



January 31, 2024

Ms. Kelly Hitchcock
Project Manager
Central Virginia Planning District Commission
828 Main St 12th floor
Lynchburg, VA 24504

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**
1850 Church Street (a.k.a., Appomattox Gallery)
Appomattox, Appomattox County, Virginia

Dear Ms. Hitchcock:

Enclosed is the Phase I Environmental Site Assessment (ESA) Report for the property located at 1850 Church Street in Appomattox, Appomattox County, Virginia (Site). The site is also referred to as, the former Appomattox Gallery. It is approximately 0.47 acres in size with one large, interconnected building on the property. The Phase I ESA was performed by Montrose Environmental Solutions, Inc. (Montrose) and was funded through the Central Virginia Planning District Commission's (CVPDC's) Community-Wide U.S. Environmental Protection Agency Brownfields Assessment Grant.

Recognized environmental conditions (RECs) were identified in connection with the Site. A REC is, "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

Recognized Environmental Conditions

Use of USTs and ASTs on and adjacent to the subject property: During Montrose's review of historical documents, 19 current and former USTs or ASTs were identified on or adjacent to the subject property. Eleven of the USTs/ASTs were identified to be on or formerly on the subject property. Based on a combination of records received by Montrose and the site reconnaissance visit, it is apparent that nine of the USTs/ASTs have been removed, most in 1995. One UST was closed in place due to its location under the building foundation (Tank 2), and one was observed to still be present at the subject property (Tank 19). During the removal of the USTs, Tanks 1, 2, 4, and 6 were identified to be corroded. During the removal process, soils beneath these four USTs were identified to contain petroleum hydrocarbon constituents above laboratory detection limits.

At least one pollution complaint (PC) related to a documented release at the subject property may still be active. PC 1993-1696 is summarized below:

PC 1993-1696: PC number 1993-1696 was opened when petroleum compounds were detected in a local supply well in Appomattox. The compounds were expected to originate from the Appomattox Servistar Oil Company or another bulk oil supplier in the area. In 1992 and 1993, site characterization activities were conducted, which included the collection of soil and groundwater samples at and adjacent to the subject property to the east. Petroleum hydrocarbons were detected in both soil and groundwater during this investigation. In 1995, nine USTs were removed, and one was closed in place. Between 1995 and 1997, additional monitoring wells were installed, excavation at the adjacent property to the east was conducted, and a liquid ring pumping system was installed around the garage area of the adjacent property. Investigations conducted in 2005 identified dissolved phase petroleum impacts (benzene and MTBE) that appeared to emanate from the southeastern corner of the subject property and follow groundwater flow southeast onto the neighboring property. In 2007, an addendum was submitted to the Virginia Department of Environmental Quality (VDEQ) requesting closure of the PC based on the absence of risk receptors and absence of free product in the monitoring wells. The regulatory status of this PC is further detailed in the Significant Data Gaps section below.

Filling Station Pumps: During the historical review of the subject property Montrose identified three filling station pumps that were historically located at the subject property. Filling station pumps are often associated with releases or spills related to petroleum products.

Church Street Gasoline Pump: A 1940s photograph obtained by Montrose depicts a gasoline pump directly in front the Appomattox hardware store along Church Street. The exact period this pump station was in use is unknown as it does not appear on historical maps or records obtained by Montrose.

Hardware Store Gasoline Pump: A site drawing included in PC 1993-1696 depicted a gasoline pump located along the southeastern corner of the subject property building. This filling station was likely associated with one of the USTs or ASTs located in the area.

Hardware Store Diesel Pump: A site drawing included in the case file for PC 1993-1696 depicted a diesel fuel pump was once located along the eastern service driveway of the subject property. This filling station was likely associated with a diesel fuel UST located adjacent to the filling station.

Church Street and Harrel Street Filling Station: Sanborn maps from 1933 and 1943 depict what appears to be a gasoline filling station located immediately to the north of the subject property at the intersection of Church Street and Harrel Street (64A5-A-200). Historical aerial photographs show a building present at this parcel until as recently as 1996. VDEQ or local records were not located by Montrose and this property did not appear in the databases searched by EDR. Additional information on this property was not identified during the Phase I ESA process.

