Public Informational Meeting

Response Action Plan

Amato Industries: 9120 Talbot Ave. Silver Spring, MD

PUBLIC NOTICE OF A RESPONSE ACTION PLAN AND PUBLIC INFORMATIONAL MEETING

Amato Industries, Inc

The property located at 9120 Talbot Avenue in Silver Spring, Maryland has been accepted into Maryland's Voluntary Cleanup Program. A proposed response action plan (RAP) has been submitted to the Maryland Department of the Environment (MDE) for approval. The contaminants of concern are chlorinated solvents, petroleum hydrocarbons, and associated vapors. The media affected by these contaminants of concern includes soil, groundwater and indoor air. The proposed RAP discusses the Response Actions necessary to remediate and mitigate the contaminants of concern.

This RAP is based upon future use of the property for commercial purposes. The proposed RAP and the informational meeting presentation is posted on the MDE website under the site name in the Montgomery County list.

https://mde.maryland.gov/programs/LAND/MarylandBrownfieldVCP/Pages/errp_factsheets.aspx

Participant:	Talbot Properties, LLC 9120 Talbot Avenue, Silver Spring, Maryland 20910
Contact:	Mr. Joseph F. Amato III (301) 565-3220
Eligible Property:	9120 Talbot Avenue Silver Spring, Maryland 20910
Public Informational Meeting on line/teleconference through Zoom:	September 16, 2020 at 5:30 pm The public may join the Zoom meeting by either the following link or phone number: Internet Link: https://zoom.us/j/98491864378? Password emk3MVJJb2lOTzlyR1pxdVRtZ2VMQT09 Phone Number: 1(301) 715-8592 (Meeting ID followed by #, then Password ID followed by #) Meeting ID: 984 9186 4378 Password ID: 092931

Any person wishing to request further information or make comments regarding the proposed RAP must do so in writing or email. Comments or requests should be submitted to the attention of the Voluntary Cleanup Program project manager, Chris Hartman, christopher.hartman@maryland.gov, at the Maryland Department of the Environment, 1800 Washington Boulevard, Suite 625, Baltimore, Maryland 21230; telephone 410-537-3493.

All comments and requests must be received by the Department in writing no later than October 2, 2020

