



April 7, 2023

Mr. Kevin Koepenick  
Manager  
Baltimore County Department of Environmental Protection and Sustainability  
111 West Chesapeake Avenue, Room 319  
Towson, Maryland 21204

**RE: PETROLEUM IMPACT TO MONITORING WELL IN A HIGH RISK  
GROUNDWATER USE AREA  
Case No. 2017-0166-BA  
High's #98  
13522 Long Green Pike, Baldwin  
Baltimore County, Maryland  
Facility I.D. No. 11022**

Dear Mr. Koepenick:

This letter is provided in compliance with Section 4-411.2 of the Environment Article, Annotated Code of Maryland and Code of Maryland Regulations (COMAR) 26.10.07.02.B.(2)(b)(ii), which require notification be provided to “the appropriate local health department of a finding that a groundwater monitoring well sample taken from a high-risk groundwater use area” contains certain levels of petroleum related contaminants. On March 24, 2023, the Maryland Department of the Environment’s (MDE) Oil Control Program (OCP) received notification of the detections of benzene above the notification limits in groundwater monitoring well MW-3, located on the subject property, which is owned and operated by High’s of Baltimore LLC.

There are three monitoring wells on the station property used for monitoring under the open OCP remediation case and for sampling compliance with the State’s high risk groundwater use area (HRGUA) regulations. Groundwater samples were collected from the site’s three monitoring wells on January 10, 2023, and the on-site drinking water supply well on February 9, 2023. All sampling results from the January / February sampling event were non-detect (ND) for petroleum constituents, with the following exception: benzene was detected in monitoring well MW-3 at a concentration of 2.68 parts per billion (ppb), which is below the standard of 5 ppb. Damage to monitoring well MW-3 was observed during the sampling event, repairs were completed to MW-3 on March 3, 2023, and a follow-up sample was collected. The sampling results from the March 3 sample were ND for petroleum constituents, with the following exception: benzene was detected at a concentration of 7.15 ppb. The results were provided to MDE electronically on March 24, 2023. In response to the findings, OCP required the collection of a confirmation sample, which was collected on March 31, 2023. The results of the confirmation sample were ND for petroleum constituents, with the exception of benzene being detected at a concentration of 9.51 ppb.

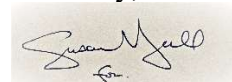
The site was inspected in August 2022 for underground storage tank (UST) system operational compliance and is currently in a passing status. In addition, all annual system testing was completed in October 2022, with full passing tests.

Due to the detection of impacts in the on-site monitoring well, OCP will be contacting selected nearby properties to request access for water supply sampling. Once results from the upcoming initial round of select water supply sampling are received, OCP will evaluate the need for additional actions. Based on the recently reported data, the sampling frequency of the on-site monitoring wells and supply well will be increased to quarterly. The MDE appreciates Baltimore County Department of Environmental Protection and Sustainability's continued cooperation with this effort. OCP will continue to keep you updated on site findings.

Section 4-411.2 of the Environment Article also requires upon notification of contamination in a designated HRGUA: "the Department shall notify each owner of property within one-half mile of the site from which the sample was taken." Notification to the property owners must be made by certified mail and provide the property owner with information regarding the detection of contamination at the site. The MDE appreciates the Baltimore County Department of Environmental Protection and Sustainability providing addresses and a site map for all property owners within a half-mile radius of the subject property. The MDE is currently preparing the required property owner notification letter, which will be mailed on, or before, April 21, 2023, to approximately 100 property owners. A copy of the notification letter to the property owners and other related site correspondence will be provided to the Baltimore County Department of Environmental Protection and Sustainability.

If you have any questions, please contact the case manager, Mr. Matt Mueller, at 410-537-3574 or [matthew.mueller@maryland.gov](mailto:matthew.mueller@maryland.gov).

Sincerely,



Christopher H. Ralston, Program Manager  
Oil Control Program

cc: Mr. Herb Meade, Environmental Director, High's of Baltimore LLC  
Ms. Donna L. Kilduff, Deputy Chief, Environmental Health Services, Dept of Health  
Mr. Robert Peoples, Division Chief, Water Supply Program, MDE  
Mr. Matthew Mueller, Geologist, Remediation Division, Oil Control Program, MDE  
Ms. Susan R. Bull, Chief, Remediation Division, Oil Control Program, MDE