

CALLER:

1. Name of person Taking report:   
 2. Date of report:  3. Time of report:   
 4. Name of caller:  5. Telephone #:   
 6. What agency or company is caller with:

DETAILS OF SPILL:

7. AST or UST?  8. Date of incident:  9. Time of incident:   
 10. Has product been released? Yes/No  11. Amount release:   
 12. Tank test failure? Yes/No  13. Tank failure rate:

14. Precise location of the release or incident:

Name:   
 Address:   
 City:  State:  Zipcode:  County:

15. Nearest crossroad or other identifying mark:

16. Type of product involved:  17. Quantity on board:  18. Age of tank system:

19. Details of release:  
  
 20. Has product entered water? Yes/No  21. Name of waterway:

RESPONSIBLE PARTY (RP)

22. RP's name:  23. RP's phone:   
 24. RP's address:   
 25. Has RP taken any action to control the problem? Yes/No   
 26. If YES, what:

ACTION TAKEN:

Lead: Oil Control Program:  Emergency Response:  No Action Taken:  Other:   
 27. Inspector Assigned Case:  28. Initials:



# MDE

Incident: \*Daily Operations 2016

Create PDF

Return to List

Update Record

### Details

Record ID: 41359  
 Person Taking Report: Larry Cohen  
 Incident Code: 001  
 If Other:  
 Date/Time: 02/22/2016 23:59:45  
 Day of Week: Monday  
 ERD Respond: No

### Complaint

Original Complainant: Jay Nusbaum  
 Complainant Agency: Southern States  
 Complaint Address:  
 Primary Call Back No. 443-277-2812  
 Secondary Call Back No.  
 If Gov't Agency, Are They  
 Requesting MDE ERD  
 Assistance On Scene?

### Incident Location Information

Location Name: Residence/Basement  
 Date/Time of Incident 02/22/2016 23:00:27  
 Incident Day of Week: Monday  
 Talkgroup / Channel.  
 Highway Corridor:  
 Street Address: 13500 Blenheim Rd  
 Area/Subdivision: Phoenix  
 Zip Code: 21131  
 County: Baltimore County  
 Intersecting Cross Streets:  
 ADC:  
 Best Route Of Travel Into  
 Scene.

### Product Information

Incident Type: Residential  
 Product Involved: #2 Heating Oil If other, specify:  
 Source (or Container): Homeowner  
 Quantity Available:  
 Quantity Released: 250 gals  
 Release Stopped? Unknown  
 Spill Contained? No  
 Cause of release: 2359 LJC- According to the complainant, there was a loss of 250 gals of heating oil in the basement and floor drain from an unknown cause. It is unknown whether there are wells on the property. There is no sump pump on location.  
 Corrective Action: MDE ERD will refer this call to Oil Control Section in the morning  
 Release Entered: Ground  
 Name of Waterway:  
 Responsible Party:  
 RP's Address:  
 RP's Phone Number 1: 410-592-6000  
 RP's Phone Number 2:  
 Attention:

### Referred Call To

Name: T. Haney #5603  
 Agency: MDE ERD  
 Phone 1:

Phone 2:  
Fax:  
Date/Time: 02/23/20 00:06:48  
Notes:

**Dispatched**

ERD To Call:  
After Hours Response? No  
ERD Time of Dispatch:  
ERD Time of Arrival:  
ERD Time in Service:

Name:  
Agency:  
Date/Time:  
Phone:

Action Taken:  
If none, Explain:

Incident Information:

Longitude: Deg Min Sec  
Latitude: Deg Min Sec

**Attachments**

	Title	File
Attachment 1:		
Attachment 2:		
Attachment 3:		
Attachment 4:		

Guide to searching the database

View Map      View GroundRent Redemption      View GroundRent Registration

**Account Identifier:** District - 10 Account Number - 1004000200

**Owner Name:** MACCORD H AUSTIN JR  
MACCORD KAY DAVIS      **Use:** RESIDENTIAL  
Principal Residence: YES  
**Mailing Address:** 13500 BLENHEIM RD  
PO BOX 88  
PHOENIX MD 21131-0088      **Deed Reference:** /06166/ 00222

**Premises Address:** 13500 BLENHEIM RD  
PHOENIX 21131-0088      **Legal Description:** 2 AC WS BLENHEIM RD  
1600 NE DANCE MILL ROAD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0044	0013	0020		0000				2014		

**Special Tax Areas:**      **Town:** NONE  
**Ad Valorem:**  
**Tax Class:**

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1952	1,396 SF		2.0000 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	BRICK	2 full	1 Attached	

	Base Value	Value As of 01/01/2014	Phase-in Assessments	
			As of 07/01/2015	As of 07/01/2016
Land:	165,000	148,500		
Improvements	126,300	115,500		
<b>Total:</b>	<b>291,300</b>	<b>264,000</b>	<b>264,000</b>	<b>264,000</b>
Preferential Land:	0			0

<b>Seller:</b> DAVIS ROBERT J	<b>Date:</b> 05/19/1980	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /06166/ 00222	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>	
<b>Exempt Class:</b>		NONE	

2/23/2016

SDAT: Real Property Search

**Homestead Application Status: A, oved 02/05/2015**



# MDE

Incident: ACTIVE

Create PDF

Return to List

Update Record

### Details

Record ID: 43708  
 Person Taking Report: Ryman  
 Incident Code: Oil  
 If Other:  
 Date/Time: 04/08/2016 17:14:54  
 Day of Week: Friday  
 ERD Respond: Yes

### Complaint

Original Complainant: Jay Nusbaum  
 Complainant Agency: Southern States, Westminster  
 Complaint Address:  
 Primary Call Back No. 443-277-2812  
 Secondary Call Back No.  
 If Gov't Agency, Are They  
 Requesting MDE ERD  
 Assistance On Scene?

### Incident Location Information

Location Name: Dwelling - Single Family  
 Date/Time of Incident 04/08/2016 18:00:00  
 Incident Day of Week: Friday  
 Talkgroup / Channel.  
 Highway Corridor: Other  
 Street Address: 13500 Blenheim Rd  
 Area/Subdivision: Phoenix  
 Zip Code: 21131  
 County: Baltimore County  
 Intersecting Cross Streets:  
 ADC:  
 Best Route Of Travel Into  
 Scene.

### Product Information

Incident Type: Residential  
 Product Involved: #2 Heating Oil If other, specify:  
 Source (or Container): Home Heating Oil  
 Quantity Available: 250  
 Quantity Released: 190  
 Release Stopped? No  
 Spill Contained? No  
 Cause of release: Drive- filled previously issue involved oil tank. Oil on large area of floor. It took company extended amount of time to check on leak due to homeowner not allowing them inside until his lawyer contacted them. Last incident with this tank was in Feb 22nd. T. Haney handled.  
 Corrective Action: Service Tech enroute as well as AEG  
 Release Entered: No/None  
 Name of Waterway:  
 Responsible Party: Southern States  
 RP's Address: 121 John Street  
 Westminster, Maryland. 21157  
 RP's Phone Number 1: 443-277-2812 cel  
 RP's Phone Number 2:  
 Attention: Jay Nusbaum

### Referred Call To

Name: N. Jones  
 Agency: ERD

Phone 1:  
Phone 2:  
Fax:  
Date/Time: 04/08/2016 17:22:00  
Notes:

**Dispatched**

ERD To Call: 5607 5606  
After Hours Response? Yes No  
ERD Time of Dispatch: 04/08/2016 17:30:00  
ERD Time of Arrival: 04/08/2016 18:10:00  
ERD Time in Service: 04/08/2016 20:15:00

Name:  
Agency:  
Date/Time:  
Phone:

Action Taken: Handled by RP  
If none, Explain: SEE FRI # 41359 Home owner had a spill on 22FEB16. It appears Oil company may have over pressurized tank. Tank was distended and split a seam. Home owner was dealing with spill on his own. Oil Company neglected to take home owner off of auto delivery. RP delivered 250 to already holed tanked.

Incident Information: RP admitted mistake and hired AEG Environmental

Longitude: Deg Min Sec  
Latitude: Deg Min Sec

**Attachments**

	Title	File
Attachment 1:		
Attachment 2:		
Attachment 3:		
Attachment 4:		

**MARYLAND DEPARTMENT OF THE ENVIRONMENT**

1800 Washington Boulevard, Suite 620 • Baltimore Maryland 21230-1719  
 (410) 537-3442 • 1-800-633-6101 • <http://www.mde.maryland.gov>  
 LAND MANAGEMENT ADMINISTRATION  
 Oil Control Program

**Report of Observations**

<b>Type of Inspection/Observations:</b> OIL DELIVERY TO AN OUT OF SERVICE DAMAGED TANK	<b>Date:</b> April 11, 2016
<b>Site/Facility Name:</b> MacCord Property	<b>Facility ID #:</b> N/A
<b>Address:</b> 13500 Blenheim Road	<b>Case #:</b> 2016-0566-BA
<b>City / County:</b> Phoenix, Baltimore County, Maryland 21131	<b>Permit #:</b> N/A

Visited the site reference to an oil spill caused by the filling of a damaged tank with a split seam. The split seam was caused by overfilling and pressurizing the tank causing the seam to split that occurred on February 22, 2016, MEMA# 41359, MDE Initial Report of Incident (Spill Report) ID.# 7797.

Spoke with the owner Mr. Hamilton MacCord, 443-695-3400 and he advised that Southern States had delivered oil to his residence and pumped it into the damaged tank that allowed it to empty onto the basement floor. He further advised that Southern States representative Jay Nusbaum, 443-277-2812 advised him that they were taking responsibility and would take care of the clean up.

Observed the basement area where personnel from AEG Environmental were cleaning up the floor area and had removed all contaminated material. Spoke to Mr. Craig Minetola, AEG Environmental, 877-876-1100 X 101, cell 443-375-2859, to discuss what is to be required for the clean up operation (listed below). Also observed the septic tank and observed no product or odor of oil. Observed the fill and vent area and observed staining on the wall by the fill and vent and contaminated soil around the fill and vent.

