



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 1111 East Main Street, Suite 1400, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-400
1-800-592-5482

May 14, 2018

Mr. Keith Nichols
Hand Craft Cleaners
1501 Roseneath Road
Richmond, Virginia 23220

VIA ELECTRONIC MAIL

RE: **Long Term Stewardship Report**
Former Hand Craft Cleaners Site, Midlothian, VA
EPA ID VAD988169819

Dear Mr. Nichols:

The Department of Environmental Quality, Office of Remediation Programs (Department) has prepared the attached report as a result of the Long Term Stewardship evaluation performed on May 10, 2018 at the former Hand Craft Cleaners site located in Midlothian, Virginia. During the evaluation the Department found that institutional controls are properly being observed and no compliance issues were noted.

If you have any questions or concerns, please feel free to contact me at (804) 698-4219 or by email at brett.fisher@deq.virginia.gov.

Sincerely,

A handwritten signature in black ink that reads 'Brett Fisher'.

Brett Fisher, P.G.
Team Leader, RCRA CA/GW
Office of Remediation Programs

Enclosure



cc: Cassie McGoldrick - EPA Region 3
Jason Miller - DEQ PRO
Mark Ryland - APEX



**Long-Term Stewardship Assessment Report
Former Hand Craft Cleaners Site
EPA ID VAD988169819**

Prepared by: Brett Fisher

Date: May 14, 2018

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 observed. 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: Located on Midlothian Turnpike, Midlothian, Virginia, the former Hand Craft Cleaners facility was demolished and the property was redeveloped. The property is currently occupied by a Pier 1 Imports retail store and associated parking lot and is approximately 0.97 acres within an area zoned for commercial use. The facility operated as a dry cleaning facility from 1987 to 1996. In 1998, results of an environmental investigation indicated that a release of chlorinated solvents had occurred and the facility began characterization and cleanup activities. In 2003, DEQ certified clean closure of unsaturated soil was achieved in accordance with an administrative order of consent (Order) and associated closure plan. However, groundwater cleanup activities continued in order to address residual dissolved phase contamination of groundwater on site.

Current Site Status: DEQ issued the Final Decision and Response to Comments (FDRTC) on October 7, 2013. The FDRTC incorporated the remedy detailed in the Statement of Basis, which required operation and maintenance of an in situ dechlorination (ISD) system and groundwater monitoring until cleanup goals are met and compliance with institutional controls, which consist of local ordinances that limit the use of groundwater and well installation. DEQ amended the Order in 2013 to implement the selected remedy and approved a revised Corrective Action Plan (CAP). The CAP provides details for remedial measures and the groundwater monitoring program. Subsequently, the ISD system was operated until 2015 and successfully decreased contaminant concentrations to within range of cleanup goals. The system was shut down and groundwater monitoring was continued in order to demonstrate continued attenuation of concentrations.

Long-term Stewardship Site Visit: On May 10, 2018, DEQ conducted an LTS site visit to discuss and assess the status of the implemented remedies at the site. The attendees were:

Name	Organization	Email Address	Phone No.
Brett Fisher	DEQ – Central Office	brett.fisher@deq.virginia.gov	804-698-4219
Mark Ryland	APEX Companies, LLC	mryland@apexcos.com	804-897-2718

Institutional Controls (ICs) (Entire Facility):

Groundwater:

Groundwater use at the Facility is limited to non-potable purposes as specified in Part II, Chapter 18 of The Code of Ordinances, Chesterfield County, VA. The Facility is located within a highly developed area zoned as commercial use for which public water and sewer utility services are provided. No new wells were observed on the property and existing monitoring wells were in good working condition.

Access: In accordance with the Order, DEQ and their authorized agents and representatives will be provided access to the Facility to inspect and evaluate the continued effectiveness of the final remedy. No issues were experienced with gaining access to the property for inspection purposes.

Engineering Controls (ECs):

In Situ Dechlorination (ISD) Groundwater Circulation System: Operate and maintain an ISD groundwater circulation system until it is properly demonstrated that it is no longer needed in order to reduce contaminant concentrations on site. Maintain a groundwater monitoring well network until cleanup goals for groundwater have been met. The ISD system operated from 2013 to 2015. On August 19, 2015, DEQ approved a request to discontinue ISD system operation, but required that the monitoring wells and extraction wells be maintained in good condition. During the evaluation the wells on site were observed to be in good condition and functioning properly and the system and its components have been removed.

