site investigation responsibility. On April 22, 2014, EPA representatives Andrew Fan and Joel Hennessey visited the site to assess the current conditions and did not find evidence of known or suspected releases of hazardous waste or hazardous constituents on Parcel A. Based on the site visit and review of historical topographic maps and aerial photos, EPA has determined that Parcel A has not been used for industrial or waste disposal activities in the past.

IV. Public Participation

Before EPA makes a final decision on its proposal for the Facility, the public may participate in the decision selection process by reviewing this SB and documents contained in the AR for the Facility. The AR contains all information considered by EPA in reaching this proposed decision. It is available for public review during normal business hours at:

U.S. EPA Region III
1650 Arch Street
Philadelphia, PA 19103
Contact: Andrew Fan
Phone: (215) 814-3426
Fax: (215) 814-3113
Email: fan.andrew@epa.gov

Interested parties are encouraged to review the AR and comment on EPA's proposed decision. The public comment period will last thirty (30) calendar days from the date that a notice is published in a local newspaper. You may submit comments by mail, fax, or e-mail to Andrew Fan. EPA will hold a public meeting to discuss this proposed decision upon request. Requests for a public meeting should be made to Andrew Fan.

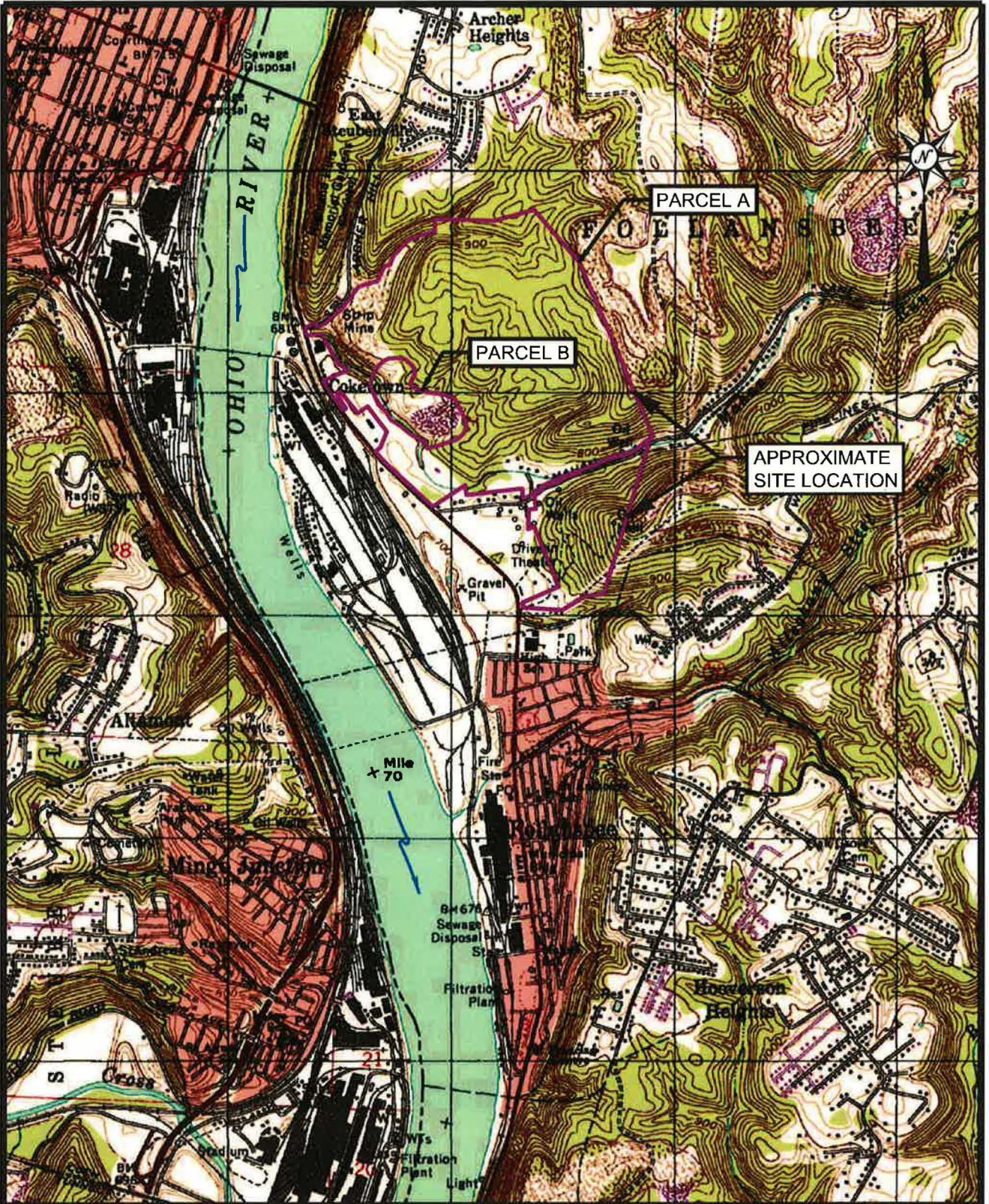
EPA will respond to all relevant comments received during the comment period. If EPA determines that new information warrant a modification to the proposed decision, EPA will modify the proposed decision or select other alternatives based on such new information and/or public comments. EPA will announce its final decision and explain the rationale for any changes in a document entitled the Final Decision and Response to Comments (FDRTC). All persons who comment on this proposed decision will receive a copy of the FDRTC. Others may obtain a copy by contacting Andrew Fan at the address listed above.