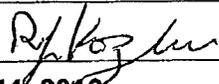
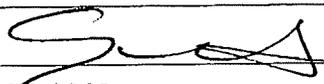
The house is serviced by a septic system, tank on right front corner of house and site well under slab at back door to house.

**REQUIREMENTS:**

1. Clean up and dispose of all contaminated soil around the fill and vent pipes.
2. Clean up the basement floor slab of all contamination and dispose of all contaminated material.
3. Conduct a subsurface investigation to determine the horizontal and vertical extent of the contamination under the house and around the exterior.
4. Submit a plan for the investigation prior to starting.
5. Further requirements will be given concerning the full clean up after the extent is known.

-----NOTHING FOLLOWS-----

- Report the following conditions to the Department immediately, but not later than 2 hours after the detection, at **410-537-3442** during normal business hours, or to the Emergency Response Division hotline at **1-866-633-4686**:
  - An oil spill or discharge
  - If a storage system fails a test for tightness,
  - A storage system is determined to be leaking,
  - There exists evidence of a discharge
  - Two consecutive inconclusive tests
  - Presence of liquid phase hydrocarbons
- Reports should **not** be made via voice messages to OCP case managers.
- Operating without a permit or in violation of a permit, regulation, or law may result in the assessment of civil or administrative penalties and or other legal sanctions.

<b>MDE Representative:</b> Ray Kozlowski	<b>Person Interviewed:</b> Hamilton MacCord
<b>Signature:</b> 	<b>Signature:</b> 
<b>Date:</b> April 11, 2016	<b>Date:</b> April 11, 2016
<b>EMAIL:</b> Raymond.kozlowski@maryland.gov	<b>Person Interviewed:</b> Craig Minetola
<b>Work Telephone:</b> 410-537-3477	<b>Signature:</b> 
<b>Cell:</b> 410-365-6925	<b>Date:</b> April 11, 2016

# LEAK SUMMARY & TANK CLOSURE

Case No.: 2420-0500154 Date Opened: 4-11-2010 Date Closed: \_\_\_\_\_

Type of Case:

- A. Pull \_\_\_\_\_
- B. Installation \_\_\_\_\_
- C. Surface \_\_\_\_\_
- D. Leak Investigation
- E. Compliance Check \_\_\_\_\_
- F. Tank Test Failure \_\_\_\_\_
- G. Abandonment-in-Place \_\_\_\_\_
- H. Other \_\_\_\_\_

Spill Affected:

- A. Groundwater \_\_\_\_\_
- B. Domestic Wells \_\_\_\_\_
- C. Surface Waters \_\_\_\_\_
- D. A Building
- E. Storm Drain \_\_\_\_\_
- F. Sanitary Line \_\_\_\_\_
- G. Utility Work or Lines \_\_\_\_\_
- H. Reached Adjoining Property \_\_\_\_\_
- I. None/Other (Specify) \_\_\_\_\_
- J. Soils

Owner of System:

- A. Major Oil Company \_\_\_\_\_
- B. Local Oil Company \_\_\_\_\_
- C. Private Owner/ Service Station \_\_\_\_\_
- D. Government Facility \_\_\_\_\_
- E. Marina \_\_\_\_\_
- F. Private Residence
- G. Apartment \_\_\_\_\_
- H. School \_\_\_\_\_
- I. Commercial Business \_\_\_\_\_
- J. Other (Specify) \_\_\_\_\_

Observation wells installed?  Yes  No No. of Wells \_\_\_\_\_

Domestic or supply well on site?  Yes  No Impacted?  Yes  No  Unknown

Has UST registration been amended?  Yes  No

If under "Type of Case" Item B, C, or E is checked, do not fill in chart below.

	Tank Capacity	Tank Type	Line Type	Age	Product	Tank Status	Leak Found
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

\_\_\_\_\_ Residual petroleum contamination may remain on site. However, based on available data, it appears this contamination poses no threat to human health or the environment.

\_\_\_\_\_ Release? YES  NO  Cleanup Initiated? YES  NO  DAF Code: A-3a

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

(See Summary Codes on Reverse Side)

**CODES FOR USE ON REVERSE SIDE**

**TYPE:**

- |    |                              |    |            |
|----|------------------------------|----|------------|
| A. | Steel                        | D. | Other      |
| B. | Fiberglass                   | E. | Clad Steel |
| C. | Cathodically-Protected Steel | F. | Copper     |

**AGE:**

- |    |             |    |               |
|----|-------------|----|---------------|
| A. | 01-05 years | D. | 16-20 years   |
| B. | 06-10 years | E. | Over 20 years |
| C. | 11-15 years |    |               |

**PRODUCT:**

- |    |          |    |          |
|----|----------|----|----------|
| A. | Gasoline | G. | Jet Fuel |
| B. | #2 Oil   | H. | Used Oil |
| C. | Kerosene | I. | Asphalt  |
| D. | #4 Oil   | J. | Other    |
| E. | #5 Oil   | K. | Diesel   |
| E. | #6 Oil   |    |          |

**LEAK FOUND IN:**

- |    |             |    |                |
|----|-------------|----|----------------|
| A. | Tank        | F. | Fill Pipe      |
| B. | Supply Line | G. | Air Pocket     |
| C. | Return Line | H. | None           |
| D. | Vent Line   | I. | Other          |
| E. | Fittings    | J. | Flex Connector |

**STATUS:**

- |    |                    |
|----|--------------------|
| A. | In Service         |
| B. | Removed            |
| C. | Abandoned-in-Place |

**MARYLAND DEPARTMENT OF THE ENVIRONMENT**

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 (410) 537-3442 • 1-800-633-6101 • <http://www.mde.maryland.gov>  
 LAND MANAGEMENT ADMINISTRATION  
 Oil Control Program

**Report of Observations**

<b>Type of Inspection/Observations:</b> Follow Up	<b>Date:</b> April 27, 2016
<b>Site/Facility Name:</b> MacCord Property	<b>Facility ID #:</b> N/A
<b>Address:</b> 13500 Blenheim Road	<b>Case #:</b> 2016-0566 BA
<b>City / County:</b> Phoenix, Baltimore County, Maryland 21131	<b>Permit #:</b> N/A

Called and spoke to Craig Minetola, AEG Environmental concerning the work plan for the site clean up and investigation. He advised they he will forward it to me soon.

**NOTES**

- Report the following conditions to the Department immediately, but not later than 2 hours after the detection, at **410-537-3442** during normal business hours, or to the Emergency Response Division hotline at **1-866-633-4686**:
  - An oil spill or discharge
  - If a storage system fails a test for tightness,
  - A storage system is determined to be leaking,
  - There exists evidence of a discharge
  - Two consecutive inconclusive tests
  - Presence of liquid phase hydrocarbons
- Reports should **not** be made via voice messages to OCP case managers.
- Operating without a permit or in violation of a permit, regulation, or law may result in the assessment of civil or administrative penalties and or other legal sanctions.

<b>MDE Representative:</b> Ray Kozlowski	<b>Person Interviewed:</b> VIA TELEPHONE
<b>Signature:</b> <i>R. Kozlowski</i>	<b>Signature:</b>
<b>Date:</b> April 27, 2016	<b>Date:</b>
<b>MDE Representative:</b>	<b>Person Interviewed:</b>
<b>Signature:</b>	<b>Signature:</b>
<b>Date:</b>	<b>Date:</b>



## Case/Report Referral Memo

	TO	X	FROM
X	Compliance		Compliance
	Remediation		Remediation
	Permit/Support		Permit/Support

Date: May 5, 2016

To: Drew Miller

From: Mike Frank

Thru: Tom Walter

Re: Maccord Residence / 13500 Blenheim Road / Phoenix 21131

Case No. 16-0566-BA

	Unsolicited Report		HRGUA Groundwater sample report
	Potable Well Impact		Soil or Groundwater contamination reported
	Soil or Groundwater contamination detected during UST removal		Soil or groundwater contamination detected during compliance inspection
X	Surface spill resulted in subsurface soil and possible groundwater contamination		Surface Spill, surface impacts
	Compliance Division to review system test data		Evaluation for closure. Remediation Division to review soil and groundwater data.
	<input type="checkbox"/> Written recommendation requested		<input type="checkbox"/> Written recommendation requested
	UST Compliance Issues		AST Compliance Issues
	Permitting Issues		Request Compliance Division to conduct an inspection of the USTs
	Other-		

Summary: Case open due loss of 250 gallons of product from the AST located in the basement on February 22, 2016. A second release occurred of 190 gallons to the same tank on April 8, 2016 (Total of ~440 gallons). All surface areas have been cleaned up with little product recovered. A significant amount of product potentially exists below the basement slab. A subsurface investigation was ordered and a work plan was received in the office dated May 4, 2016. Southern States is the RP. The site is serviced by a private drinking water well. No further compliance issues.



Ellen Jackson -MDE- <ellen.jackson@maryland.gov>

**Re: Proposed Work Plan for MacCord Property (13500 Blenheim Road, Phoenix, MD)**

1 message

**Ellen Jackson -MDE-** <ellen.jackson@maryland.gov>

Mon, May 16, 2016 at 4:17 PM

To: mharris@envalliance.com

Cc: Raymond Kozlowski -MDE- <raymond.kozlowski@maryland.gov>, Lauren Faulkner <Lauren.Faulkner@sscoop.com>, "andrew.miller@maryland.gov" <andrew.miller@maryland.gov>

Mark,

I left you a voice message to let you know that the case has been transferred from compliance division (Ray) to Remediation Division (me). I have reviewed the work plan and have some questions I would like to discuss with you. If you can call me tomorrow morning at my office to discuss that would be great. I hope to then submit my comments via email so that we can have you move forward. Please also copy Andrew Miller (email above), on all future correspondences. Hope to hear from you tomorrow, thanks, Ellen

Ellen Jackson  
Central Region Section Head  
Remediation Division, Oil Control Program  
1800 Washington Blvd, Ste. 620  
Baltimore MD 21230-1719  
410-537-3482 (direct)  
410-537-3092(fax)

On Fri, May 13, 2016 at 5:03 PM, Mark Harris <mharris@envalliance.com> wrote:

Ray/Ellen,

I was wondering if you had a chance to take a look at the proposed work plan for the MacCord Residence heating oil spill. Given the nature of the situation at the residence, the homeowner is getting antsy about getting the work started or having an anticipated time table. If there is any information you could provide me, it would be greatly appreciated. Have a great weekend!

