



Maryland
Department of
the Environment

Larry Hogan
Governor

Boyd Rutherford
Lieutenant Governor

Ben Grumbles
Secretary

February 17, 2017

Mr. John Messler
Budget and Finance, Property Management
Baltimore County Government
12200-A Long Green Pike
Glen Arm MD 21057

RE: WORK PLAN APPROVAL
Case No. 2016-0467-BA
North Point Government Facility
1747 Merritt Boulevard / 7701 Wise Avenue
Dundalk, Baltimore County, Maryland
Facility I.D. No. 3893

Dear Mr. Messler,

The Maryland Department of the Environment's (the Department) Oil Control Program recently completed a review of the *Work Plan for Additional Site Assessment*, dated January 26, 2017. Pursuant to the Department's requirements, APEX Companies, LLC, on behalf of Baltimore County, proposes to install and develop three monitoring wells on site, collect soil and groundwater samples, and clean out the storm drain manway located in the former product piping area in order to remove residual fuel oil. According to the *Work Plan*, no basement sumps are present in the building. With the exception of providing requested information regarding prior investigations performed on site (i.e., the presence of existing monitoring wells and evidence of soil borings), the *Work Plan* addresses the Department's previous requirements. The Department approves implementation of the proposed *Work Plan* contingent upon the following modifications:

1. Longer well screens may be necessary pending depth-to-water encountered to ensure well are installed with sufficient screen above and below the water table interface. Well development methods must include active surging of the well in addition to pumping/purging. The monitoring wells must be sampled no sooner than one week after completion of well development activities.
2. All soil samples must be collected and field preserved in accordance with EPA Method 5035.
3. The monitoring wells must continue to be gauged for depth-to-product and depth-to-water on a monthly basis, unless otherwise directed by the Department. If liquid phase hydrocarbons (LPH) are detected, it must be reported to the Department within 2 hours of detection. The monitoring wells must be sampled on a quarterly basis for full-suite volatile organic compounds (VOCs), including fuel oxygenates and naphthalene, using EPA Method 8260 and for total petroleum hydrocarbons - diesel range organics (TPH-DRO). The results of monthly gauging and quarterly sampling must be presented in *Quarterly Status Reports* and submitted to the Oil Control Program.
4. In addition to the three newly installed monitoring wells, existing monitoring well MW-1, located south of the former underground storage tank, must be gauged and sampled in accordance with the frequency established above (monthly gauging and quarterly groundwater sampling, unless otherwise directed).

5. At a minimum, *Quarterly Status Reports* must include the following:
 - a) Summary of all field activities conducted during the quarter, planned field activities for the next quarter, and a brief bulleted chronology of site activities since the case was opened. This information should include dates of field activities, report submittals, Department requirement letters, etc.
 - b) Summary data tables showing all gauging data (depth-to-water, corrected groundwater elevations, depth-to-LPH, LPH thickness) with respect to time and well gauging data, not just for the current reporting period.
 - c) Summary groundwater concentration data tables for each well with respect to time and detected groundwater constituents as well as benzene, toluene, ethylbenzene, xylene, MTBE, and naphthalene should be presented in the summary table.
 - d) To-scale site maps showing groundwater elevations measured at each monitoring well (or corrected elevations), groundwater gradient, groundwater concentrations (benzene, toluene, ethylbenzene, xylenes, naphthalene, MTBE, and detected analytes), and LPH thickness. Separate figures may be appropriate to depict the data required.
 - e) All groundwater sampling forms and laboratory reports.
6. *Quarterly Status Reports* must be submitted to the Oil Control Program no later than 45 days after groundwater samples are collected. Include three hard copies and one electronic copy on a labeled compact disc (CD).
7. All well locations must be field verified by Department staff prior to the initiating drilling activities. Coordinate all field activities with the case manager, Mr. Matt Mueller.
8. Contact the case manager at least five (5) business days prior to all scheduled field work dates so Department personnel have the opportunity to be on site to observe the work performed.

If you have any questions, please contact Mr. Mueller at 410-537-3584 (email: matthew.mueller@maryland.gov) or me at 410-537-3482 (email: ellen.jackson@maryland.gov).

Sincerely,



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

EJ/nln

cc: Mr. Greg Doran (Baltimore County Govt.)
Mr. Kevin Koepenick (Baltimore County DEPS)
Mr. Todd Passmore (Apex Companies, LLC)
Mr. Andrew B. Miller
Mr. Christopher H. Ralston
Ms. Hilary Miller