

DOCUMENTATION OF ENVIRONMENTAL INDICATOR DETERMINATION
Interim Final 2/5/99
RCRA Corrective Action
Environmental Indicator (EI) RCRIS code (CA750)
Migration of Contaminated Groundwater Under Control

Facility Name: Benjamin Moore & Company
Facility Address: 880 West Roslyn Road, Colonial Heights, Virginia 23834
Facility EPA ID #: VAD 042 197 772

1. Has **all** available relevant/significant information on known and reasonably suspected releases to the groundwater media, subject to RCRA Corrective Action (e.g., from Solid Waste Management Units (SWMU), Regulated Units (RU), and Areas of Concern (AOC)), been **considered** in this EI determination?
- If yes - check here and continue with #2 below.
- If no - re-evaluate existing data, or
- If data are not available, skip to #8 and enter "IN" (more information needed) status code.

BACKGROUND

The site is located at 880 West Roslyn Road, Colonial Heights, Chesterfield County, Virginia 23834. Benjamin Moore & Co. (Benjamin Moore) is an international manufacturer of paints. The site is located in a light industrial region, and covers approximately 560,000 square feet. The site is approximately 200 yards away from the nearest residence, and borders an unnamed creek to the east. Northstar Commercial Partners purchased the site and building from Benjamin Moore in June 2002. Northstar Commercial Partners then sold the property to another organization, most likely the IBC (International Bedding Co.). This transaction is believed to have occurred within a year's span of Northstar Commercial Partner's acquisition of the building and land.

As of May 2002, a commercial building occupied by Living World Outreach Center, Husky Hardwood Floors, and a vacant suite was located north of the Benjamin Moore site. West Roslyn Road followed by Interstate-95 is located east of the site, while a Goodyear Tire facility is located to the southern portion of the site. Railroad tracks followed by residential homes are located to the west of Benjamin Moore. The Quonset huts were utilized since the mid-1990's and used for the storage of paint pigments and packaging materials. The huts were located west of the main building. The fenced-in area is north of the Quonset huts and was used for the storage of liquid ammonia, silicon-based antifoaming agents, kelsol, ethylene glycol, glycerine and xylenes contained in tote containers. This fenced-in area was the former location of the aboveground storage tanks (ASTs) at the site.

Based on historical review, the facility site consisted of cultivated land from 1959 through 1964. Based on information presented in Terracon's April 2002, Phase I Report, and a facility site plan, dated August 11, 1986, the original property consisted of 6.47 acres, and a 50,800 square foot site building was constructed in 1965/1966. The adjoining property to the west of the original property consisting of 4.02 acres was purchased in 1984, and an approximately 40,000 square foot addition to the original building was completed in 1986. An area of 0.867 acres adjoining the original property to the east was also purchased in 1986.

Site operations have included paint manufacturing from 1966 until Benjamin Moore's on-site manufacturing activities ceased in 2001. The Benjamin Moore's facility operations consisted of six main areas including: Raw Materials Storage, Product Mixing and Thinning, Packaging, Warehouse/Shipping, Office Administrative and a QA/QC Laboratory. As of 2002, the site was undergoing decommissioning of the former site activities.

Definition of Environmental Indicators (for the RCRA Corrective Action)

Environmental Indicators (EI) are measures being used by the RCRA Corrective Action program to go beyond programmatic activity measures (e.g., reports received and approved, etc.) to track changes in the quality of the environment. The two EI developed to-date indicate the quality of the environment in relation to current human exposures

to contamination and the migration of contaminated groundwater. An EI for non-human (ecological) receptors is intended to be developed in the future.

Definition of “Migration of Contaminated Groundwater Under Control” EI

A positive “Migration of Contaminated Groundwater Under Control” EI determination (“YE” status code) indicates that the migration of “contaminated” groundwater has stabilized, and that monitoring will be conducted to confirm that contaminated groundwater remains within the original “area of contaminated groundwater” (for all groundwater “contamination” subject to RCRA corrective action at or from the identified facility (i.e., site-wide)).

Relationship of EI to Final Remedies

While Final remedies remain the long-term objective of the RCRA Corrective Action program the EI are near-term objectives which are currently being used as Program measures for the Government Performance and Results Act of 1993, (GPRA). The “Migration of Contaminated Groundwater Under Control” EI pertains ONLY to the physical migration (i.e., further spread) of contaminated ground water and contaminants within groundwater (e.g., non-aqueous phase liquids or NAPLs). Achieving this EI does not substitute for achieving other stabilization or final remedy requirements and expectations associated with sources of contamination and the need to restore, wherever practicable, contaminated groundwater to be suitable for its designated current and future uses.

Duration / Applicability of EI Determinations

EI Determinations status codes should remain in RCRIS national database ONLY as long as they remain true (i.e., RCRIS status codes must be changed when the regulatory authorities become aware of contrary information).