Date: _____

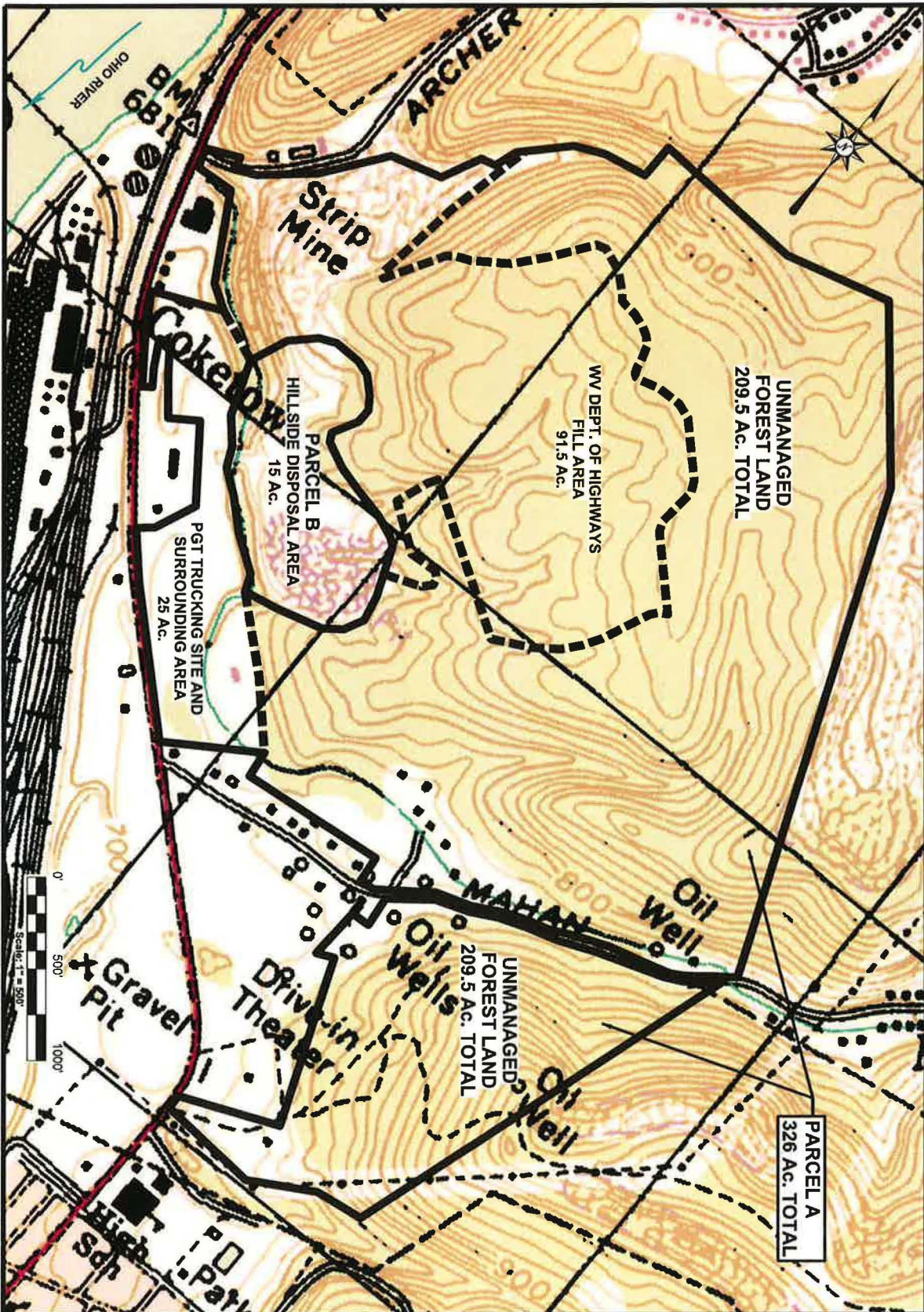
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John A. Armstead, Director
Land and Chemicals Division
US EPA, Region III



CADD FILE: figure1_labrea.dgn		LA BREA FLATS ARCHER HILL ROAD Steubenville East, OH-WV (1997) USGS Quadrangle SITE TOPOGRAPHIC MAP		 www.triadeng.com
DRAWN BY: MAD	CHECKED BY: JEB			
DATE: 06-20-2014	SCALE: 1"= 2000'	219 HARTMAN RUN ROAD MORGANTOWN, WV		



PROJECT NO: 01-34885 FIGURE NUMBER: 4	TRIAD TRIAD ENGINEERING, INC. www.triadeng.com		LA BREA FLATS ARCHER HILL ROAD, FOLLANSBEE, WV		TRIAD ENGINEERING, INC. 219 HARTMAN RUN ROAD MORGANTOWN, WV 26505 PH: 304.296.2562 FAX: 304.296.8739 <u>OFFICE LOCATIONS</u> MARYLAND - OHIO - PENNSYLVANIA - VIRGINIA - WEST VIRGINIA
	HISTORICAL LAND USE ZONES MAP Steubenville East, OH-WV USGS Quadrangle (1997)		CADD FILE: figure4_historical land use.dgn		
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