Financial Assurance: Financial assurance is up to date and is provided utilizing a “Letter of Credit” mechanism. The total amount was last evaluated and adjusted on November 9, 2017.

Reporting Requirements/Compliance: Technical progress reports containing groundwater monitoring results and remedy effectiveness evaluations are required semi-annually by March 1st and October 1st of each year. However, since system shutdown and demobilization groundwater

monitoring frequency has decreased. Therefore, technical progress reporting frequency has decreased and reports are provided when new information has been collected and is available. There are no compliance issues identified with reporting.

Mapping: EPA's Corrective Action web page and Facility fact sheet contain mapping information including a geospatial PDF showing boundaries for the property and groundwater IC. The map was field-verified and no issues were noted

Follow-up Activities: No follow up activities are required.

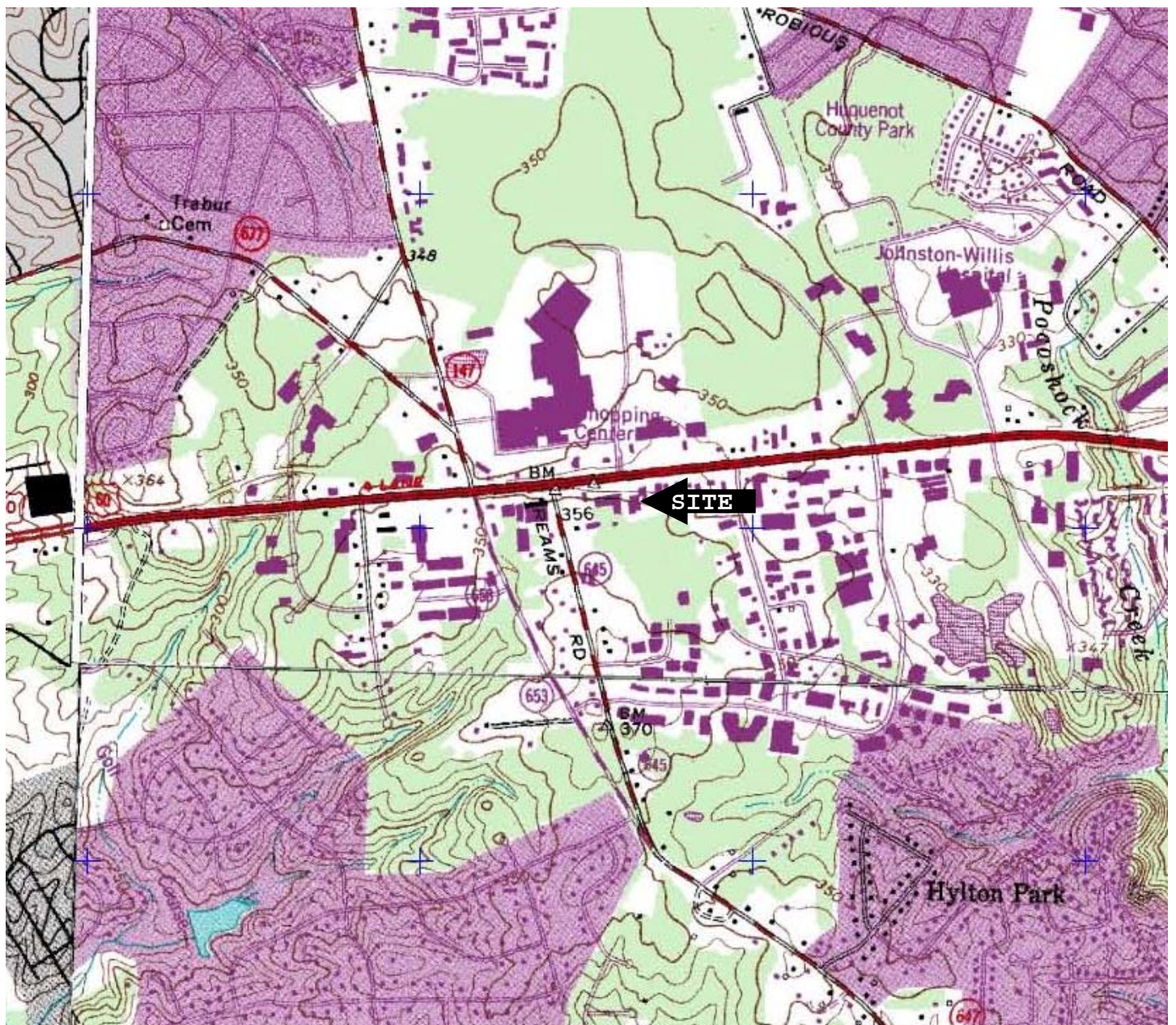
Conclusion: The groundwater institutional control remains intact and is currently being observed. The ISD system and its components have been removed from the site and the monitoring wells remain in good condition. Periodic groundwater monitoring continues to be conducted as needed and will continue until cleanup goals are met. No deficiencies or compliance issues were identified during the evaluation.