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2. Is **groundwater** known or reasonably suspected to be “**contaminated**”¹ above appropriately protective “levels” (i.e., applicable promulgated standards, as well as other appropriate standards, guidelines, guidance, or criteria) from releases subject to RCRA Corrective Action, anywhere at, or from, the facility?

- If yes - continue after identifying key contaminants, citing appropriate “levels,” and referencing supporting documentation.
- If no - skip to #8 and enter “YE” status code, after citing appropriate “levels,” and referencing supporting documentation to demonstrate that groundwater is not “contaminated.”
- If unknown - skip to #8 and enter “IN” status code.

Rationale and Reference(s):

Monitoring wells were installed near the eastern portion of the former tank house and sampled in May 2002 for TPH-DRO and TPH-GRO analysis. Slight petroleum odors were noted during soil boring installation at depths of approximately 8 to 20 feet bgs. Groundwater in the monitoring wells was found to be at approximately 16 feet bgs.

Groundwater sample results from MW-1 contained a TPH-DRO concentration of 0.5 mg/L and TPH-DRO concentration of 0.43 mg/L. The sum of these concentrations was less than the Virginia Petroleum Storage Tank Program reporting limit of 1 mg/L. An additional groundwater sample was collected from MW-1 on June 13, 2003, at the request of VDEQ, and analyzed for TPH-DRO and TPH-GRO. TPH-DRO was not detected in the sample (0.5 mg/L detection limit). TPH-GRO was detected at a concentration of 160 µg/L, which is significantly lower than the VDEQ reporting limit of 1.0 mg/L. Therefore, based on the two rounds of confirmatory groundwater sampling from MW-1 conducted in May 2002, and June 2003, and the fact that TPH did not exceed the 1.0 mg/l TPH regulatory limit under the Tank Program, the site’s consultant proposed, that no further action was required related to the low-level detections of TPH in MW-1 (in a June 27, 2003 letter to VDEQ). No subsequent correspondence from VDEQ Tank Program was received by ENVIRON or Benjamin Moore on this matter. While no further documentation was found in VDEQ or EPA files, groundwater contamination concentrations were below standards.

Footnotes:

¹“Contamination” and “contaminated” describes media containing contaminants (in any form, NAPL and/or dissolved, vapors, or solids, that are subject to RCRA) in concentrations in excess of appropriate “levels” (appropriate for the protection of the groundwater resource and its beneficial uses).

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3. Has the **migration** of contaminated groundwater **stabilized** (such that contaminated groundwater is expected to remain within “existing area of contaminated groundwater”² as defined by the monitoring locations designated at the time of this determination)?
- If yes - continue, after presenting or referencing the physical evidence (e.g., groundwater sampling/measurement/migration barrier data) and rationale why contaminated groundwater is expected to remain within the (horizontal or vertical) dimensions of the “existing area of groundwater contamination”².
 - If no (contaminated groundwater is observed or expected to migrate beyond the designated locations defining the “existing area of groundwater contamination”²) – skip to #8 and enter “NO” status code, after providing an explanation.
 - If unknown - skip to #8 and enter “IN” status code.

Rationale and Reference(s):

² “existing area of contaminated groundwater” is an area (with horizontal and vertical dimensions) that has been verifiably demonstrated to contain all relevant groundwater contamination for this determination, and is defined by designated (monitoring) locations proximate to the outer perimeter of “contamination” that can and will be sampled/tested in the future to physically verify that all “contaminated” groundwater remains within this area, and that the further migration of “contaminated” groundwater is not occurring. Reasonable allowances in the proximity of the monitoring locations are permissible to incorporate formal remedy decisions (i.e., including public participation) allowing a limited area for natural attenuation.

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4. Does “contaminated” groundwater **discharge** into **surface water** bodies?

- If yes - continue after identifying potentially affected surface water bodies.
- If no - skip to #7 (and enter a “YE” status code in #8, if #7 = yes) after providing an explanation and/or referencing documentation supporting that groundwater “contamination” does not enter surface water bodies.
- If unknown - skip to #8 and enter “IN” status code.

Rationale and Reference(s):

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5. Is the **discharge** of “contaminated” groundwater into surface water likely to be “**insignificant**” (i.e., the maximum concentration³ of each contaminant discharging into surface water is less than 10 times their appropriate groundwater “level,” and there are no other conditions (e.g., the nature, and number, of discharging contaminants, or environmental setting), which significantly increase the potential for unacceptable impacts to surface water, sediments, or eco-systems at these concentrations)?
- If yes - skip to #7 (and enter “YE” status code in #8 if #7 = yes), after documenting:
 - 1) the maximum known or reasonably suspected concentration₃ of key contaminants discharged above their groundwater “level,” the value of the appropriate “level(s),” and if there is evidence that the concentrations are increasing; and
 - 2) provide a statement of professional judgment/explanation (or reference documentation) supporting that the discharge of groundwater contaminants into the surface water is not anticipated to have unacceptable impacts to the receiving surface water, sediments, or eco-system.