Thanks,

Mark

**From:** Mark Harris [mailto:mharris@envalliance.com]

**Sent:** Wednesday, May 04, 2016 11:35 AM

**To:** 'Ray.Kozlowski@Maryland.gov'; 'Ellen Jackson -MDE-'

**Subject:** RE: Proposed Work Plan for MacCord Property (13500 Blenheim Road, Phoenix, MD)

Ray/Ellen,

5/18/2016

Maryland.gov Mail - Re: Proposed Work Plan for MacCord Property (13500 Blenheim Road, Phoenix, MD)

Hard copies of what was attached is being mailed as well.

Thanks,

Mark

**From:** Mark Harris [mailto:mharris@envalliance.com]  
**Sent:** Wednesday, May 04, 2016 11:33 AM  
**To:** 'Ray.Kozłowski@Maryland.gov'; 'Ellen Jackson -MDE-'  
**Cc:** 'Lauren Faulkner'; 'Joeseph (Joe) Zay III'  
**Subject:** Proposed Work Plan for MacCord Property (13500 Blenheim Road, Phoenix, MD)

Ray/Ellen,

Attached is the proposed work plan to address the heating oil spills at 13500 Blenheim Road. Alliance is prepared to initiate work following your response. Please let me know if you have any questions.

Thanks,

Mark

Mark Harris

*Environmental Alliance, Inc*

150 Blades Lane, Suite R

Glen Burnie, MD 21060

Phone - 410-729-9000, ext. 5010

Toll Free - 877-234-1141



Ellen Jackson -MDE- <ellen.jackson@maryland.gov>

**Re: Proposed Work Plan for MacCord Property (13500 Blenheim Road, Phoenix, MD)**

1 message

Ellen Jackson -MDE- <ellen.jackson@maryland.gov>

Wed, May 18, 2016 at 2:51 PM

To: mharris@envalliance.com

Cc: Lauren Faulkner <Lauren.Faulkner@sscoop.com>, "andrew.miller@maryland.gov"

<andrew.miller@maryland.gov>, Lenn Roberts -MDE- <lenn.roberts@maryland.gov>, Raymond Kozlowski -MDE- <raymond.kozlowski@maryland.gov>

Mark-

Please find below our response to the work plan to investigate the presence and extent of heating oil from the AST located in the basement of this residence. The work plan is approved for implementation contingent on the following:

- 1- Once the subsurface drain lines/utilities are identified and boring locations are selected, please schedule with MDE to field mark locations prior to implementation of the borings.
- 2- OCP understands that up to four borings will be conducted inside the basement to a depth of 5-ft. If contamination is observed at this depth, the boring should vertically advance to delineate the extent of vertical contamination. If LPH is observed, well points or slotted piping should be installed to remove LPH. If LPH is observed it must be called into the oil control program as a spill report, and you can refer to me as the manager, within 2 hrs of discovery. Please call 410-537-3442.
- 3- Regarding soil borings proposed outside the home, soil boring may need to extend deeper than 15-ft if contamination is observed at that depth. Two soil samples will be collected per boring, one sample at the depth showing the highest PID measured, and or evidence of contamination, and the second at the bottom of the boring or at the groundwater interface, if encountered. If groundwater is encountered, a well point should be installed for the assessment of the presence of product and for the collection of groundwater. Groundwater samples are required to be sampled, if encountered.
- 4- All samples are to be analyzed for FULL VOC by 8260 including fuel oxygenates and naphthalene as well as TPH DRO/GRO by 8015.
- 5- If a drinking water sample has not yet been collected, it must be sampled and analyzed for Full VOC by 524.2.
- 6- Notify MDE 5 days prior to scheduling field work. If I am not available, please contact Lenn Roberts on my behalf.
- 7- Coordinate soil boring mark out and implementation with MDE.
- 8- A report of results is required to be submitted 45 days upon completion of all field activities.
- 9- Please provide this to the homeowner and once available, please provide a contact email address, if available.

If you have any questions, please do not hesitate to contact me, Lenn or Drew.

Ellen Jackson  
 Central Region Section Head  
 Remediation Division, Oil Control Program  
 1800 Washington Blvd, Ste. 620  
 Baltimore MD 21230-1719  
 410-537-3482 (direct)  
 410-537-3092(fax)

On Fri, May 13, 2016 at 5:03 PM, Mark Harris <mharris@envalliance.com> wrote:

5/18/2016

Maryland.gov Mail - Re: Proposed Work Plan for MacCord Property (13500 Blenheim Road, Phoenix, MD)

Ray/Ellen,

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Thanks,

Mark

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**Cc:** 'Lauren Faulkner'; 'Joeseeph (Joe) Zay III'  
**Subject:** Proposed Work Plan for MacCord Property (13500 Blenheim Road, Phoenix, MD)

Ray/Ellen,

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Thanks,

Mark

Mark Harris

5/18/2016

Maryland.gov Mail - Re: Proposed Work Plan for MacCord Property (13500 Blenheim Road, Phoenix, MD)

*Environmental Alliance, Inc.*

150 Blades Lane, Suite R

Glen Burnie, MD 21060

Phone - 410-729-9000, ext. 5010

Toll Free - 877-234-1141



**Maryland**  
Department of  
the Environment

Larry Hogan  
Governor

Boyd Rutherford  
Lieutenant Governor

Ben Grumbles  
Secretary

May 19, 2016

Ms. Lauren Faulkner  
Southern States  
6606 West Broad Street  
Richmond, VA 23230

**RE: WORK PLAN APPROVAL**  
**Case No. 2016-0566-BA**  
**MacCord Residence**  
**13500 Blenheim Road, Phoenix**  
**Baltimore County, Maryland**

Dear Ms. Faulkner:

The Maryland Department of the Environment's (the Department) Oil Control Program recently completed a review of the case file for the above-referenced property, including the *Subsurface Investigation Work Plan*, dated May 4, 2016. In February 22, 2016, 250 gallons of heating oil was released from an aboveground storage tank in the basement due to over pressurization/overflowing of the tank. A second release occurred on April 8, 2016 when a Southern States driver accidentally filled the damaged tank. An estimated 450 gallons of heating oil was released into the basement and drained into a floor drain.

As part of the Department's cleanup requirements, a *Work Plan* to delineate the extent of oil released into the environment was required on April 11, 2016. Your environmental consultant submitted a *Work Plan* to locate and investigate the floor drain to assess where it discharges and to conduct soil borings both inside and outside the residence. The Oil Control Program responded to the *Work Plan*, via email dated May 18, 2016 (copy enclosed), to expedite the investigation and cleanup. This letter is written in follow-up to the *Work Plan* approval. The Department hereby approves the proposed *Work Plan* for immediate implementation contingent upon the following modifications:

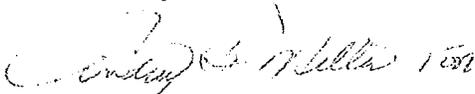
1. Once the subsurface drain lines/utilities are identified and boring locations are selected, schedule with the Oil Control Program's case manager to field mark locations prior to installing the borings.
2. The Oil Control Program understands that up to four borings will be conducted inside the basement to a depth of 5 feet. If petroleum contamination is observed at this depth, the boring must be advanced to delineate the extent of vertical contamination. If liquid phase hydrocarbons (LPH) are encountered, well points or slotted piping must be installed to remove LPH.
3. Soil borings outside the home may need to extend deeper than 15 feet if petroleum impact is observed at that depth. Two soil samples will be collected from each boring: one sample from the depth showing the highest photoionization detector (PID) reading and/or evidence of contamination; and the second from the bottom of the boring or at the groundwater interface. If groundwater is encountered, a well point must be installed for the assessment of product and the collection of groundwater samples.

Ms. Lauren Faulkner  
Case No. 2016-0566  
Page 2

4. If groundwater is encountered, samples must be collected and analyzed for full-suite volatile organic compounds (VOCs), including fuel oxygenates and naphthalene, using EPA Method 8260 and for total petroleum hydrocarbons - diesel and gasoline range organics (TPH-DRO and TPH-GRO) using EPA Method 8015.
5. If a drinking water sample has not yet been collected from the supply well, a sample must be collected and analyzed for full-suite VOCs, including fuel oxygenates and naphthalene, using EPA Method 524.2.
6. **Within 45 days upon completion of all field activities**, submit a *Report of Results*, including two hard copies and one digital copy on a labeled compact disc (CD) to: Ms. Ellen Jackson, Oil Control Program, Suite 620, 1800 Washington Boulevard, Baltimore, Maryland 21230-1719.

If you have any questions, please contact me at 410-537-3482 (email: [ellen.jackson@maryland.gov](mailto:ellen.jackson@maryland.gov)) or Mr. Andrew Miller at 410-537-3389 (email: [andrew.miller@maryland.gov](mailto:andrew.miller@maryland.gov)).

Sincerely,



Ellen Jackson, Central Region Section Head  
Remediation and State-Lead Division  
Oil Control Program

EJ/nln

Enclosure: Email dated May 18, 2016 - Work Plan Approval

cc: Mark Harris (Environmental Alliance, Inc.)  
Mr. Kevin Koepenick (Baltimore County DEPS)  
Mr. Andrew B. Miller  
Mr. Christopher H. Ralston  
Ms. Hilary Miller



Ellen Jackson -MDE- <ellen.jackson@maryland.gov>

## RE: 13500 Blenheim Road - MacCord Property - Floor Drain Locator Update

1 message

Mark Harris <mharris@envalliance.com>

Fri, May 20, 2016 at 4:17 PM

Reply-To: mharris@envalliance.com

To: Ellen Jackson -MDE- <ellen.jackson@maryland.gov>

Cc: Lenn Roberts -MDE- <lenn.roberts@maryland.gov>, andrew.miller@maryland.gov, Lauren Faulkner <Lauren.Faulkner@sscoop.com>, "Joeseeph (Joe) Zay III" <jzay@envalliance.com>

Sure thing. Thanks!