A Phase II ESA is recommended to verify the RECs.

Historical Recognized Environmental Conditions

Historical resources reviewed as part of this Phase I ESA indicated that the use of the subject property and adjoining properties included a number of reported releases. The reported releases below are considered closed by the VDEQ:

PC File 2005-7012: A 2005 reported release caused by the overfilling of a tanker truck containing No. 2 fuel oil at the loading rack of the Appomattox Oil Company (adjacent to the subject property to the east). Upon identification of the release, free phase product was recovered (absorbed and vacuumed) and transported off-site for disposal. Analysis of soil samples indicated that residual petroleum compounds were not detected above laboratory detection limits. Petroleum impacts were, however, identified in an unnamed tributary to Perdum's Branch. Groundwater was not considered at risk in relation to this spill due to the spill being cleaned up within several hours of the release. Nearby groundwater monitoring wells were sampled and showed no increase in the level of petroleum constituents. The petroleum impacts identified in the unnamed tributary was noted to originate from a separate reported release, PC 1993-1696, and will be addressed under said PC. The VDEQ stated that no further action was required regarding this PC.

PC File 1997-1078: A 1997 reported release originating from an identified petroleum seep. The petroleum seep was identified to be adjacent to the former truck garage at the Appomattox Oil Company property that is adjacent to the subject property to the east. The release was identified during the cleanup of a previous petroleum AST release (PC 1996-0660). A small trench was excavated, and multiple shallow borings were advanced via hand auger in an effort to identify the petroleum source. A 1997 PC closure letter issued by VDEQ noted the investigation assisted in further delineation under PC 1993-1696 and is now considered closed with no further action required.

VDEQ provided closure letters for the above-mentioned PC numbers, stating that the cases were closed, and further investigation would be converted under a uniform PC number, 1993-1696. Because these identified releases were addressed to the satisfaction of the overseeing regulatory agency with no ongoing restrictions required or further action needed, these releases are considered hRECs.

Significant Data Gaps

PC 1993-1696: The regulatory status of PC 1993-1696 is unknown. Records obtained by Montrose from VDEQ referenced a Corrective Action Plan (CAP) Addendum with the goal of closing the PC was submitted to the VDEQ in October 2007. This is the most recent record that VDEQ provided Montrose. It is unknown if the addendum was approved or denied by VDEQ.

PC 1996-0660: An additional pollution complaint number was identified during Montrose's historical review. The number was referenced in a VDEQ closure letter dated September 1997 regarding PC 1997-1078. No additional information in relation to the PC was noted and additional documentation on the PC was not provided to Montrose during the file review.

Business Environmental Risks (BERs)

The following business environmental risks, or BERs, were noted:

To assess the potential presence of asbestos and lead-based paint, Montrose subcontracted Hurt and Proffitt, Inc. (Hurt and Proffitt) to conduct a hazardous materials building inspection of the structures at the Site. The findings of this inspection are documented in a standalone *Hazardous Materials Inspection Report* prepared by Hurt and Proffitt. As documented in this report, asbestos and lead-based paint were identified within the buildings. In addition, universal waste such as fluorescent light tubes and ballasts and mercury-containing equipment were identified at the Site. The recommendations presented in the *Hazardous Materials Inspection Report* should be followed.

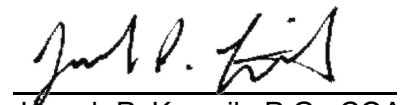
Although these items are considered non-scope items under ASTM E1527-21, they may represent BERs due to the associated costs to characterize, manage and dispose of these materials and items.

Thank you for the opportunity to provide these Phase I ESA and building survey services. If you have any questions about the findings and recommendations provided, please do not hesitate to contact us at 610.935.557 or via email at lwork@envstd.com or jkraycik@envstd.com.

Sincerely,

1/31/2024
Date


Lydia M. Work, LRS
Director of Operations


Joseph P. Kraycik, P.G., CQA
Senior Associate Geologist

1/31/2024
Date


Connor E. Firor
Project Geoscientist III

cc: Mr. William J. Collins III, Citizens Bank & Trust Company

JK:tn

Encl.