Aerial Photo provided by Google Earth April 30, 2018

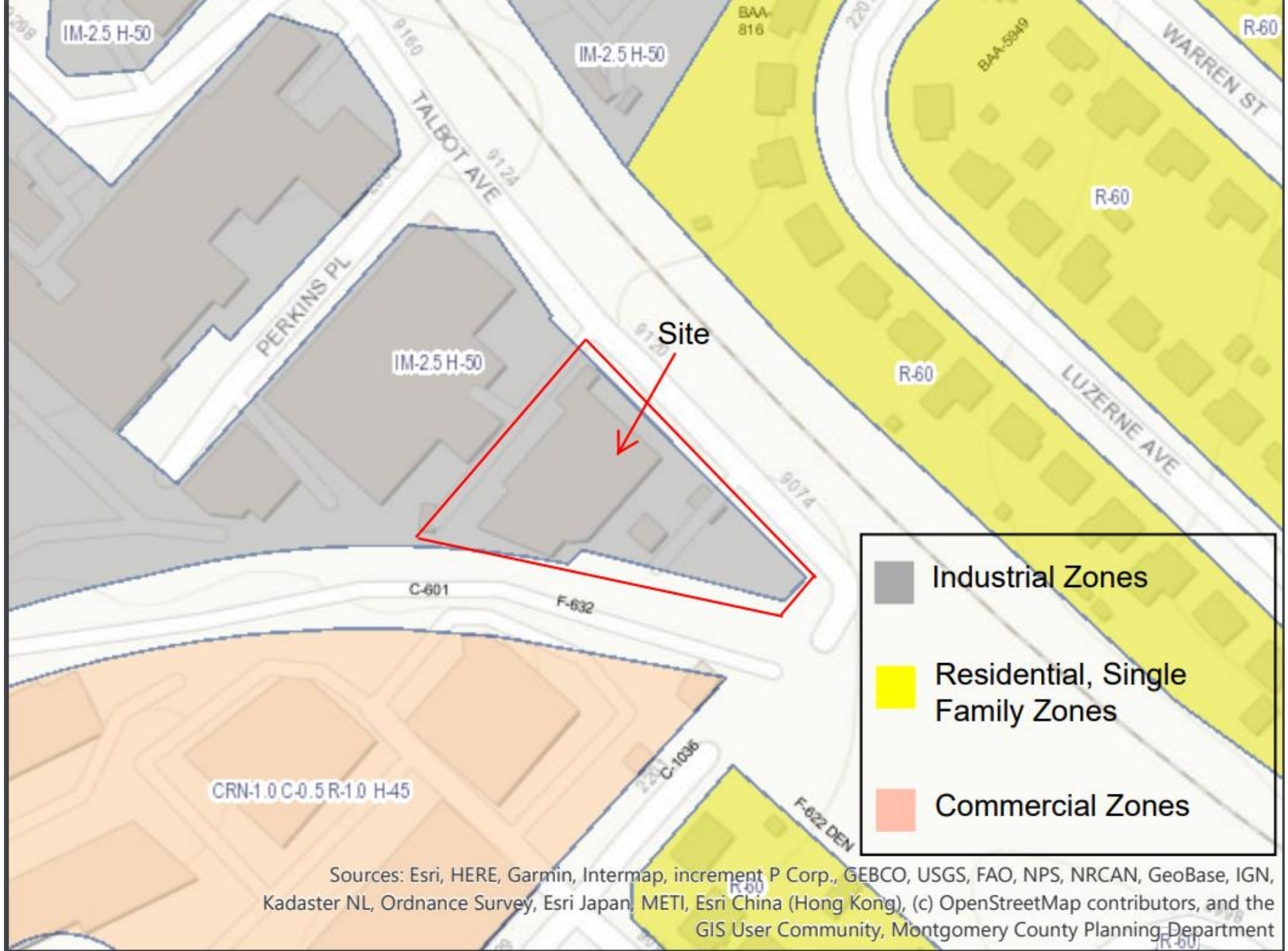
CCRG
Clendenin Consulting & Remediation Group