**From:** Ellen Jackson -MDE- [mailto:ellen.jackson@maryland.gov]

**Sent:** Friday, May 20, 2016 4:14 PM

**To:** mharris@envalliance.com

**Cc:** Lenn Roberts -MDE-; andrew.miller@maryland.gov; Lauren Faulkner; Joeseeph (Joe) Zay III

**Subject:** Re: 13500 Blenheim Road - MacCord Property - Floor Drain Locator Update

Ok, thanks Mark. Please share my email approval with the homeowner when you go to the site next week. I also have a letter in management review. Thanks, Ellen

Ellen Jackson  
Central Region Section Head  
Remediation Division, Oil Control Program  
1800 Washington Blvd, Ste. 620  
Baltimore MD 21230-1719  
410-537-3482 (direct)  
410-537-3092(fax)

On Fri, May 20, 2016 at 3:51 PM, Mark Harris <mharris@envalliance.com> wrote:

Ellen,

We will be onsite next Tuesday (May 24<sup>th</sup>) at 9:30am at the MacCord Property to analyze the basement floor drain path. We will use that path to determine boring locations on the property during the subsurface investigation. As of right now, it's looking like the subsurface investigation will be the week of May 30<sup>th</sup>. When the date is finalized, I will send an email notification. Have a great weekend!

Thanks,

Mark

Mark Harris

5/23/2016

Maryland.gov Mail - RE: 13500 Blenheim Road - MacCord Property - Floor Drain Locator Update

*Environmental Alliance, Inc.*

150 Blades Lane, Suite R

Glen Burnie, MD 21060

Phone - 410-729-9000, ext. 5010

Toll Free - 877-234-1141





# Maryland

## Department of the Environment

Larry Hogan  
Governor

Boyd Rutherford  
Lieutenant Governor

Ben Crumbles  
Secretary

1800 Washington Boulevard | Baltimore, MD 21230 | 1-800-633-6101 | 410-537-3000 | TTY Users 1-800-735-2258 | [www.mde.maryland.gov](http://www.mde.maryland.gov)

May 26, 2016

Ms. Christy Konski  
Schmidt, Dailey & O'Neill  
231 East Baltimore St  
Suite 1400  
Baltimore MD 21202

RE: Tracking Number: 2016-66199  
Request Received May 26, 2016

PROPERTY-13500 BLENHEIM ROAD

Dear Ms. Konski:

The Maryland Department of the Environment (MDE) received your recent request for information under the Public Information Act (PIA).

Your request has been assigned the tracking number listed above. Please use this tracking number in all communications referring to this request. Your request has been reviewed and distributed to all appropriate MDE programs.

In reviewing your request, we anticipate that it will take 30 calendar days or less to identify, locate, review, and produce the record(s) you seek. MDE receives numerous PIA requests daily and this time is necessary to sufficiently search for and collect the record(s) responsive to your request from appropriate MDE administrations and applicable field offices. MDE shall conduct its search and prepare your request with all practicable speed.

There may be charges associated with the search for, preparation of (including staff and any attorney review), and reproduction (including any postage) of the record(s) responsive to your request. The charges reflect the actual costs incurred by MDE to process your PIA request. There is no charge for the first two hours needed to search for and prepare a record for inspection. An estimated range of fees that may be charged by MDE to comply with this request is between \$0 and \$350. This range of fees represents our best estimate of costs at this time.

We will notify you in writing of any responsive record(s) available for inspection and/or exempt from disclosure pursuant to the PIA and any specific charges for processing your request.

When requesting information regarding this request, please cite the tracking number referenced above. If you have any questions, please call me at (410) 537-3422.

Sincerely,

Maria Stephens  
PIA Liaison  
Land Management Administration

**MARYLAND DEPARTMENT OF THE ENVIRONMENT**  
 1800 Washington Boulevard, Suite 620 • Baltimore Maryland 21230-1719  
 (410) 537-3442 • 1-800-633-6101 • <http://www.mde.maryland.gov>  
**LAND MANAGEMENT ADMINISTRATION**  
 Oil Control Program

**Report of Observations**

<b>Type of Inspection/Observations:</b> subsurface investigation	<b>Date:</b> June 1, 2016
<b>Site/Facility Name:</b> MacCord Residence	<b>Facility ID #:</b>
<b>Address:</b> 13500 Blenheim Road North, Phoenix	<b>Case #:</b> 16-0566BA
<b>City / County:</b> Baltimore County	<b>Permit #:</b>

**Remarks:** Nick Psenicnik and I were on-site to observe some of the subsurface investigation. Personnel from Environmental Alliance, Inc. and Eichelbergers, Inc. were present completing the work. The first direct push boring, SB-1, was completed at a small (~3' X 3') area of dead grass in the yard. Strong heating oil odors and elevated PID readings were observed in the soil from this boring. Environmental Alliance recorded ~1,100 units on their PID at 5' below ground surface (bgs). PID readings decreased to less than 20 units at the bottom of the boring at 16' bgs. There was no evidence of groundwater or oil in the soil cores from SB-1. They collected a soil sample at 5' and at the bottom of the boring. SB-2 was located closer to the house between the dead grass and a septic manhole. No odors or elevated PID readings were observed in the soil to the final depth of 16' bgs. They collected a soil sample at 4' and 16'.

Due to the contamination observed in SB-1, I requested a boring farther from the house. This was completed just before MDE personnel left. There were no petroleum odors or elevated PID reading down to a depth of 11 feet bgs, where refusal was encountered. The soil in all of the borings was predominately sandy silts with small weathered pieces of mica schist throughout. They will complete at least two additional borings between the dead grass spot (SB-1) and the house, avoiding a large tree and its roots.

There were heating oil odors inside of the house that were strongest in the basement. The ruptured heating oil tank was still present with duct tape covering the openings/holes. The carpet in the basement had been removed. The two floor drains had plugs in them to help with odors potentially coming out of the drain pipe. The second floor drain, closer to the south side of the house, was in line with the dead spot on the grass outside. Environmental Alliance will complete four borings in the basement. I requested that one of the borings be located near the AST and source of the release. They are also going to collect a drinking water sample from the potable well. The Department requires the vertical and horizontal extent of petroleum contamination to be determined. All comments in the May 19, 2016 Work Plan Approval letter to be followed. Submit the Report of Results within 45 days of completion of this field work.

**MDE/LMA/OCP  
Report of Observation**

**NOTES**

- Report the following conditions to the Department immediately, but not later than 2 hours after the detection, at **410-537-3442** during normal business hours, or to the Emergency Response Division hotline at **1-866-633-4686**:
  - An oil spill or discharge
  - If a storage system fails a test for tightness,
  - A storage system is determined to be leaking,
  - There exists evidence of a discharge
  - Two consecutive inconclusive tests
  - Presence of liquid phase hydrocarbons
- Reports should **not** be made via voice messages to OCP case managers.
- Operating without a permit or in violation of a permit, regulation, or law may result in the assessment of civil or administrative penalties and or other legal sanctions.

<b>MDE Representative:</b> <i>Lenn Roberts</i>	<b>Person Interviewed:</b>
<b>Signature:</b> <i>Lenn Roberts</i>	<b>Signature:</b>
<b>Date:</b> <i>6/1/16</i>	<b>Date:</b>
<b>MDE Representative:</b>	<b>Person Interviewed:</b>
<b>Signature:</b>	<b>Signature:</b>
<b>Date:</b>	<b>Date:</b>

**MARYLAND DEPARTMENT OF THE ENVIRONMENT**

1800 Washington Boulevard, Suite 620 • Baltimore Maryland 21230-1719

(410) 537-3442 • 1-800-633-6101 • <http://www.mde.maryland.gov>

LAND MANAGEMENT ADMINISTRATION

Oil Control Program

**Report of Observations**

<b>Type of Inspection/Observations:</b> subsurface investigation	<b>Date:</b> June 1, 2016
<b>Site/Facility Name:</b> MacCord Residence	<b>Facility ID #:</b>
<b>Address:</b> 13500 Blenheim Road North, Phoenix	<b>Case #:</b> 16-0566BA
<b>City / County:</b> Baltimore County	<b>Permit #:</b>

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**MDE/LMA/OCP  
Report of Observation**

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  - If a storage system fails a test for tightness,
  - A storage system is determined to be leaking,
  - There exists evidence of a discharge
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  - Presence of liquid phase hydrocarbons
- Reports should **not** be made via voice messages to OCP case managers.
- Operating without a permit or in violation of a permit, regulation, or law may result in the assessment of civil or administrative penalties and or other legal sanctions.

