



Facts About...

2940 Waterview Avenue
(Voluntary Cleanup Program)

Site Location

The 3.1-acre 2940 Waterview Avenue is located in an industrial area of Baltimore City, Maryland. The property is bounded to the north by Waterview Avenue with Middle Branch recreational Park beyond, to the south by Maryland Pump Tank and Electric Co., a lumberyard and Middle Branch Auto Repair (currently closed), to the east by Erik Avenue by Limited Wines, LLC, to the west by an equipment storage yard, an auto storage yard and a BP gas station. The property is served by public water and sewer systems. At the time of the VCP application, the site was improved with a single story office building and a single story service building with the remainder of the site consisting of gravel or grassy areas.

Site History

The property was developed prior to 1953 and was historically occupied by Coastal Tank Lines and R&E Hauling Co. In 1997, R&E Hauling Co. sold the property to the Waterview Realty Co. Previous occupants at the site include Coastal Tank Lines, R&E Hauling and Leasing Co., Riteway Transport Co., Calvert Trash Systems and Durham School Services. At the time of the VCP application, the site was occupied by Durham School Services and was used for bus maintenance and storage. It also includes an office, fueling dock, parking lot and a service repair station for a fleet of school buses.

The property had five underground storage tanks (USTs) (one active) and five active aboveground storage (ASTs) tanks. The active UST is a 10,000-gallon diesel UST located adjacent to the fuel dispenser island. The ASTs are located inside the vehicle maintenance bay and include one 540-gallon #2 fuel oil, one 280-gallon used motor oil and three 275-gallon lubricating grease. The USTs that were reportedly removed are as follows: one 10,000 gallon diesel UST, one 6,000-gallon gasoline UST, and one 550-gallon heating oil UST. Additionally, one 5,000-gallon heating oil UST was excavated and opened, cleaned and filled in place with flow ash.

Environmental Investigations and Actions

In January, 1994, Oil Control Program Case 94-1876BC1 was opened upon discovery of a release identified during removal of one 6,000-gallon gasoline UST and one 10,000-gallon diesel UST. At the time of the removals, a sheen was observed on the subsurface soils in the excavation and MDE requested installation of a groundwater monitoring well downgradient of the former UST locations. In February 1994, the monitoring well was installed and in May a groundwater sample was collected and analyzed for benzene, toluene, ethylbenzene, total xylenes and naphthalene and total petroleum hydrocarbon (TPH) and no compounds were detected. In September 1997, the well was gauged and determined to be clear. The OCP case was closed. There were various other instances of OCP involvement in 1999 related to removal and closure of several USTs.

A June 1999 letter report for the property identified floor drains in the maintenance building that appeared to be connected to an oil/water separator and to the municipal sewer and a floor drain on an exterior pad associated with the truck steaming area that is connected to a three-cell oil/water separation



vault that is not connected to the municipal sewer. The letter report documents the pumping and cleaning associated with the exterior pad oil/water separator vault and the removal and closure of the floor drains. It also notes the presence of three USTs that were either removed or tested for tightness.

In May 2002, a Phase I ESA identified use and storage of chemicals and poor housekeeping practices as recognized environmental conditions (RECs). The report also noted staining on and around the waste oil drums in the shop bays.

In November 2006, a Phase I ESA identified historic uses and operations, presence of storage tanks, a former oil water separator system, former hydraulic lift and surface staining, drum storage, and hazardous materials handling to be RECs and recommended testing of soil and groundwater. A subsequent Phase II ESA in November 2006 included installation of nine borings and identified elevated concentrations of metals (arsenic and chromium), polycyclic aromatic hydrocarbons and TPH – diesel range organics and TPH – gasoline range organics in the soil and metals, (beryllium and nickel), naphthalene and methyl-tert-butyl ether, cis-1,2-dichloroethane, benzene and vinyl chloride in the groundwater.

In March 2007, a Supplemental Phase II ESA included seven soil borings with four converted to soil vapor points and three were converted into temporary monitoring wells to evaluate the presence or absence of liquid phase hydrocarbons on the groundwater surface at the property. The temporary wells confirmed that no LPH was present on the groundwater at the property. MDE review of the soil gas data determined that there is a potential vapor intrusion risk from benzene.

Current Status

On February 13, 2007, Southwest Harbor, LLC submitted a VCP application as an inculpable person seeking a Certificate of Completion (COC) for a future residential use of the property. On February 13, 2007, the Waterview Realty Company, Inc. submitted an application as a responsible person seeking a COC for a future residential use of the property; the application was revised in August 2007 to change the applicant's name to Waterview Associates, LLC. On May 10, 2007, the VCP accepted the property for participation in the program and notified the applicant that a Response Action Plan (RAP) must be developed to address elevated levels of contaminants in the soil and groundwater at the property. On May 21, 2007, both applicants notified the VCP of their intent to proceed in the VCP. On July 1, 2009, the VCP notified the participants that a proposed RAP was still be required for the property and it must be submitted within eighteen months of receipt of the letter or the applications would be considered withdrawn.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: June 22, 2010