

# Memo

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**From:** Bill Wentworth

**Date:** 11/18/2015

**Re:** LTS Site Visit for the Royster Property, Chesapeake, Virginia 23324

**EPA ID #** VAD 003178126

**Comments:**

A Long Term Stewardship (LTS) inspection was conducted at the Royster Property on Wednesday June 25, 2014. The following individuals were present during the site visit; Lisa Silvia, VaDEQ; Phil Steadfast, Kinder Morgan; Joel Hennessey, EPA; Erich Weissbart, EPA; and Joe Rieger, Elizabeth River Project.

The final remedy (i.e. cleanup) selected for this site by EPA in September 2008 consisted of institutional controls. The institutional controls restrict the site to industrial use and/or wetlands revitalization, explicitly incorporating a planned wetlands restoration project spearheaded by the Elizabeth River Project. Known as the Money Point Restoration Project, it was launched in 2009 with the goal of removing contaminated sediment in the Elizabeth River and restoring wetlands at Money Point. A new marsh, designed by wetlands scientists, was created through removal and replacement of contaminated sediments and restoring marsh plants for protection of the newly created habitat.

The work involved funding from and collaboration among partners that include the current property owner, Kinder Morgan.

No new industrial/commercial activity was observed at the site during the site visit. Through 2013, the restoration project has resulted in significant environmental improvements in the Money Point Area, such as the removal of 39 million pounds of contaminated sediment, the re-emergence of numerous species of fish, and flood control that was experienced first-hand by the surrounding industrial properties during 2013 storms.

In order to satisfy the requirements of the final remedy the property owner was to file a notice with the Recorder of Deeds in the City of Chesapeake to prohibit residential use of the property. This formal restriction had not yet been recorded at the time of the site visit. In order to satisfy this requirement the property owner is in the process of completing an Environmental Covenant with the EPA.