



May 16, 2022

Mr. Kevin Koepenick
Manager
Groundwater Management Section
Baltimore County Department of Environmental Protection and Sustainability
111 West Chesapeake Avenue, Room 319
Towson, Maryland 21204

**RE: PETROLEUM IMPACT TO MONITORING WELL IN A HIGH RISK
GROUNDWATER USE AREA
Case No. 1995-1777-BA
Charlies Service Station
11024 Liberty Road, Randallstown
Baltimore County, Maryland
Facility I.D. No. 15095**

Dear Mr. Koepenick:

This letter is provided in compliance with Section 4-411.2 of the Environment Article, Annotated Code of Maryland and Code of Maryland Regulations (COMAR) 26.10.02.03B.(2)(b), which require notification be provided to “the appropriate local health department of a finding that a groundwater monitoring well sample taken from a high-risk groundwater use area” contains certain levels of petroleum related contaminants. On May 2, 2022, the Maryland Department of the Environment’s (MDE) Oil Control Program (OCP) received a report of detections of benzene, toluene, ethylbenzene, and xylenes above the notification limits in groundwater monitoring well MW-3R, located on the subject property, which is owned by Brocato Properties, LLC with the underground storage tanks (USTs) owned and operated by Mr. Christopher Brocato.

There are three monitoring wells on the station property used for monitoring in compliance with the State’s high risk groundwater use area (HRGUA) regulations and complying with directives under open OCP case number 95-1777BA. Samples collected from monitoring wells MW-1 and MW-2 were either non-detect (ND) or below notification limits. Monitoring well MW-3R was installed on April 8, 2022, as a replacement to the former MW-3, and is located just to the west of former well MW-3. The initial sample collected from MW-3R detected benzene at a concentration of 42,800 parts per billion (ppb), toluene was detected at concentration of 146,800 ppb, ethylbenzene was detected at a concentration of 126,800 ppb, and total xylenes were detected at a concentration of 380,000 ppb. Sample results from the recently installed replacement on-site water supply well reported the detection of methyl tertiary butyl ether (MTBE) at a concentration of 1,070 ppb. All other water supply well sample results were either ND or below applicable groundwater standards.

The monitoring well and supply well sampling event was conducted April 19, 2022. The results were provided to OCP verbally and via email correspondence on May 2, 2022. In response to the findings, OCP required the collection of confirmation samples from both MW-3R and the on-site private supply well.

A confirmation sample was collected from the on-site water supply well on May 4, 2022, which reported a MTBE concentration of 3.81 ppb. A confirmation sample from MW-3R was collected on May 10, 2022. The confirmation results for MW-3R reported the following concentrations exceeding notification standards: benzene at 2,300 ppb, toluene at 7,200 ppb, ethylbenzene at 2,400 ppb, and xylenes at 11,700 ppb. MTBE was reported as ND with a detection limit of less than 500 ppb. The elevated MTBE detection limit was due to the laboratory diluting the sample.

Also on April 19, 2022, samples were collected from the off-site water supply wells serving 4507 Wards Chapel Road and 11012 Liberty Road. A water supply sample was collected on May 9, 2022 at 11023 Liberty Road. All results from both Liberty Road properties were ND. However, the results from 4507 Wards Chapel Road reported MTBE concentrations at 5,120 ppb and other fuel oxygenates were also detected. A confirmation sample collected from 4507 Wards Chapel Road on May 10, 2022 reported MTBE concentrations at 970 ppb.

Granulated active carbon water treatment systems are being installed at the subject property and at the 4507 Wards Chapel Road residential property. Mr. Brocato is having the water treatment systems installed.

The OCP Compliance Division conducted an initial review of the UST systems and did not find evidence of an active or ongoing release from the UST systems. A more thorough inspection of the UST systems is currently in progress and the station owner will be directed to make corrections as needed.

Due to the detection of impacts to the on-site monitoring and water supply well, OCP will be contacting selected nearby properties to request access for water supply well sampling. Once results from the upcoming initial round of select supply well sampling are received, OCP will evaluate the need for additional actions. Based on the recently reported data, the sampling frequency of the on-site monitoring wells and supply well will be increased to quarterly and periodic sampling of select off-site water supply wells will be required. The MDE appreciates Baltimore County Department of Environmental Protection and Sustainability's continued cooperation with this effort. OCP will continue to keep you updated on site findings.

Section 4-411.2 of the Environment Article also requires upon notification of contamination in a designated HRGUA: "the Department shall notify each owner of property within one-half mile of the site from which the sample was taken." Notification to the property owners must be made by certified mail and provide the property owner with information regarding the detection of contamination at the site. The MDE appreciates the Baltimore County Department of Environmental Protection and Sustainability providing addresses and a site map for all property owners within a half-mile radius of the subject property. The MDE is currently preparing the required property owner notification letter, which will be mailed on or before May 27, 2022, to approximately 152

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property owners. A copy of the notification letter to the property owners and other related site correspondences will be provided to the Baltimore County Department of Environmental Protection and Sustainability.

If you have any questions, please contact the case manager, Mr. Matt Mueller, at 410-537-3574 or matthew.mueller@maryland.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Ralston", written in a cursive style.

Christopher H. Ralston, Program Manager
Oil Control Program

cc: Mr. Christopher Brocato, Charlies Service Station
Mr. Robert Peoples, Division Chief, Source Protection and Administration Division
Ms. Kaley Laleker, Director, Land and Materials Administration
Mr. Andrew B. Miller, Chief, Remediation Division, Oil Control Program