

**Former Acme Visible Records Site
Currently Owned by Wilson Jones Company
5327 Three Notch'd Road
Crozet, Virginia 22932**

August 23, 2017

Jim Duncan
REALTOR
Nest Realty Group
126 Garrett St.
Charlottesville, VA 22902

Dear Mr. Duncan:

I am writing to provide you with a project update on the environmental remediation activities taking place at the former Acme Visible Records site currently owned by Wilson Jones Company (WJC) in Crozet, VA, and what to expect related to work planned to be performed in the last half of this year. As you are aware, the facility is participating in the US Environmental Protection Agency's (US EPA) Resource Conservation and Recovery Act (RCRA) Corrective Action program under the direction of the Virginia Department of Environmental Quality (VDEQ). The goal of this effort is to address environmental impacts at this site so that the property can be returned to productive use.

An updated project fact sheet is included in this mailing that describes the work performed since the last update. As an overview, the Phase II RCRA Facility Investigation (RFI) and Corrective Measures Study (CMS) phases of the program are complete.

The Corrective Measures Study (CMS) evaluated final remedies for the site's solid waste management units and areas of concern that require remediation. Subsequently, the Interim Measures (IM) approach was initiated in order to expedite the soil remediation process. The VDEQ has approved the IM options for soil. The next phase focuses on remediating contaminated soil at the site.

Two types of soil remediation will be used. The first is to excavate and transport contaminated soil in areas of concern to an approved offsite disposal facility and backfill these areas with clean soil. The second remedy targets the soil from the contamination source area beneath the former manufacturing building by mixing/blending contaminated soil with specialty chemicals that destroy the volatile organic constituents on contact.

We anticipate this work to take place between late summer 2017 into winter 2018. As always, we remain committed to keeping you informed of what to expect and the progress we are making.

What to Expect from Soil Remediation Activities at the Site

- Equipment and supplies will be periodically delivered to the site.
- Heavy equipment will enter and exit from several gates along Three Notch'd Road (Hwy Route 240).
- Construction level noise should be expected on both the North and South

- portions of the WJC site's property bisected by the Buckingham Branch Railroad.
- During cool to cold ambient air temperature, some steam may be visible. This is simply water vapor and poses no cause for concern.
 - To expedite this process, there will be some long work days, possibly between 8-12 hour days and occasionally some weekend work.

Work will be performed in the least impactful manner possible to the local community. During heavy equipment mobilizations and soil removal, contractors will avoid transporting these items through downtown Crozet. We also plan to limit these types of transportation events outside of the normal morning and evening rush hours, whenever possible. Highly experienced contractors will be used to excavate and remove the soil for responsible disposal at a pre-approved facility. The truck loads of soil and debris will be covered as required during transportation. Dust suppression techniques will be employed, when necessary.

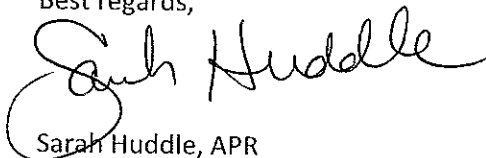
We will continue to keep the Albemarle County Economic Development Department updated on the progress of the remediation of the site. We realize there is keen interest to have the site used for light industrial/commercial use in keeping with the Crozet Master Plan.

Copies of documents related to the project can be viewed at the Information Repository at Jefferson-Madison Regional Library, Crozet Branch, 2020 Library Avenue, Crozet, Virginia 22932. You may also contact VDEQ's project manager for this information as follows:

Ryan J. Kelly
Corrective Action Project Manager
VDEQ-Office of Remediation Programs
Phone: (804) 698-4045
Email: ryan.kelly@deq.virginia.gov

We hope you find this update helpful. Please feel free to contact me at (804) 788-4485 or sarahhuddle@thinkalbright.com if I may be of further assistance. Wilson Jones Company is committed to working with the VDEQ and the community to complete the project and bring the property back to productive use.

Best regards,



Sarah Huddle, APR
Public Information Coordinator
Former Acme Visible Records site—Crozet, VA

Attachment:
Project Fact Sheet

PROJECT FACT SHEET

**Former Acme Visible Records Facility
Currently Owned by Wilson Jones Company
5327 Three Notch'd Road
Crozet, Virginia 22932**

U.S. EPA ID: VAD003124989

September 2016

Acme Visible Records Site:

A 62-acre parcel bisected by the CSX railroad line (currently leased by Buckingham Branch Railroad) located on Virginia State Route 240 in Crozet, VA. See attached location map (Figure 1).

Property Owner: Wilson Jones Company (WJC).

Brief Site History:

- 1954 Acme Visible Records begins manufacturing file cabinets, desks, and bookcases.
- 1954–2001 Continuous Manufacturing Operations.
- 1999 Virginia Department of Environmental Quality (DEQ) issues a Resource Conservation and Recovery Act (RCRA) Post-Closure Permit for the former lagoon.
- 2001 Manufacturing operations cease at site because of diminished demand for products.
- 2005 DEQ issues a Class 3 Permit Modification of the Post-Closure Permit.
- 2006–2010 Phase I RCRA Facility Investigation (RFI) conducted, reported to DEQ, and approved.
- 2007–2010 Interim Measures (IM) Work Plan proposed and authorized by DEQ.
- 2010 Hazardous Waste Management Permit (HWMP) for the site issued by DEQ.
- 2011–2012 IM Work Plan implemented and operational with performance evaluation progress reports submitted to DEQ.
- 2011–2013 Phase II RFI Work Plan implemented and activities completed.
- 2012 Environmental Indicator Update Report for groundwater is submitted to DEQ and subsequently receives a positive determination by DEQ that the migration of contaminated groundwater is stabilized.

