

Wilson Jones Company, Crozet, VA Project Status Update



November 18, 2013



Why Are We Here?

- Review project status with Community
- Provide overview of current Site activities
- Provide overview of facility investigations and status
- Inform community of next steps and proposed plans for cleanup

Overall Goal

Return the site to productive use –Light Industrial

Site History

- Facility manufactured office products (1950 to 2001)
 - Metal File Cabinets, Book Cases, and Desks
- Manufacturing process used degreasers, paints, and oils
- Regulated by VDEQ :*Hazardous Waste Management Permit for Corrective Action*—issued August 4, 2010
 - 13 Areas identified—6 Areas of Concern (AOCs) and 7 Solid Waste Management Units (SWMUs)

Current Site Activities

- Demolition of Main Manufacturing Building and Former Credit Union Building
 - Pre-demolition Activities including ACM, fluorescent bulbs and light ballast removal for off-site disposal (Interior Work)
 - Building Demolition including demolition to the slab and off-site disposal and/or recycling of materials (Interior and Exterior)
 - Demolition approx. November 2013-January 2014

Phase II RFI Investigation

- Phase I RFI previously completed-initial assessment of soil and groundwater
- Phase II RFI-further soil investigation of select SWMUs and AOCs (June 2012)
 - Intent-further define extent of soil impacts
 - No new areas identified during investigation
- RFI Report of Findings (May 2013)
 - Data collected is sufficient to define the extent of impacted soil and groundwater to determine cleanup
 - Consistent with Phase I RFI, no public health concerns
 - VDEQ Approval-September 2013

Corrective Measures Study (CMS)

- Next phase of the Regulatory Process
- Prepare CMS for VDEQ Review Approval
- Identify Final Cleanup Strategies for all Media
- CMS Report includes:
 - Evaluation of potential remedies (i.e. feasibility, source control)
 - Cost Estimate
 - Preliminary Design Criteria and Rationale
 - O&M Requirements

Corrective Measures Study Process

- Submit CMS for VDEQ Review/Approval
- Upon VDEQ approval of CMS-
 - Permit Modification to include Final Remedies for all media and schedule
 - 45 Day Public Comment Period
 - DEQ will issue final remedy decision after public comment period

CMS-Potential Cleanup Strategies

(SEE SITE MAP)

- SWMU 6-Remedy In place-No Further Action
 - groundwater monitoring and cap maintenance
- AOC 3 (Tank Pit 3) and SWMU 5—No Further Action
- SWMUs 1 through 4 and SWMU 7
 - Anticipated remedy -excavation and off-site soil disposal

CMS-Potential Cleanup Strategies

- AOCs 1, 2, 3 (Tank Pits 1, 2, and 4), and 5
 - Anticipated remedy -excavation and off-site soil disposal
- AOC 6 Limited soil excavation and *in-situ* chemical treatment
 - Excavate shallow soil
 - Chemical treatment—blend in the ground (in-situ) deep soil with chemicals
- Sitewide Groundwater Includes AOC 4
 - Pumping & Treating
 - Treat via air stripping; discharge to POTW

Future Land Use

- CMS process incorporates future land use assumptions
- Site is currently zoned Light Industrial
- Crozet Master Plan (2010) identifies Site as Light Industrial
- Wilson Jones submitted *Land Use Assumption Document* to VDEQ-June 2013
 - Maintain Industrial zoning; restrict Residential use
 - Document pending VDEQ approval

Summary

- What does this mean to the community?
 - Progress is being made toward cleanup and future redevelopment
 - Remedy in place by 2016
 - Long-term groundwater monitoring and treatment are likely
 - VDEQ is actively involved in all aspects of the project
 - Continued ongoing Public involvement

QUESTIONS?

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