Amato Industries

Aerial View

Silver Spring, Maryland

Date: 3/4/2020	Scale: As Shown
Drawn by: JWM	Approved by: BEC
Project #: 18006	Figure: 2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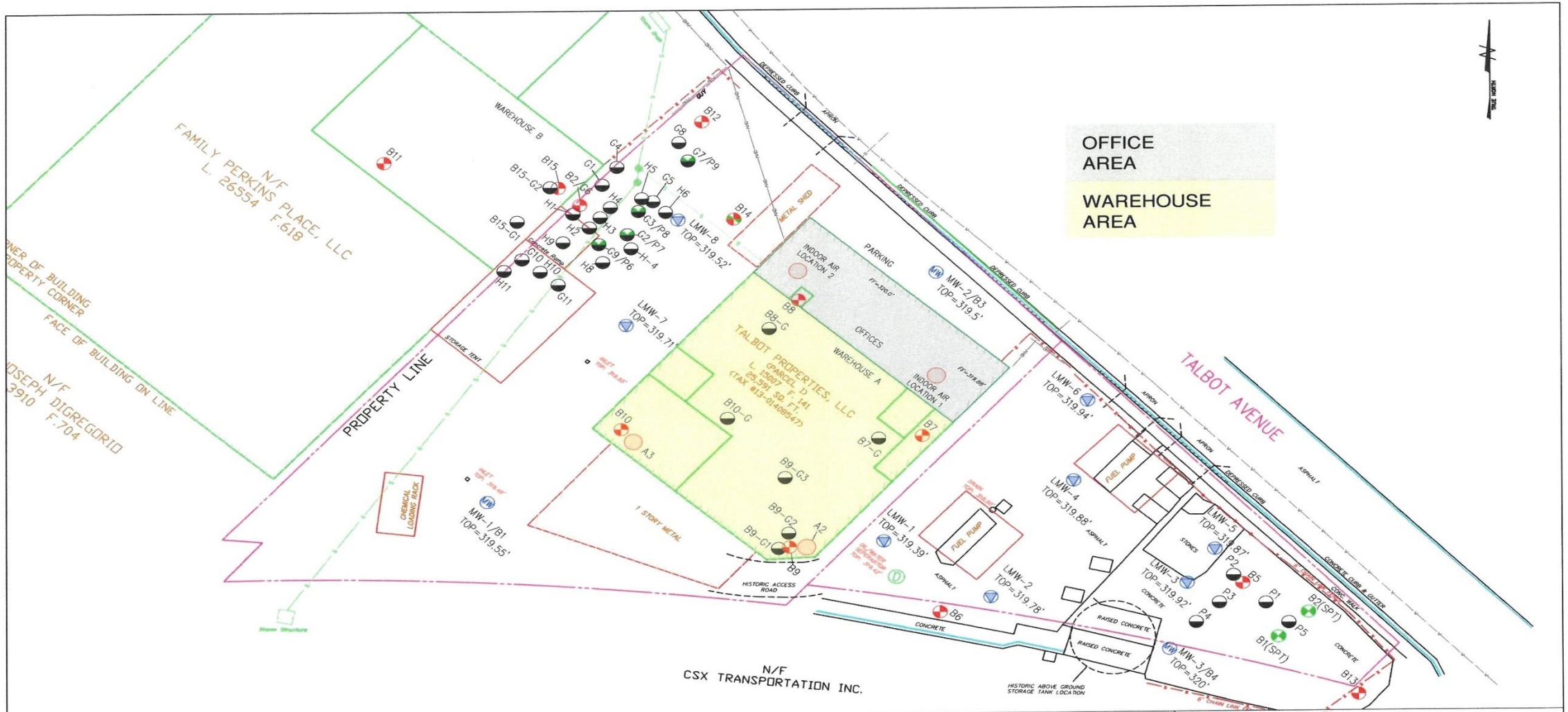
IM-2.5 H-50
TALBOT AVE
PERKINS PL
Site
R-60
R-60
R-60
WARREN ST
LUZERNE AVE
C-601
F-632
C-1036
F-622 DEN
CRN-1.0 C-0.5 R-1.0 H-45
Industrial Zones
Residential, Single Family Zones
Commercial Zones
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Montgomery County Planning Department



LEGEND

GW Monitoring Well / Vapor Point	MW
Leak Monitoring Well	
Soil Gas Implant/Tube	
Geoprobe Boring	
Ambient Air Sample Location	
Geotechnical Borings	

Notes

- Base Plan provided by VIKA in March 2019
- Geotechnical borings P6-P9 are off-set 1' from Geoprobe Borings
- Detailed Figures for Geotechical borings are included in Appendix C
- An enhanced view of B2 area is included in Appendix F

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Talbot Properties LLC, VCP

Site Features & Exploration Location Plan

Silver Spring, Maryland

Date: 1/6/2020	Scale: 1" = 30'
Drawn by: JWM	Approved by: BEC
Project #: 18006	Figure: 6

Table 9
Talbot Properties, LLC VCP
18006 - 12/12/2019
Laboratory Results - Geoprobe Soil Exploration in Amato Warehouse

	Soil Standards	B7-G	B8-G	B9-G1	B9-G2	B9-G3	B10-G	B15-G1	B15-G2
Sample Depths		5'	4-5'	3-5'	10'	7-8'	5'	10'	6-7'
PID		3	2	2	20	13	7	6	6
Acetone	6.10E+04	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	5.10E+00	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	NL	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	NL	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1.60E+01	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	2.30E+02	0.00782	0.0823	0.00593	ND	ND	0.0363	ND	0.0135
trans-1,2-Dichloroethene	2.30E+03	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	2.50E+01	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	9.90E+02	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	NL	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	1.90E+04	0.0433	0.0418	0.0428	0.0462	0.0562	0.0415	0.0484	0.0399
Methyl tert-butyl ether	2.10E+02	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	NL	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	NL	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene	3.90E+01	2.06	0.613	0.545	0.0159	0.00857	1.58	0.0283	1.53
Toluene	4.70E+03	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	3.60E+03	ND	ND	ND	ND	ND	0.00487	ND	ND
Trichloroethene	1.90E+00	0.133	0.716	0.0345	ND	ND	0.293	ND	0.105
1,2,4-Trimethylbenzene	1.80E+02	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trimethylbenzene	NL	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1.50E+02	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1.70E+00	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total	2.50E+02	ND	ND	ND	ND	ND	ND	ND	ND

