



August 13, 2024

Mr. Richard Brace  
Bureau of Environmental Health  
Carroll County Health Department  
290 South Center Street  
Westminster, MD 21157-5222

**RE: PETROLEUM IMPACT TO MONITORING WELL IN A  
HIGH RISK GROUNDWATER USE AREA**  
**Case No. 2025-0072-CL**  
**7-Eleven, Inc. #28924**  
**4213 Ridge Road, Westminster**  
**Carroll County, Maryland**  
**Facility I.D. No. 1440**

Dear Mr. Brace:

This letter is provided in compliance with §4-411.2 of the Environment Article, Annotated Code of Maryland, which requires notification be provided to the appropriate local health department when there is a finding of certain contamination in a groundwater monitoring well sample taken from a high-risk groundwater use area. On July 30, 2024, the Maryland Department of the Environment's (MDE) Oil Control Program (OCP) received a groundwater sampling report in which benzene was detected at concentrations above the notification standards in groundwater monitoring wells RW-2 and TFMW-2, and methyl tert-butyl ether (MTBE) was detected at a concentration above the notification standards in RW-2, on the subject property, which is owned by Equitas High Point LLC and operated by 7-Eleven, Inc.

There are three monitoring wells on the station property that were used for monitoring under a previously open remediation case and retained for compliance sampling to comply with the State's high risk groundwater use area (HRGUA) regulations. In addition, two tank field monitoring pipes (TFMPs) were installed with the underground storage tank (UST) systems in 2015. HRGUA regulations require that UST systems installed in HRGUAs are required to have four TFMPs. Two additional monitoring wells, labeled as tank field monitoring wells (TFMWs) were installed in 2019 to achieve compliance.

Groundwater samples were collected from the site's three monitoring wells (labeled R-MW-1, MW-3R, and RW-2), the two TFMWs (TFMW-1 and TFMW-2), and the on-site drinking water supply well on June 19, 2024. The following compounds were detected exceeding MDE's groundwater standards:

- Benzene was detected at a concentration of 71.9 parts per billion (ppb) in RW-2 and 12.7 ppb in TFMW-2, which exceed the 5-ppb groundwater standard and notification level.
- MTBE was detected at a concentration of 79.2 ppb in RW-2, which exceeds the 20 ppb State action level and notification level.

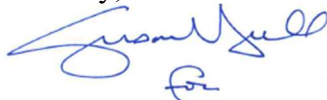
In response to the above detections, OCP required the collection of confirmation samples from RW-2 and TFMW-2. On August 5, 2024, the confirmation samples were collected. Benzene was confirmed at concentrations of 20.5 ppb in RW-2 and 145 ppb in TFMW-2. MTBE was confirmed at a concentration of 86.1 ppb in RW-2.

As a result of the confirmed detections, MDE is requiring 7-Eleven, Inc., to collect samples from selected nearby properties. MDE will contact the property owners selected for sampling to provide advanced notice that 7-Eleven, Inc., will request access for water supply sampling. Once results from the upcoming initial round of select water supply sampling are received, MDE will evaluate the results to determine if additional sampling or other actions are warranted. Based on the recently reported data, the sampling frequency of the on-site monitoring wells and supply well will be quarterly.

§4-411.2 of the Environment Article also requires notification to be sent to each owner of a property within 0.5 mile of the site from which the sample was taken. The notice must provide the property owner with information regarding the detection of contamination at the site. MDE appreciates the Carroll County Health Department providing addresses and a site map for all property owners within a 0.5 mile radius of the subject property. MDE anticipates mailing of the notice on or before August 27, 2024, to approximately 142 property owners. Carroll County Health Department will receive a copy of the notice as well for its records.

If you have any questions, please contact the case manager, Ms. Lindley Campbell, at 410-537-3387 or [lindley.campbell1@maryland.gov](mailto:lindley.campbell1@maryland.gov).

Sincerely,



Christopher H. Ralston, Program Manager  
Oil Control Program

cc: Mr. David Arnette, 7-Eleven, Inc.  
Ms. Rachael Allen, AECOM  
Mr. Robert Peoples, Division Chief, Source Protection & Admin. Div., Water Supply Program, MDE  
Ms. Marsha Mason, Supervisor, Compliance Division, Oil Control Program  
Mr. Thomas L. Walter, Division Chief, Compliance Division, Oil Control Program  
Ms. Lindley Campbell, Case Manager, Remediation Division, Oil Control Program  
Mr. Jim Richmond, Supervisor, Remediation Division, Oil Control Program  
Mrs. Susan Bull, Division Chief, Remediation Division, Oil Control Program