 - If no - (the discharge of “contaminated” groundwater into surface water is potentially significant) - continue after documenting:
 - 1) the maximum known or reasonably suspected concentration₃ of each contaminant discharged above its groundwater “level,” the value of the appropriate “level(s),” and if there is evidence that the concentrations are increasing; and
 - 2) for any contaminants discharging into surface water in concentration₃ greater than 100 times their appropriate groundwater “levels,” the estimated total amount (mass in kg/yr) of each of these contaminants that are being discharged (loaded) into the surface water body (at the time of the determination), and identify if there is evidence that the amount of discharging contaminants is increasing.

 - If unknown - enter “IN” status code in #8.

Rationale and Reference(s):

³ As measured in groundwater prior to entry to the groundwater-surface water/sediment interaction (e.g., hyporheic) zone.

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6. Can the **discharge** of “contaminated” groundwater into surface water be shown to be “**currently acceptable**” (i.e., not cause impacts to surface water, sediments or eco-systems that should not be allowed to continue until a final remedy decision can be made and implemented⁴)?
- If yes - continue after either:
 - 1) identifying the Final Remedy decision incorporating these conditions, or other site-specific criteria (developed for the protection of the site’s surface water, sediments, and eco-systems), and referencing supporting documentation demonstrating that these criteria are not exceeded by the discharging groundwater;
OR
 - 2) providing or referencing an interim-assessment⁵, appropriate to the potential for impact that shows the discharge of groundwater contaminants into the surface water is (in the opinion of a trained specialists, including ecologist) adequately protective of receiving surface water, sediments, and eco-systems, until such time when a full assessment and final remedy decision can be made. Factors which should be considered in the interim-assessment (where appropriate to help identify the impact associated with discharging groundwater) include: surface water body size, flow, use/classification/habitats and contaminant loading limits, other sources of surface water/sediment contamination, surface water and sediment sample results and comparisons to available and appropriate surface water and sediment “levels,” as well as any other factors, such as effects on ecological receptors (e.g., via bio-assays/benthic surveys or site-specific ecological Risk Assessments), that the overseeing regulatory agency would deem appropriate for making the EI determination.
 - If no - (the discharge of “contaminated” groundwater can not be shown to be “**currently acceptable**”) - skip to #8 and enter “NO” status code, after documenting the currently unacceptable impacts to the surface water body, sediments, and/or eco-systems.
 - If unknown - skip to 8 and enter “IN” status code.

Rationale and Reference(s):

⁴ Note, because areas of inflowing groundwater can be critical habitats (e.g., nurseries or thermal refugia) for many species, appropriate specialist (e.g., ecologist) should be included in management decisions that could eliminate these areas by significantly altering or reversing groundwater flow pathways near surface water bodies.

⁵ The understanding of the impacts of contaminated groundwater discharges into surface water bodies is a rapidly developing field and reviewers are encouraged to look to the latest guidance for the appropriate methods and scale of demonstration to be reasonably certain that discharges are not causing currently unacceptable impacts to the surface waters, sediments or eco-systems.

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7. Will groundwater **monitoring** / measurement data (and surface water/sediment/ecological data, as necessary) be collected in the future to verify that contaminated groundwater has remained within the horizontal (or vertical, as necessary) dimensions of the “existing area of contaminated groundwater?”
- If yes - continue after providing or citing documentation for planned activities or future sampling/measurement events. Specifically identify the well/measurement locations, which will be tested in the future to verify the expectation (identified in #3) that groundwater contamination will not be migrating horizontally (or vertically, as necessary) beyond the “existing area of groundwater contamination.”
 - If no - enter “NO” status code in #8.
 - If unknown - enter “IN” status code in #8.

Rationale and Reference(s):

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8. Check the appropriate RCRIS status codes for the Migration of Contaminated Groundwater Under Control EI (event code CA750), and obtain Supervisor (or appropriate Manager) signature and date on the EI determination below (attach appropriate supporting documentation as well as a map of the facility).

YE - Yes, "Migration of Contaminated Groundwater Under Control" has been verified. Based on a review of the information contained in this EI determination, it has been determined that the "Migration of Contaminated Groundwater" is "Under Control" at the Benjamin Moore & Company, EPA ID # VAD 042 197 772, located at 880 West Roslyn Road, Colonial Heights, VA 23834. Specifically, this determination indicates that the migration of "contaminated" groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the "existing area of contaminated groundwater" This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

NO - Unacceptable migration of contaminated groundwater is observed or expected.

IN - More information is needed to make a determination.

Completed by (signature) _____ Date 1/22/09
(print) Denis Zielinski
(title) _____

Supervisor (signature) _____ Date 1/22/09
(print) Luis Pizarro
(title) _____
(EPA Region or State) _____

Locations where References may be found:

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