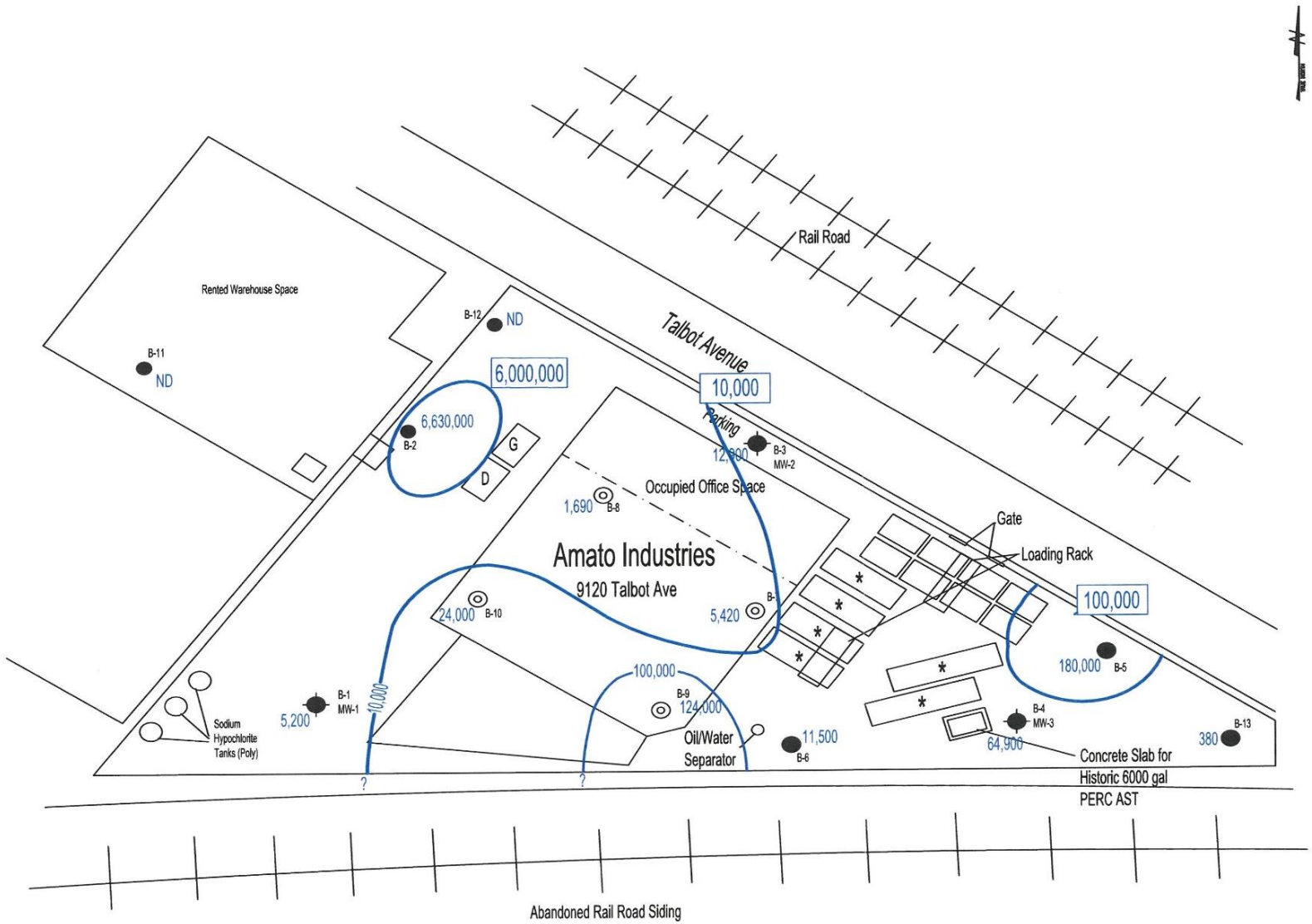
Notes:
1) mg/kg
2) ND - Non-Detect
3) Only analytes that have one or more detections are shown
4) Results recorded in red are above MDE's Cleanup Standards for Soil & Groundwater dated Oct 2018
5) Samples G-1 through CG-13 were taken near B-2
6) Soil Standards are from the MDE's Cleanup Standards for Soil & Groundwater dated Oct 2018 under "non-residential clean-up standard"
7) NL - Not-Listed on the MDE's Cleanup Standards for Soil & Groundwater dated Oct 2018