MDE Representative: <i>Lenn Roberts</i>	Person Interviewed: <i>Thom Reed</i>
Signature: <i>Lenn Roberts</i>	Signature: <i>Thom Reed</i>
Date: <i>6/1/16</i>	Date: <i>6/1/16</i>
MDE Representative:	Person Interviewed:
Signature:	Signature:
Date:	Date:

**Jo Anna Schmidt**

---

**Subject:** FW: MDE Case No. 2016-0566-BA; Limited Subsurface Investigation Report and Proposed Work Plan

----- Forwarded message -----

**From:** "Lenn Roberts -MDE-" <[lenn.roberts@maryland.gov](mailto:lenn.roberts@maryland.gov)>  
**Date:** Jul 11, 2016 3:20 PM  
**Subject:** Fwd: MDE Case No. 2016-0566-BA; Limited Subsurface Investigation Report and Proposed Work Plan  
**To:** <[1smaccor13@gmail.com](mailto:1smaccor13@gmail.com)>  
**Cc:**

Mr. MacCord, below is the email I sent earlier as discussed. Please call or email me if you have any questions. Thanks, Lenn

----- Forwarded message -----

**From:** **Lenn Roberts -MDE-** <[lenn.roberts@maryland.gov](mailto:lenn.roberts@maryland.gov)>  
**Date:** Mon, Jul 11, 2016 at 2:06 PM  
**Subject:** Re: MDE Case No. 2016-0566-BA; Limited Subsurface Investigation Report and Proposed Work Plan  
**To:** [mharris@envalliance.com](mailto:mharris@envalliance.com)  
**Cc:** Ellen Jackson -MDE- <[ellen.jackson@maryland.gov](mailto:ellen.jackson@maryland.gov)>, Andrew Miller <[andrew.miller@maryland.gov](mailto:andrew.miller@maryland.gov)>, [jzay@envalliance.com](mailto:jzay@envalliance.com), Lauren Faulkner <[Lauren.Faulkner@sscoop.com](mailto:Lauren.Faulkner@sscoop.com)>, [scotty@shadowsystems.com](mailto:scotty@shadowsystems.com)

Mark, the Oil Control Program approves the installation of the vapor extraction blower in the basement as proposed. This may be installed now to address the odors. OCP will also be requesting contaminated soil removal beneath the basement slab in addition to the soil removal outside that you proposed. This will be included in a formal Work Plan Approval letter to be sent to all parties in the next few weeks. Please call or e-mail me if you have any questions. Lenn

On Wed, Jul 6, 2016 at 3:02 PM, Mark Harris <[mharris@envalliance.com](mailto:mharris@envalliance.com)> wrote:

Ellen,

I hope you had a great holiday weekend!

I was wondering if you have had a chance to review the submitted activities report and proposed work plan below so that we could move forward. Please let me know.

Thanks,

Mark

---

**From:** Mark Harris [mailto:[mharris@envalliance.com](mailto:mharris@envalliance.com)]  
**Sent:** Friday, June 24, 2016 10:28 AM

**To:** 'Ellen Jackson -MDE-'

**Cc:** '[andrew.miller@maryland.gov](mailto:andrew.miller@maryland.gov)'; '[jzay@envalliance.com](mailto:jzay@envalliance.com)'; 'Lauren Faulkner'

**Subject:** MDE Case No. 2016-0566-BA; Limited Subsurface Investigation Report and Proposed Work Plan

Ellen,

The following presents a work plan to continue activities at the MacCord property. The work plan is in response to a release of heating oil from an Above Ground Storage Tank (AST). To date, a limited site investigation has been completed and the results of this investigation is attached. The proposed work plan entails:

- The installation of a vapor extraction blower to address petroleum vapors detected in the floor drain system and sub-slab within the basement. A direct connection via PVC pipe will be made to Floor Drain 1 and 2, see attached "in house" detail figure. System piping locations in the basement will be determined during the install, in coordination with the homeowner. An ambient air intake, as appropriate, will also be installed on the vent system to produce a negative vacuum with basement and sub slab. Initially vapor phase carbon will not be utilized but maybe installed if removal rates are above 20 pounds per day for hydrocarbons. Field measurements (PID, air velocity, vacuum) will be collect as well as laboratory analytical data to aid in determining the amount of hydrocarbons that are being removed by the vent system.
- To determine the source of the 3x3 stressed vegetation and above standard soil sample located approximately 55 feet down slope of the basement and floor drains Alliance proposes to complete a test pit. The goal of the test pit will be to identify any piping that maybe in connection with the floor drains in the basement. Soil will be staged on plastic and separated as per field observations (PID and visual) for clean verses impacted soil.
- A report documenting these activities will be submitted to the MDE with recommendations to further remedy the site or other activities.

Alliance is prepared to initiate site activities upon MDE approval. Also, the AST in the basement will be removed next week (6/27-7/1).

Thanks,

Mark

Mark Harris

*Environmental Alliance, Inc.*

150 Blades Lane, Suite R

Glen Burnie, MD 21060

Phone - 410-729-9000, ext. 5010

Toll Free - 877-234-1141



Lenn Roberts  
Maryland Department of the Environment  
Oil Control Program  
1800 Washington Boulevard  
Baltimore, Maryland 21230-1719  
410-537-3111 (direct)  
410-537-3092 (fax)



# Maryland

Department of  
the Environment

Larry Hogan  
Governor

Boyd Rutherford  
Lieutenant Governor

Ben Grumbles  
Secretary

July 21, 2016

Ms. Lauren Faulkner  
Southern States  
6606 West Broad Street  
Richmond VA 23230

**RE: WORK PLAN APPROVAL**  
**Case No. 2016-0566-BA**  
**MacCord Residence**  
**13500 Blenheim Road, Phoenix**  
**Baltimore County, Maryland**

Dear Ms. Faulkner:

The Maryland Department of the Environment's (the Department) Oil Control Program recently completed a review of the case file for the above-referenced property. In February 22, 2016, 250 gallons of heating oil was released from an aboveground storage tank in the basement due to over pressurization / overfilling of the tank. A second release occurred on April 8, 2016 when a Southern States driver accidentally filled the damaged tank. An estimated 450 gallons of heating oil was released from the two spills at this residence.

In June 2016, nine soil borings were completed outside the home. Two soil samples were collected from each boring and analyzed for full-suite volatile organic compounds (VOCs) using EPA Method 8260 and for total petroleum hydrocarbons - diesel and gasoline range organics (TPH-DRO and TPH-GRO) using EPA Method 8015. The soil sample collected at 5 feet below ground surface (bgs) from boring SB09, located in an area of dead grass approximately 55 feet away from the home, had TPH-DRO and TPH-GRO concentrations of 19,680 and 953 milligrams per kilogram (mg/kg), respectively, above the Department's residential cleanup standard of 230 mg/kg for TPH. All other sampling results from the nine direct push borings were below cleanup standards.

Also in June 2016, five shallow borings were completed through the basement floor and a hand auger boring was completed outside near the aboveground storage tank's remote fill pipe. Soil samples were collected from each of these borings and analyzed using the same methods listed above. TPH-DRO were detected in the sample outside near the fill pipe at a concentration of 711.3 mg/kg at 1 foot bgs. Two of the samples below the basement floor also exceeded the Department's residential cleanup standard for TPH-DRO and TPH-GRO with concentrations up to 21,010 and 911 mg/kg, respectively.

The Department received, via email from your consultant, Environmental Alliance, Inc., a *Work Plan* to connect a vapor extraction blower to the basement floor drains. Your consultant also proposes to complete a test pit at location SB09 to determine the source of the contamination in that area. Due to the presence of odors in the home and the request to expedite approval for installation of the indoor air venting system, the Department approved the proposal to install the vapor extraction blower in an email dated July 11, 2016. Based on our review of the remaining scope of work detailed in the proposal, the Department hereby approves the proposed *Work Plan* for immediate implementation contingent upon the following modifications:

1. Petroleum impacted soil must be removed as much as practical beneath the basement slab in the vicinity of borings BSB01 and BSB02. The floor drain pipe in that area must also be evaluated to determine if oil was released through breaks in the pipe. Collect at least two additional post-excavation samples in that area of the basement and analyze them for TPH-DRO using EPA Method 8015.
2. Petroleum impacted soil must be removed from location HA01, near the fill and vent pipe, as much as practical. Collect at least one additional post-excavation soil sample from that area and analyze for TPH-DRO using EPA Method 8015.
3. All petroleum impacted soils removed, including contaminated soil from the area of SB09, must be properly disposed off site.
4. **Within 45 days of completion of soil removal activities and installation of the vapor extraction blower**, submit a *Report of Results* (two hard copies and one digital copy on a labeled compact disc [CD]), to: Mr. Lenn Roberts, Oil Control Program, Suite 620, 1800 Washington Boulevard, Baltimore, Maryland 21230-1719. Include all field measurements and laboratory data from the vapor extraction system.

Notify the case manager at least five (5) working days prior to conducting any field work at this site. If you have any questions, please contact the case manager, Mr. Lenn Roberts, at 410-537-3111 (email: [lenn.roberts@maryland.gov](mailto:lenn.roberts@maryland.gov)) or me at 410-537-3482 (email: [ellen.jackson@maryland.gov](mailto:ellen.jackson@maryland.gov)).

Sincerely,



Ellen Jackson, Central Region Section Head  
Remediation and State-Lead Division  
Oil Control Program

LDR/nln

cc: Mr. Hamilton MacCord (13500 Blenheim Road)  
Mr. Mark Harris (Environmental Alliance, Inc.)  
Mr. Kevin Koepenick (Baltimore County DEPS)  
Mr. Andrew B. Miller  
Mr. Christopher H. Ralston  
Ms. Hilary Miller



**Maryland**  
Department of  
the Environment

Larry Hogan  
Governor

Boyd Rutherford  
Lieutenant Governor

Ben Grumbles  
Secretary

August 26, 2016

Ms. Lauren Faulkner  
Southern States  
6606 West Broad Street  
Richmond, VA 23230

Dear Ms. Faulkner:

The Department has received your completed Request for Coverage form and fee for an Air Quality General Permit to Construct for Ground Water Air Strippers and Soil Vapor Extraction Equipment at the following location:

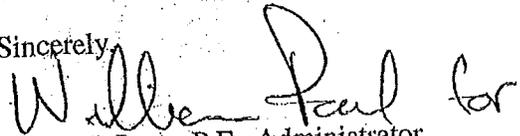
Source Name:	MacCord Residence
Street Address:	13500 Blenheim Road North Phoenix, MD 21131
Equipment:	Fuji VFD25
I.D. No.:	005-2858-9-1527
AI No.:	153888

The permit is effective as stated in the General Permit. The cancelled check or other receipt, a copy of the Request for Coverage, the permit conditions from the application package, this letter, and any other supporting documents should be retained on site.

In the event that you have misplaced the permit conditions from the application package, they can be downloaded from the Departments web page:  
<http://www.mde.state.md.us/programs/Permits/AirManagementPermits/AirQualityGeneralPerm>  
it. The blue bordered pages within the application package are the permit conditions applicable to you.