Figures

VDEQ Long Term Stewardship Evaluation Hand Craft Cleaners - Midlothian, Virginia

**Figure 1
Site Location Map**

**Former Hand Craft Cleaners
11401 Midlothian Turnpike
Midlothian, Virginia**



Yellow Tavern, Virginia



APEX COMPANIES, LLC.
203 WYLDEROSE COURT
MIDLOTHIAN, VIRGINIA 23113
(804) 897-2718

United States Department of the Interior
Geological Survey
7.5 Minute Series Topographic Map
Contour Interval: 10 feet
Scale: 1 inch = 2000 feet
Created: 1994

Project: Remediation Work Plan

Client: Hand Craft Cleaners

Apex Job #: 762212.002

Date: November 2012

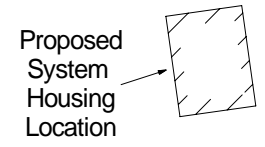
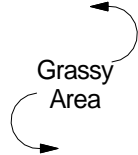
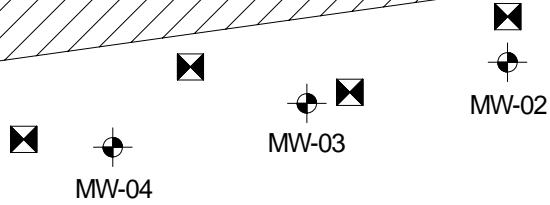




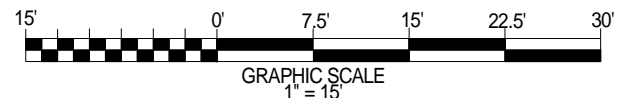
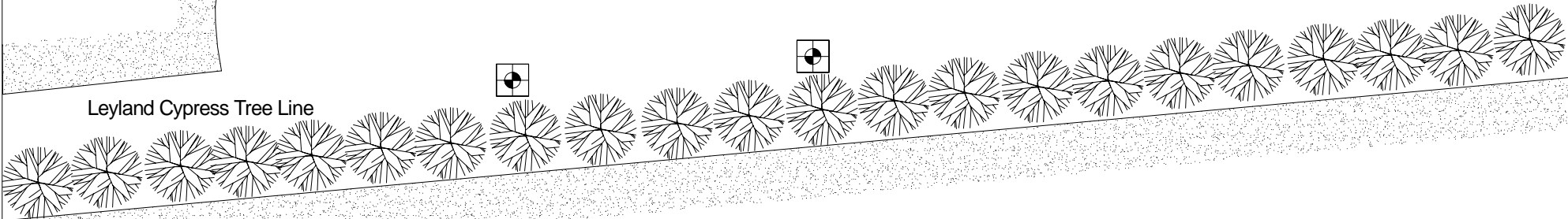
Pier 1 Imports

Loading Area

Parking



Leyland Cypress Tree Line



Legend	
	Injection Well Location (Flush Mount)
	Extraction Well Location (Flush Mount)
	Monitoring Well Location (Flush Mount)

DR.: MM	Nov 2012
CK.:	
APPD.:	
SCALE: 1" = 15'	
APEX PROJ. NO.: 762212.002	
www.apexenv.com	

Remediation Work Plan



APEX COMPANIES, LLC.
233 WYLDEROSE COURT
MIDLOTHIAN, VIRGINIA 23113
(804) 897-2718

DRAWING TITLE
Proposed Remediation System Layout
Former Hand Craft Cleaners
11401 Midlothian Turnpike
Midlothian, VA 23113

DRAWING NUMBER	REV
FIGURE No. 2	0