COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY
NORTHERN REGIONAL OFFICE
13901 Crown Court, Woodbridge, Virginia 22193
(703) 583-3800 Fax (703) 583-3821
www.deq.virginia.gov

Molly Joseph Ward
Secretary of Natural Resources

David K. Paylor
Director

Thomas A. Faha
Regional Director

April 29, 2015

Mr. Joseph Eichenlaub
FSD/SCD/ESEB
1155 Defense Pentagon Rm 5E330A
Washington, DC 20301-1155

RE: **PC#2015-3087; CASE CLOSED; Hybla Valley Office Building**
6801 Telegraph Road, Alexandria, Fairfax County 22310

Dear Mr. Eichenlaub:

Following a review of the referenced file and based upon the information you have submitted regarding current site conditions, the Department of Environmental Quality (DEQ) has determined that petroleum contamination levels at this site do not represent an identified risk to human health and the environment. Therefore, this petroleum contamination case is closed and further corrective action related to this release is not required.

Please be advised, however, that should further environmental problems occur, which the DEQ determines are related to this release, the DEQ reserves the right pursuant to Virginia Law and Regulations to require additional investigation and/or corrective action.

Although no further corrective action is required related to this release, the following items may need to be addressed:

- Any groundwater monitoring wells installed as a result of this release must be properly closed in accordance with Section 5.8 and Appendix C of the DEQ Storage Tank Program Technical Manual.

- Any removed, closed-in-place, existing or new regulated underground storage tank (UST) must be registered with the DEQ. A UST Notification form (Form 7530-2) must be completed and sent to the DEQ at the above address. Completion of this form is not required if your tank(s) is currently registered and the registration is up-to-date. Certain types of tanks, such as tanks which contain heating oil that is used to heat the premises where the tank is located and tanks with a capacity of 1100 gallons or less which contain motor fuel for noncommercial purposes, are not required to be registered.

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- Any aboveground storage tank (AST) with a capacity greater than 660 gallons that contains petroleum may need to be registered with the DEQ. For more information, please contact the Petroleum Storage Tank Inspection Program at 703-583-3820 or by accessing the Virginia DEQ Web site @ www.deq.virginia.gov.

If you are eligible for and plan to seek reimbursement from the Virginia Petroleum Storage Tank Fund, you have **two years** from the date of this letter to apply for reimbursement. This includes reimbursement for costs to properly abandon monitoring wells.

If you have any questions or need additional information, please feel free to contact Joseph L. Glassman at (703) 583-3808.

Sincerely,

Randy Chapman
Environmental Manager
Remediation

caseclos.doc

cc:
File

GCLO jre

Tim Sheckler - WPXU <tim.sheckler@gsa.gov>

Fwd: Hybla Valley NFA Follow-Up

Kelly Holland - WPMABF <kelly.holland@gsa.gov> Mon, May 24, 2021 at 10:45 AM
To: Kevan Fareed - WPXBB <kevan.fareed@gsa.gov>, Tim Sheckler - WPXU <tim.sheckler@gsa.gov>, Lee Galanes - PIB <leeanne.galanes@gsa.gov>
Cc: Doug Selby - WPIDBA <douglas.selby@gsa.gov>

---------- Forwarded message ---------
From: **Barnett, James** <james.barnett@deq.virginia.gov>
Date: Mon, May 24, 2021 at 10:43 AM
Subject: Re: Hybla Valley NFA Follow-Up
To: Kelly Holland - WPMABF <kelly.holland@gsa.gov>

You are correct.

On Mon, May 24, 2021 at 9:31 AM Kelly Holland - WPMABF <kelly.holland@gsa.gov> wrote:

> It was a pleasure talking with you this morning. Thank you so much for the quick reply!
>
> Just to summarize my understanding of our discussion: VA DEQ does not plan to reopen the case, nor require any additional action by the government at this time.
>
> GSA would have to disclose the contamination to prospective buyers. Any prospective purchaser would be able to access all VA DEQ records, as well as the Federal government records.
>
> The new owner would have to deal with the contamination (special disposal of the soil) should they excavate, but the act of excavation would not trigger any additional VA DEQ action unless it was proven that the "something was missed" - such as the extent or nature of the contamination is far greater than studies previously indicated, or a new receptor is identified.
>
> Please let me know if I misstated anything or left anything out.
>
> Take care and stay well,
>
> Kelly Holland
> Senior Industrial Hygienist
> Room 4324 (WPMABF)
> 1800 F Street, NW
> Washington, DC 20407
> cell: (202) 439-0493
>
> On Mon, May 24, 2021 at 8:11 AM Kelly Holland - WPMABF <kelly.holland@gsa.gov> wrote:
>
>> Good morning.
>>
>> I'm hoping you can assist. GSA owns a property at 6801 Telegraph Road, Alexandria, that falls under the Northern Regional Office. DoD formerly operated the site and left behind some contamination (SCR attached) when they moved out, but before they left they received a NFA determination from DEQ (attached). In the past I dealt with Joe Glassman when discussing the property. I sent the request below to him this morning and got an undeliverable message response.
>>
>> I found your name on the DEQ website under UST cleanup. Can you please point me in the right direction to get some answers on the property? The government is considering selling the property and would like to know if the NFA would still apply, and what we would need to tell prospective buyers.
>>
>> Thank you.
>>
>> Kelly Holland

Senior Industrial Hygienist
Room 4324 (WPMABF)
1800 F Street, NW
Washington, DC 20407
cell: (202) 439-0493

---------- Forwarded message ---------
From: **Kelly Holland - WPMABF** <kelly.holland@gsa.gov>
Date: Mon, May 24, 2021 at 7:47 AM
Subject: Hybla Valley NFA Follow-Up
To: Glassman, Joseph (DEQ) <Joseph.Glassman@deq.virginia.gov>

Good morning.

Hope all is well with you. We've corresponded before on the Hybla Valley Building (6801 Telegraph Rd). I'm with GSA and we took over operations at the building after DOD left.

The attached NFA indicates that risk is low and the case is therefore closed. I'm reaching back out to see if this NFA determination changes if the government is going to convey the property out of Federal ownership. Would additional characterization studies be required? Are there any specific notices that VA DEQ would want the government to provide to prospective buyers?

If this property is no longer part of your caseload, then please point me in the right direction. Your assistance is greatly appreciated.

Take care,

Kelly Holland
Senior Industrial Hygienist
Room 4324 (WPMABF)
1800 F Street, NW
Washington, DC 20407
cell: (202) 439-0493

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James Barnett

State Lead Program Manager

Office of Spill Response and Remediation

Virginia Department of Environmental Quality

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