If you have any questions, please contact Nolan Penney at [nolan.penney@maryland.gov](mailto:nolan.penney@maryland.gov) or (410) 537-3219.

Sincerely,

  
Karen G. Irons, P.E., Administrator  
Air Quality Permits Program  
Air and Radiation Management Administration

KGI/np

OK#1952  
250.00

MARYLAND DEPARTMENT OF THE ENVIRONMENT  
Air and Radiation Management Administration / Air Quality Permits Program  
1800 Washington Boulevard, STE 720 Baltimore, MD 21230-1720  
(410) 537-3230 • 1-800-638-6101 • www.mde.state.md.us

Mail application and payment to  
MDE/ARMA, PO Box 2037  
Baltimore, MD 21203-2037  
Don't forget to sign the application!

AUG 22 2016

Make checks payable to  
MDE Clean Air Fund  
\$250 per piece of equipment

Request for Coverage Air Quality General Permit to Construct  
**SOIL VAPOR EXTRACTION & GROUNDWATER AIR STRIPPING**

1) Business/Institution/Facility where the equipment will be located  Check if this is a federal facility  
Name: MacCord Residence Phone: 443-695-3400  
Street Address: 13509 Blenheim Road North  
City: Phoenix State: MD Zip Code: 21131 County: Baltimore County

2) Owner  Check if different than above. If checked, complete the following:  
Name: Southern States Phone: 804-281-1189  
Mailing Address: 6606 West Broad Street  
City: Richmond State: VA Zip Code: 23230

3) Installer  
Contact Name: Environmental Alliance - Mark Harris Phone: 410-729-9000

4) Equipment Information

Manufacturer / Model	Installation date	Soil /	Water	Activated carbon	Thermal oxidation	Catalytic oxidation
<u>Fuji Electric VFD25</u>	<u>7/19/16</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUG 22 2016

5) Site Information  
Site status:  Active  Inactive **II D** Type of contamination: Heating Oil  
Estimated/anticipated VOC emission per day, per unit: 0.0955 lbs/day

6) Workers Compensation (Environmental article §1-202)  
Workers insurance policy or binder number: Subcontractor - Environmental Alliance WC # 09000000178716  
 Check if self employed or otherwise exempt from this requirement

AUG 22 2016

"I CERTIFY UNDER PENALTY OF LAW THAT THE INFORMATION SUBMITTED IN THIS REQUEST FOR COVERAGE IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

Owner's Signature \_\_\_\_\_ Printed Name & Title Env. Project Manager Date \_\_\_\_\_

At # 153888

Prem # 005-2858



**Maryland**  
Department of  
the Environment

Larry Hogan  
Governor

Boyd Rutherford  
Lieutenant Governor

Ben Crumbles  
Secretary

January 17, 2017

Ms. Lauren Faulkner  
Southern States  
6606 West Broad Street  
Richmond VA 23230

**RE: WORK PLAN APPROVAL**  
Case No. 2016-0566-BA  
MacCord Residence  
13500 Blenheim Road, Phoenix  
Baltimore County, Maryland

Dear Ms. Faulkner:

The Maryland Department of the Environment's (the Department) Oil Control Program recently completed a review of the case file for the above-referenced property including the *Subsurface Investigation Work Plan*, dated November 30, 2016. In October 2016, your consultant, Environmental Alliance, Inc., installed two soil vapor extraction (SVE) points (SVE01 and SVE02) below the basement floor near former borings BSB01 and BSB02. Your consultant installed approximately 4.5 feet of slotted PVC pipe at each location and connected the points to the existing vapor extraction system. As requested by the Department, a soil sample was collected from 5 feet below the slab at SVE point SVE02 and analyzed for total petroleum hydrocarbons - diesel range organics (TPH-DRO). The analytical results were below laboratory detection limits.

After the SVE points were installed, air samples were collected from the SVE system and analyzed for TPH-DRO prior to treatment from the ambient air, the two floor drains combined, and each sub-slab SVE point. The ambient air and combined floor drain sampling results were 6,020 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) and 25,900  $\mu\text{g}/\text{m}^3$ , respectively. The results for SVE01 and SVE02 were 707,000  $\mu\text{g}/\text{m}^3$  and 653,000  $\mu\text{g}/\text{m}^3$ . A combined sample collected from the sub-slab SVE points one month after installation in November 2016 reported a TPH-DRO concentration of 245,000  $\mu\text{g}/\text{m}^3$ .

Environmental Alliance, Inc. proposes to continue monitoring the SVE system on a monthly basis until mass removal rates from SVE01 and SVE02 reach asymptotic levels. At that point, a shut-down evaluation plan with post-remediation sampling and monitoring goals will be submitted to the Oil Control Program. Your consultant also proposes to collect indoor air samples from the basement and first floor of the home now and at the time of system shutdown.

The Department agrees with the proposal to collect indoor air samples from the basement and first floor of the home at this time and after system shutdown. Any background contaminant sources must be identified and removed, if possible, prior to completing the work and an outdoor ambient air sample must be collected at the same time. The air samples must be collected using time-weighted Summa canisters over a 24-hour sampling period. The samples must be analyzed for full-suite volatile organic compounds (VOCs), including fuel oxygenates and naphthalene, using EPA Method TO-15. The Department may require sub-slab soil vapor samples if indoor air concentrations exceed risk thresholds.

Ms. Lauren Faulkner  
Case No. 2016-0566-BA  
Page 2

Coordinate with the case manager prior to collecting the initial indoor air samples. Continue to collect water samples from the potable well on a semi-annual basis and monitor the SVE system. Begin submitting quarterly reports with this data in the first report covering first quarter 2017. Upon reaching asymptotic levels with the SVE system, submit a proposal to shut down the system and schedule to collect the follow-up indoor air samples.

When submitting documentation, include three hard copies and an electronic copy on a labeled compact disc (CD). If you have any questions, please contact the case manager, Mr. Lenn Roberts, at 410-537-3111 (email: [lenn.roberts@maryland.gov](mailto:lenn.roberts@maryland.gov)) or me at 410-537-3482 (email: [ellen.jackson@maryland.gov](mailto:ellen.jackson@maryland.gov)).

Sincerely,



Ellen Jackson, Central Region Section Head  
Remediation and State-Lead Division  
Oil Control Program

LDR/nln

cc: Mr. Hamilton MacCord (13500 Blenheim Road)  
Mr. Mark Harris (Environmental Alliance, Inc.)  
Mr. Kevin Koepenick (Baltimore County DEPS)  
Mr. Andrew B. Miller  
Mr. Christopher H. Ralston  
Ms. Hilary Miller



# Maryland

Department of  
the Environment

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary  
Horacio Tablada, Deputy Secretary

November 19, 2019

Ms. Cindi Hodges  
Southern States  
6606 West Broad Street  
Richmond, VA 23230

**RE: WORK PLAN APPROVAL**  
**Case No. 2016-0566-BA**  
**MacCord Residence**  
**13500 Blenheim Road, Phoenix**  
**Baltimore County, Maryland**

Dear Ms. Hodges:

The Maryland Department of the Environment's (MDE) Oil Control Program completed a review of the case file for the above-referenced property, including the *May 2019 Indoor Air Sampling Results and Sub-Slab Soil Gas Investigation Work Plan*, dated August 21, 2019, and the *Finding of No Action Required*, dated October 7, 2019. In November 2018 and May 2019, indoor ambient air samples were collected from the basement and first floor of the home as well as combined with an outdoor air sample. The samples were collected after the basement soil vapor extraction (SVE) system had been shut down for a week and analyzed for volatile organic compounds (VOCs) using EPA Method TO-15.

All indoor/outdoor air sampling results were below MDE's residential ambient air toxicity concentrations with the following exception. 1,4-Dichlorobenzene was detected in the May 2019 basement and first floor samples at concentrations of 2.6 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) and 11  $\mu\text{g}/\text{m}^3$ , respectively, which exceed the residential ambient air toxicity concentration of 2.3  $\mu\text{g}/\text{m}^3$ . 1,4-Dichlorobenzene vapors can be present in homes from non-petroleum sources such as air fresheners and mothballs.

The SVE system operating in the basement was shut off on May 16, 2019. Total petroleum hydrocarbons - diesel range organics (TPH-DRO) concentrations of the SVE effluent ranged from below the 5,600  $\mu\text{g}/\text{m}^3$  laboratory detection limit to 25,000  $\mu\text{g}/\text{m}^3$  in January through May 2019. The on-site potable well has been sampled seven times since June 2016 for full-suite VOCs, including fuel oxygenates and naphthalene, using EPA Method 524.2. All analytical results have been non-detect.

The *Work Plan* included a proposal to collect two 24-hour sub-slab soil gas samples and additional basement indoor and outdoor air samples. The samples will be analyzed using the same methods as the previous ambient air samples. In the subsequent *Finding of No Action Required* report, Southern States requested case closure based on an updated analysis of the results of the two rounds of indoor ambient air samples referenced above.

Based on the known presence of petroleum contamination in the soil and soil gas beneath the basement slab, MDE agrees additional indoor air sampling and sub-slab soil gas sampling are warranted. The MDE hereby approves the proposed *Work Plan* for immediate implementation contingent upon the following modifications:

- 1) Collect a 24-hour indoor ambient air sample from the first floor of the home when the other samples are collected;
- 2) The sub-slab soil gas sampling must be scheduled with OCP personnel so we can be present to mark the locations and observe the work;
- 3) In addition to purging, the sub-slab soil gas points must be leak tested prior to collecting the samples;
- 4) Collect an additional sample from the potable well and analyze for full-suite VOCs using EPA Method 524.2 and TPH-DRO using EPA Method 8015; and
- 5) In the report documenting the work, compare all indoor air and sub-slab soil gas sampling results to MDE's residential ambient air/target soil gas concentrations.

If you have any questions, please contact Mr. Lenn Roberts at 410-537-3111 ([lenn.roberts@maryland.gov](mailto:lenn.roberts@maryland.gov)) or me at 410-537-3482 ([ellen.jackson@maryland.gov](mailto:ellen.jackson@maryland.gov)).

