

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of the Environment
Environmental Protection Administration

Underground Storage Tank Branch



Toxic Substance Division

Comprehensive Site Assessment & Corrective Action Plan Directive

VIA US First Class Mail

June 7, 2013

Mr John Steel, Manager RPM Divestments
Marketing Headquarters SR – CSB – 2E102
10 Industrial Highway
Building G, MS 4
Lester, PA 19029

RE: FACILITY NAME: Former Sunoco Service Station (the Strip Mall)
FACILITY ADDRESS: 3335 Georgia Avenue, NW, Washington DC 20010
LUST ID: 2013008

Dear Mr. Steel

The Underground Storage Tank (UST) Branch, is issuing this directive pursuant to the District of Columbia Underground Storage Tank Management Act of 1990 (UST Act), as amended, D.C. Law 8-242: D.C. Code Section 6-995, and the District of Columbia Underground Storage Tank (UST) Regulations, 20 DCMR Chapters 55-70, effective October 1, 1999 (46 DCR 7699)

Our review of a Phase II report received May 28, 2013, submitted to this office by 3321 Georgia LLC, regarding the above mentioned property indicates petroleum contamination of the soil and groundwater above the District's standard. We are attaching a copy of the information received.

In accordance with the laws and regulations noted above, **Sun Oil Company (Sunoco)** owned and operated tanks at 3335 Georgia Ave, NW and is therefore the responsible party for the contamination onsite. We have opened a new LUST Case # 2013008 for this address. Sunoco is hereby directed under the authority of section 6204 of the DC UST Regulations to do the following:

- **Complete and submit a Comprehensive Site Assessment (CSA) report** to delineate the extent of contamination in the soil and ground water (chemicals of concerns for analysis must include full VOCs/BTEX, TPH-DRO, TPH-GRO, MTBE, PAHs and TCLP Metals). This CSA must be prepared in accordance with the District's Comprehensive Site Assessment Protocol and submitted to this office by **August 9, 2013**.

DISTRICT
DEPARTMENT
OF THE
ENVIRONMENT



1200 First St NE, 5th Floor, Washington, DC 20002 | Ph 202 535 2600 | web ddoe.dc.gov



ZONING COMMISSION
District of Columbia

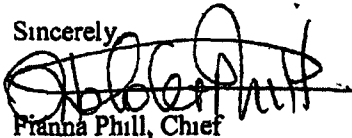
CASE NO. 10-26C
ZONING COMMISSION
EXHIBIT NO. 2A
CASE NO.10-26C
EXHIBIT NO.2A

- **Submit a workplan that defines the scope, schedule and approaches for the task required for the comprehensive site assessment. It should also include a site diagram depicting the placement of all borings and wells onsite and offsite by July 12, 2013;**
- **If the CSA confirms soil/or groundwater contamination, submit a Corrective Action Plan (CAP) to address contamination on the property by September 13, 2013;**
- **Please note that a permit is required for well installation from the DDOE Water Quality Division and a Department of Consumer and Regulatory Affairs (DCRA) construction permit is required for any site operations.**

Failure to comply with this directive constitutes a violation of the District of Columbia Underground Storage Tank Management Act and Underground Storage Tank Regulations

Please do not hesitate to contact us if you require a copy of information in our records. Should you have any questions concerning this directive, you may contact Timothy J. Byrd via telephone at (202) 481-3836 or via email at timothy.byrd@dc.gov. We look forward to working with you to resolve this matter.

Sincerely,



Pianna Phill, Chief

Underground Storage Tank Branch

cc Diarra M^cKinney, 3321 Georgia LLC
Bonni Kaufman, Holland & Knight
Devon Watts, Sunoco – Southeast and Mid-Atlantic Region

Attached: A Copy of pertinent sections of the Phase 2 Report