- 2013 Phase II RFI Report of findings and proposed future corrective measures submitted to DEQ.
- 2013-2014 The demolition of the former main manufacturing building was completed in preparation for future corrective measures.
- 2014 A Corrective Measures Study (CMS) document was prepared and submitted to DEQ to present and outline future corrective measures for the site.
- 2016 The IM option was initiated for performing corrective measures at the site to address soil and groundwater contamination.

Historical Operations:

Industrial operations at the site included the generation and management of several wastes. These wastes were generated by activities including but not limited to operation of paint spray booths and paint shops as well as metal parts preparation. In addition, the facility managed hot and cold stripping rinse waters and wastewaters derived from various sinks, floor drains, and storm drains associated with the past operations.

RCRA CORRECTIVE ACTION

Steps Completed to Date:

On August 12, 2005, DEQ issued a Post-Closure Permit Modification for the former Acme Visible Records Site. This permit modification established a procedure to allow WJC to address and remediate, as necessary, releases to all environmental media (soil, surface water, and groundwater) at the entire site resulting from past operations.

The RCRA Corrective Action Program requires a work plan-driven investigation and site remediation that includes public participation. All work plans will be reviewed and approved by DEQ.

The first step in the RCRA corrective action program is the RFI. The RFI is a comprehensive, multi-media investigation of all areas where solid or hazardous wastes were managed at the facility during its operating history. A Phase I RFI Work Plan, proposing investigation of 11 areas, was submitted to DEQ in November 2006. On 16 January 2007, DEQ approved the RFI Work Plan. Results of the Phase I RFI, in addition to historical investigational results, were documented. These results identified localized areas for further evaluation but indicated that the source zone of chlorinated solvents is underneath the southern portion of the manufacturing building. A Phase II RFI was proposed and was subsequently approved by DEQ. The Phase II RFI Work Plan was implemented during 2012–2013 to further characterize these localized areas for corrective action (as necessary).

As permitted under the RCRA Program, WJC proposed to conduct interim measures to address the impacts observed during the Phase I RFI in a more expeditious fashion. Interim measures are short-term measures to initiate clean-up actions and stabilize site conditions in an attempt to control impacts that pose a potential threat to human health and/or the environment.

As described in the DEQ-approved Interim Measures Work Plan, Interim Measures were proposed to remediate the source zone of chlorinated solvents beneath the southern portion of the manufacturing building. The interim measures for the site included soil vapor extraction (SVE) and enhanced bioremediation. The SVE system was operated with granular activated carbon treatment to collect and treat subsurface volatile organic compounds in vapors that are removed from the unsaturated soils directly underlying the building. Enhanced bioremediation was employed to treat groundwater by stimulating and enhancing naturally occurring microbial communities for the biodegradation of chlorinated solvents. The interim measures were performed from February 2011 to February/March 2012 with varying degrees of overall success.

A Groundwater Environmental Indicator update was completed for the site and submitted to DEQ for review in August 2012. During November 2012, DEQ determined that the "migration of contaminated groundwater is under control" at the WJC site and that monitoring will be conducted to confirm that contaminated groundwater remains within the "existing area of contaminated groundwater."

The Phase II RFI Report was submitted to DEQ in May 2013 and it was accepted by the DEQ. Once the Phase II RFI was completed, the next step included preparing a CMS for the site.

A CMS was prepared to evaluate and present selected or expected final remedies for the site's solid waste management units (SWMUs) and areas of concern (AOCs) that require corrective measures. DEQ is currently working with WJC to perform corrective measures for these SWMUs and AOCs using the IM option allowed under their HWMP.

Further information regarding the performance of the RFI, IM, and semiannual groundwater monitoring at the site may be viewed at the Information Repository at Jefferson-Madison Regional Library, Crozet Branch, 2020 Library Avenue, Crozet, Virginia 22932. Phone: (434) 823-4050. Hours of operation are Monday to Tuesday (1:00 p.m. to 9:00 p.m.), Wednesday (9:00 a.m. to 9:00 p.m.), Thursday to Saturday (9:00 a.m. to 5:00 p.m.), and Sunday (closed). In addition, a U.S. EPA Corrective Action Fact Sheet for the facility is provided at www.epa.gov/reg3wcmd/ca/va/pdf/vad003124989.pdf.

The following DEQ and facility contacts may be contacted to provide accurate information on the status of the RFI, IM, groundwater monitoring, and the CMS and to receive input from the community.

DEQ Project Manager: Mr. Ryan Kelly
RCRA Corrective Action Project Manager
Office of Hazardous Waste
phone: (804) 698-4045
fax: (804) 698-4234
Ryan.Kelly@deq.virginia.gov

Facility Point of Contact: Sarah Huddle, APR
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