Sincerely,



Ellen Jackson, Northern Region Supervisor  
Remediation and State-Lead Division  
Oil Control Program

cc: Mr. Hamilton MacCord, 13500 Blenheim Road  
Mr. Matthew Hershberger, Associate Engineer, Environmental Alliance, Inc.  
Mr. Chris Bagley, Senior Engineer/Project Manager, Duncklee & Dunham, P.C.  
Mr. Kevin Koepenick, Manager, Groundwater Management Section, Baltimore County DEPS  
Mr. Lenn Roberts, Case Manager, Remediation and State-Lead Division, Oil Control Program  
Mr. Andrew B. Miller, Chief, Remediation and State-Lead Division, Oil Control Program  
Mr. Christopher H. Ralston, Program Manager, Oil Control Program



# Maryland

Department of  
the Environment

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary  
Horacio Tablada, Deputy Secretary

October 7, 2020

Ms. Cindi Hodges  
Southern States  
6606 West Broad Street  
Richmond, VA 23230

**RE: REQUEST FOR DRINKING WATER SAMPLING**  
**Case No. 2016-0566-BA**  
**MacCord Residence**  
**13500 Blenheim Road, Phoenix**  
**Baltimore County, Maryland**

Dear Ms. Hodges:

The Maryland Department of the Environment's (MDE) Oil Control Program (OCP) completed a review of the case file for the above-referenced residential property, including the *Sub-Slab Soil Gas, Indoor Air, and Water-Supply Well Assessment Results* report, dated May 13, 2020, prepared by Duncklee & Dunham. Based on the known presence of petroleum contamination in the soil and soil gas beneath the basement slab, MDE approved a petroleum vapor intrusion (PVI) work plan to evaluate potential vapor intrusion risk to the home (*Work Plan Approval* letter dated November 19, 2019). Your environmental contractor requested to change the PVI sampling method, via email, on February 17, 2020, specifically changing the sub-slab soil gas sampling method from EPA Method TO-15 to EPA Method 8260 and to change the indoor/ambient air sampling method from EPA Method TO-15 to EPA Method TO-17. The OCP approved the modifications via email on March 2, 2020.

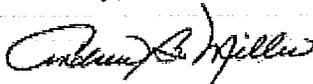
According to the *Assessment Results* report, in March 2020, Duncklee & Dunham collected two soil gas samples (basement), two indoor samples (basement and first floor), one ambient air sample (outside), and one drinking water sample. All air samples were collected using passive sampling devices over a period of 16 days and analyzed for the aforementioned modified methods. Two drinking water samples were collected: one on March 11, 2020 and a confirmatory drinking water sample on April 23, 2020. The samples were collected from the basement sink faucet and analyzed for VOCs using EPA Method 524.2 and total petroleum hydrocarbons – diesel organic compounds (TPH-DRO) using EPA Method 8015.

All detected concentrations in the sub-slab soil gas samples were below the residential Tier 1, target soil gas screening levels. All detected concentrations in the indoor/ambient air samples were below the residential target indoor screening levels with the following exception. 1,4-Dichlorobenzene was detected in the first-floor indoor air sample at a concentration of 4.21 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ), which exceeds the residential indoor target screening level of 2.3  $\mu\text{g}/\text{m}^3$ . The analytical results for the drinking water samples collected on March 11 and April 23, 2020 were non-detect for petroleum constituents with the following exception. TPH-DRO were detected at concentrations of 77.4 and 56.1 parts per billion (ppb), respectively, which exceed the State screening level of 47 ppb. Based on the absence of any VOCs in either of the two samples, the site-specific risk-based action level is 470 ppb.

Based on the sub-slab soil gas sampling results, the petroleum vapor intrusion risk to the residence is not considered to be a concern; however, the detection of TPH-DRO in recent drinking water samples is a potential concern that requires additional monitoring. The MDE requires the collection of an additional drinking water sample to confirm the TPH-DRO concentration trends. Since the home is currently unoccupied and OCP understands the potable well has minimal usage, a flow meter must be installed and the confirmatory drinking water collected once approximately 50,000 gallons of water has been drawn from the water supply system. The drinking water sample must be analyzed for full-suite VOCs, including fuel oxygenates and naphthalene, using EPA Method 524.2 and TPH-DRO using EPA Method 8015. Following the receipt of the drinking water sampling results, OCP will evaluate the case for potential closure.

Notify the case manager, Mr. Matt Mueller, at least five (5) working days prior to conducting field activities. When submitting documentation to OCP, provide two hard copies and one electronic copy via email. If you have any questions, please contact Mr. Matt Mueller at 410-537-3584 ([matthew.mueller@maryland.gov](mailto:matthew.mueller@maryland.gov)) or me at 410-537-3482 ([ellen.jackson@maryland.gov](mailto:ellen.jackson@maryland.gov)).

Sincerely,



for

Ellen Jackson, Northern Region Supervisor  
Remediation Division  
Oil Control Program

cc: Mr. Hamilton MacCord, 13500 Blenheim Road  
Mr. Matthew Hershberger, Associate Engineer, Environmental Alliance, Inc.  
Mr. Chris Bagley, Senior Engineer/Project Manager, Duncklee & Dunham, P.C.  
Mr. Kevin Koepenick, Manager, Groundwater Management Section, Baltimore County DEPS  
Mr. Andrew B. Miller, Chief, Remediation Division, Oil Control Program  
Mr. Christopher H. Ralston, Program Manager, Oil Control Program



# Maryland

## Department of the Environment

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor  
Ben Grumbles, Secretary  
Horacio Tablada, Deputy Secretary

March 24, 2021

Ms. Cindi Hodges  
Southern States  
6606 West Broad Street  
Richmond, VA 23230

**RE: WORK PLAN APPROVAL**  
**Case No. 2016-0566-BA**  
**MacCord Residence**  
**13500 Blenheim Road, Phoenix**  
**Baltimore County, Maryland**

Dear Ms. Hodges:

The Maryland Department of the Environment's (MDE) Oil Control Program (OCP) completed a review of the case file for the above-referenced residential property, including the *Replacement Well Work Plan*, dated February 10, 2020, prepared by SynTerra (formerly Duncklee & Dunham). The *Work Plan* was submitted in response to MDE's *Request for Drinking Water Sampling* letter, dated October 7, 2020. The referenced MDE letter required the collection of an additional drinking water sample to confirm concentration trends for total petroleum hydrocarbons – diesel range organics (TPH-DRO). The home is currently unoccupied. The OCP understands the potable well has minimal usage; therefore, MDE required the installation of a flow meter on the drinking water supply system and the collection of a confirmatory drinking water sample once approximately 50,000 gallons of water had been drawn from the system.

In lieu of purging and sampling the current well, SynTerra, on behalf of Southern States, proposes to properly abandon the current well and install a replacement well approximately 225 feet west of the current well location. Abandonment and installation of the potable wells will be completed by a Maryland-licensed driller in coordination with Baltimore County.

Based on the above information, MDE requires the following:

1. Following the installation and development of the replacement well, water samples must be collected and analyzed for full-suite volatile organic compounds (VOCs) using EPA Method 524.2, in addition to TPH-DRO using EPA Method 8015M. These samples are in addition to any water samples required by Baltimore County to obtain a *Certificate of Potability (COP)*. Sample results must be submitted to OCP no later than 30 days following sample collection.

2. Provided the initial sampling results do not detect the presence of any VOCs or TPH-DRO (all ND), a minimum of one confirmatory water sample must be collected from the replacement well approximately 3 months following the initial tests and *Certificate of Potability (COP)*. Provide a copy of the *COP* for our records and all test results. If the home is still unoccupied leading up to the collection of a confirmatory sample, a flow meter must be installed and the confirmatory sample collected once approximately 25,000 gallons of water has been drawn from the water supply system. The confirmation drinking water samples must be analyzed for full-suite VOCs, including fuel oxygenates and naphthalene, using EPA Method 524.2 and TPH-DRO using EPA Method 8015.
3. If either sample results detect the presence of VOCs or TPH, additional sampling may be required.

Pending the receipt of all sampling data, OCP will evaluate this case for potential closure. Notify the case manager, Mr. Matt Mueller, at least five (5) working days prior to conducting field activities. When submitting documentation to OCP, provide two hard copies and one electronic copy via email. If you have any questions, please contact Mr. Matt Mueller at 410-537-3584 ([matthew.mueller@maryland.gov](mailto:matthew.mueller@maryland.gov)) or me at 410-537-3482 ([ellen.jackson@maryland.gov](mailto:ellen.jackson@maryland.gov)).

Sincerely,



Ellen Jackson, Northern Region Supervisor  
Remediation Division  
Oil Control Program

cc: Mr. Hamilton MacCord, 13500 Blenheim Road  
Mr. Matthew Hershberger, Associate Engineer, Environmental Alliance, Inc.  
Mr. Chris Bagley, Senior Engineer/Project Manager, Duncklee & Dunham, P.C.  
Mr. Kevin Koepenick, Manager, Groundwater Management Section, Baltimore County DEPS  
Mr. Evan Carrozza, Groundwater Management Section, Baltimore County DEPS  
Mr. Andrew B. Miller, Chief, Remediation Division, Oil Control Program  
Mr. Christopher H. Ralston, Program Manager, Oil Control Program



**Maryland**  
Department of  
the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary

October 8, 2024

Ms. Cindi Hodges  
Southern States  
6606 West Broad Street  
Richmond, VA 23230

**RE: SITE STATUS AND CASE CLOSURE**  
**Case No. 2016-0566-BA**  
**MacCord Residence**  
**13500 Blenheim Road, Phoenix**  
**Baltimore County, Maryland**

Dear Ms. Hodges:

The Maryland Department of the Environment's (MDE) Oil Control Program (OCP) completed a review of the case file for the above-referenced property, including the *Report of Water Supply-Well Installation and Sample Results*, dated May 13, 2024, prepared by SynTerra Corp. This case was opened in April 2016, following two separate incidents that caused the release of an estimated 450 gallons of heating oil in the basement of the home. In February 2016, the initial release occurred due to the over pressurization and overfilling of an aboveground storage tank (AST) system. The second release occurred in March 2016, when a delivery was made to the damaged AST system. The liquid phase hydrocarbons (LPH) migrated along the basement floor, and into a floor drain.

