

## Baltimore County

## 40 WEST AUTO PARK PROPERTY 5525 Baltimore National Pike Baltimore, Maryland (Voluntary Cleanup Program)

1964	Property developed into an auto-dealership leased to Monarch-Lincoln Mercury.
1973	Ford Land Development Corporation assumed ownership.
1982	Monarch Lincoln Mercury ceased operations.
1985	John Darvish purchased property and renamed auto-dealership Friendly Lincoln Mercury.
1990s	Operations ceased.
1996	Sarah Enterprise LLC purchased property for use as an automotive maintenance and repairs facility.
7/30/98	VCP application submitted by Caton Land LLLP, a prospective purchaser.
12/18/98	Maryland Department of the Environment designated applicant inculpable and issued an NFRD.
1/27/99	NFRD recorded in the land records.
mid-1999	Operations ceased. Construction of a self-storage facility and self-serve car wash underway.

### **Site Description**

This 3.6-acre property, located along Baltimore National Pike (Route 40) on the west side of Baltimore County, is owned by Sarah Enterprise LLC. For 25 years, the property operated as an auto-dealership and is currently being redeveloped. Commercial entities border the property to the west, north and east, with a cemetery and private residences located to the south. Groundwater flows east-southeasterly under unconfined conditions beneath the site. The nearest surface water body is Dead Run, a tributary of Gwynns Falls, located one-half mile northwest of the site. Municipal water and sewer service is provided to the site and vicinity.

### **Site History**

Prior to 1964, property use was residential. Ford Land Development Corporation leased the northern portion of the property in 1964, and completed construction in August 1966 of an auto-dealership, which operated as Monarch Lincoln-Mercury. Both northern and southern portions of the property were purchased by Ford Land Development Corporation in 1973 and, in 1975, building improvements were completed with the expansion of the service area. In 1982, Monarch Lincoln-Mercury went out of business and the property remained vacant until 1985, when it was purchased by John Darvish who renamed the auto-dealership Friendly Lincoln-Mercury. In the early 1990s, Friendly Lincoln-Mercury ceased operations and the property was purchased by Sarah Enterprise LLC

in 1996 for use as an automotive maintenance and repairs facility. In mid-1999 operations ceased in anticipation of future redevelopment plans.

Former activities on the property included automobile sales and services; bulk storage of motor oil, transmission fluid, new and used batteries, antifreeze and auto parts; auto painting and body work; and rustproofing and undercoating. The facility formerly generated used motor oil and antifreeze, in addition to small quantities of primer, paint thinner and solvent cleaners. Used material (antifreeze, motor oil, solvent cleaners) were recycled and periodically disposed off-site by Safety-Kleen, Inc.

### **Environmental Concerns**

Multiple site investigations indicate the presence of petroleum hydrocarbons and traces of polycyclic aromatic hydrocarbons in soils, as well as a localized groundwater contaminant plume of 1,2 dichloroethane beneath the building's service area. Soil contaminants detected represent residual impacts from historic releases of hydraulic oil from hydraulic lifts that were removed from the property in December 1992. Site restoration activities conducted between 1992 and 1994 included the removal of all aboveground and underground storage tanks, and excavation and off-site disposal of 1,000 tons of petroleum impacted soils.

### **Voluntary Cleanup Program (VCP) Status**

On July 30, 1998, the prospective purchaser, Caton Land LLLP, submitted an application to the VCP. After reviewing the application, the Department confirmed the applicant's status as an inculpable person and issued a No Further Requirements Determination (NFRD) on December 18, 1998. This Determination was

based on the Department's risk evaluation and is contingent upon a groundwater use prohibition and future use of the property for limited residential and commercial/industrial purposes.

A site visit on June 22, 2000 confirmed that the property has been redeveloped into a self-storage facility and car wash. Access to the car wash is unrestricted, while access to the storage facility is restricted by a gated entrance and a metal-post fence.

***Facility Contact***

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