In June 2016, a subsurface investigation including 15 soil borings were completed; ten borings were located outside the home, and five within the basement. A total of 24 soil samples were collected during the subsurface investigation. In July 2016, petroleum impacted soils were excavated from the area near the drainpipe discharge in the yard, and at the former AST remote fill port. Seven post-excavation soil samples were collected. In September 2016, the drainpipe was flushed, and the portion of the drainpipe that extends into the yard was removed along with petroleum impacted soils. Three post-excavation soil samples were collected for laboratory analyses. All soil samples were analyzed for volatile organic compounds (VOCs) using EPA method 8260, and for TPH-DRO using EPA Method 8015, or just TPH-DRO using EPA Method 8015. All soil sampling results were either non-detect or below MDE's non-residential standards with the following exceptions. TPH-DRO were reported in six samples ranging in concentrations of 711.3 parts per million (ppm) to 21,010 ppm, and TPH-GRO were detected in three soil samples ranging in concentrations of 376 ppm to 953 ppm. All exceeding the TPH-DRO and TPH-GRO standards of 230 ppm. Approximately 95 tons of petroleum impacted soils were transported offsite for proper disposal.

In October 2016, a soil vapor extraction system (SVE) was installed. In November 2018 and May 2019, indoor air samples were collected. In March 2020, sub-slab soil gas and indoor air samples were collected. All air samples were analyzed for VOCs, including oxygenates and naphthalene

using EPA Method TO-15 or EPA Method TO-17. All detected concentrations in the sub-slab soil gas samples were below the residential Tier 1, target soil gas screening levels. All detected concentrations in the indoor air samples were below the residential target indoor screening levels with the following exception: 1,4-Dichlorobenzene was detected at concentrations ranging from 2.6 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ), to 11  $\mu\text{g}/\text{m}^3$ , exceeding the residential indoor target screening level of 2.3  $\mu\text{g}/\text{m}^3$ . Vapors of 1,4-Dichlorobenzene can be present in homes from non-petroleum sources such as air fresheners and mothballs. Based on the sub-slab soil gas sampling results, the petroleum vapor intrusion risk to the residence is not considered to be a concern. The SVE system operating in the basement was shut off on May 16, 2019.

The former on-site potable well was sampled seven times between June 2016 and April 2021. The drinking water samples were analyzed for full-suite VOCs, including fuel oxygenates and naphthalene, using EPA Method 524.2. All analytical results were non-detect with the following exception. The results for the sampling events on March 11, 2020 and April 23, 2020, detected total petroleum hydrocarbons – diesel range organics (TPH-DRO) at concentrations of 77.4 and 56.1 parts per billion (ppb), respectively, which exceed the State screening level of 47 ppb. Within MDE's *Request for Drinking Water Sampling* letter, dated October 7, 2020, an additional drinking water sample was required to be collected to confirm concentration trends for TPH-DRO. In lieu of purging and sampling the existing well, SynTerra Corp, on behalf of Southern States, elected to properly abandon the current well and install a replacement well. The existing well was properly abandoned on April 20, 2021.

A new potable well (BA-20-0211) was installed on April 24, 2021. Drinking water samples were collected from this well four times between April 2021 and June 2022. The samples were analyzed for VOCs, including fuel oxygenates and naphthalene, using EPA Method 524.2 and for TPH-DRO using EPA Method 8015, except for the sampling event conducted on June 17, 2024, when the sample was analyzed for VOCs including fuel oxygenates and naphthalene only. All analytical results were non-detect with the following exception. Toluene was detected at concentrations ranging from 0.63 ppb on April 16, 2021, to 4.7 ppb on March 17, 2022, both detections are below the groundwater standard for toluene of 1,000 ppb. On July 1, 2022, Baltimore County Department of Environmental Protection and Sustainability issued a Certificate of Potability for the new well (BA-20-0211). Due to low yields from this well, an additional potable water well (BA-21-0291) was installed on November 11, 2023.

A drinking water sample was collected from the additional well on October 9, 2023. The sample was analyzed for VOCs, including fuel oxygenates and naphthalene, using EPA Method 524.2 and TPH-DRO using EPA Method 8015. All analytical results were non-detect with the following exception. TPH-DRO was detected at a concentration of 63.2 ppb. A confirmation drinking water sample was collected on November 20, 2023. Since the home was unoccupied at the time of the sample collection, approximately 31,000 gallons of water were purged from the well prior to the sample collection. The sample was analyzed for the aforementioned methods, and all analytical results were non-detect with the following exception. TPH-DRO was detected at a concentration of 53.6 ppb. On March 21, 2024, a drinking water sample was collected and analyzed for total petroleum hydrocarbons gasoline range organics (TPH-GRO) using EPA Method 8015, and another sample was collected on April 3, 2024, and was analyzed for TPH-DRO using EPA Method 8015.

All analytical results were non-detect. On May 3, 2024, Baltimore County Department of Environmental Protection and Sustainability issued a Certificate of Potability for the new well (BA-21-0291).

Based on the current land use and the available information reviewed, OCP is closing its case in reference to this site. Future excavation in the area of investigation may create exposure pathways to the existing petroleum related contamination that may impact human health or the environment. If impacted soil or groundwater is encountered during future excavation, it must be handled in a manner that complies with applicable federal, state, and local law and regulations. Please contact MDE if there is any proposed change to the land use or installation of any wells on the property. If a change in land use occurs or is proposed, a risk assessment may need to be performed.

Homeowners and property owners are responsible for maintaining their individual well and ensuring its safety. It is recommended that all owners of private drinking water supply wells sample their well periodically to ensure the water meets drinking water standards. In addition, you should have your well sampled any time you detect a change in the odor, taste, or appearance of your water. See the enclosed fact sheet for sampling recommendations and other relevant well information.

This *Site Status and Case Closure* letter is not a waiver or limitation of MDE's right to take enforcement or other action in the future based upon contamination at and around the site. MDE and the State of Maryland retain all authority and rights to seek all available relief, including equitable relief and damages of any nature, such as compensatory and natural resource damages, for contamination at and around the site.

If you have any questions, please contact the Oil Control Program at 410-537-3442.

Sincerely,



Ellen Jackson, Eastern Region Supervisor  
Remediation Division  
Oil Control Program

Enclosure: *Sampling Your Drinking Water for Petroleum-Related Compounds* Fact Sheet

cc: Mr. Andrew MacCord, 13500 Blenheim Road  
Ms. Jo Anna Schmidt, Esquire, Schmidt, Dailey & O'Neill, L.L.C  
Mr. Thomas Dunahm, Senior Geologist, SynFerra Corp.  
Mr. Kevin Koepenick, Manager, Groundwater Management Section, Baltimore County DEPS  
Mr. Evan Carrozza, Groundwater Management Section, Baltimore County DEPS  
Mrs. Susan Bull, Chief, Remediation Division, Oil Control Program  
Mr. Christopher H. Ralston, Program Manager, Oil Control Program



Maryland  
Department of  
the Environment

# Sampling Your Drinking Water for Petroleum-Related Compounds

## What You Need to Know

The Maryland Department of the Environment's (MDE) Oil Control Program (OCP) recommends that all owners of private drinking water supply wells sample their well periodically for chemical constituents known as volatile organic compounds, or VOCs. These VOCs can be the result of petroleum or other chemical storage and use on the property or in the area. Following are the OCP's recommendations and resources.

### Dos and Don'ts

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- Do sample your well water at least once, particularly if there was history of petroleum storage and use on the property or on an adjacent property (e.g., heating oil use).
- Do conduct additional water sampling if there is a change in the taste, odor, or appearance of your well water, particularly if it involves a petroleum like odor or a "sweet" odor.
- Do have the laboratory sample for VOCs using EPA Method 524.2.
- Do also have the laboratory sample for total petroleum hydrocarbons – diesel range organics (TPH-DRO) using EPA Method 8015 if heating oil is, or has been, used at the property.
- Do ensure that the water sample results meet applicable regulatory standards for potable use.
- Do contact the Oil Control Program at 410-537-3442 if your sample results indicate any detections.

### Additional Resources

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The following is a list of additional resources for facts and information about sampling your drinking water supply well:

- MDE-OCP List of Laboratories:  
[https://mde.maryland.gov/programs/land/OilControl/Documents/OCP\\_List\\_of\\_Laboratories\\_FINAL\\_7-24-24\\_2pgs.pdf](https://mde.maryland.gov/programs/land/OilControl/Documents/OCP_List_of_Laboratories_FINAL_7-24-24_2pgs.pdf)
- MDE Residential Wells Website:  
[https://mde.maryland.gov/programs/Water/water\\_supply/Pages/Residential\\_Wells.aspx](https://mde.maryland.gov/programs/Water/water_supply/Pages/Residential_Wells.aspx)
- MDE Individual Well Recommendations:  
[https://mde.maryland.gov/programs/Water/water\\_supply/Pages/well\\_recommendations.aspx](https://mde.maryland.gov/programs/Water/water_supply/Pages/well_recommendations.aspx)



Maryland  
Department of  
the Environment

# Sampling Your Drinking Water for Petroleum-Related Compounds

## What You Need to Know

- University of Maryland Extension Protect Your Water Supply:  
<https://extension.umd.edu/programs/environment-natural-resources/program-areas/wells-septic-systems-and-water-quality>
- Environmental Protection Agency Private Drinking Water Wells:  
<https://www.epa.gov/privatewells>
- Your county Health Department may also be able to provide information on sampling your supply well for petroleum-related compounds.

## Questions

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If you have additional questions or to report a detection of petroleum compounds in your drinking water, please contact the Oil Control Program at 410-537-3442.