Table 10
Talbot Properties, LLC VCP
18006 -12/12/2019
Laboratory Results - Geoprobe Soil Exploration near B-2/ Perkin's Warehouse and sub slab vapor

	Target Soil Standards	B15-G1	B15-G2
Sample Depths		10'	6'-7'
TPH low fraction	NL	ND	0.691
Acetone	6.10E+04	ND	ND
Benzene	5.10E+00	ND	ND
n-Butylbenzene	NL	ND	ND
sec-Butylbenzene	NL	ND	ND
1,1-Dichloroethane	1.60E+01	ND	ND
cis-1,2-Dichloroethene	2.30E+02	ND	0.0135
trans-1,2-Dichloroethene	2.30E+03	ND	ND
Ethylbenzene	2.50E+01	ND	ND
Isopropylbenzene	9.90E+02	ND	ND
p-Isopropyltoluene	NL	ND	ND
2-Butanone (MEK)	1.90E+04	0.0484	0.0399
Methyl tert-butyl ether	2.10E+02	ND	ND
Naphthalene	NL	ND	ND
n-Propylbenzene	NL	ND	ND
Tetrachloroethene	3.90E+01	0.0283	1.53
Toluene	4.70E+03	ND	ND
1,1,1-Trichloroethane	3.60E+03	ND	ND
Trichloroethene	1.90E+00	ND	0.105
1,2,4-Trimethylbenzene	1.80E+02	ND	ND
1,2,3-Trimethylbenzene	NL	ND	ND
1,3,5-Trimethylbenzene	1.50E+02	ND	ND
Vinyl Chloride	1.70E+00	ND	ND
Xylenes, Total	2.50E+02	ND	ND

	Commercial Target Sub Slab 500x MDE Technical Guidelines	B-11	B-15
Date of Sampling		2/6/2019	12/12/2019
Acetone	68500000	ND	ND
Benzene	8000	ND	ND
n-Butylbenzene	NL	ND	ND
sec-Butylbenzene	NL	ND	ND
Chloroform	2700	ND	440
Cyclohexane	13250000	1300	ND
1,1-Dichloroethane	7670	ND	ND
cis-1,2-Dichloroethene	15400	5200	88
trans-1,2-Dichloroethene	31000	280	ND
Ethylbenzene	5000	ND	ND
Heptane	176000	560	ND
n-Hexane	308000	1200	ND
Isopropylbenzene	2.10E+05	ND	ND
p-Isopropyltoluene	NL	ND	ND
2-Butanone (MEK)	11000000	ND	ND
Methyl tert-butyl ether	236000	ND	ND
Naphthalene	60000	ND	ND
n-Propylbenzene	2200000	ND	ND
Tetrachloroethene	90000	ND	1500
Toluene	11000000	ND	5.1
1,1,1-Trichloroethane	11000000	ND	9.3
Trichloroethene	4400	ND	240
1,2,4-Trimethylbenzene	31500	ND	ND
1,2,3-Trimethylbenzene	132000	ND	ND
1,3,5-Trimethylbenzene	31500	ND	ND
2,2,4-Trimethylpentane	NL	14000	ND
Vinyl Chloride	14000	6300	ND
Xylenes, Total	220000	ND	4.7

Notes:
1) mg/kg
2) ND - Non-Detect
3) Only analytes that have one or more detections are shown
4) Results that are highlighted are above MDE's Cleanup Standards for Soil & Groundwater dated Oct 2018
5) Soil Standards are from the MDE's Cleanup Standards for Soil & Groundwater dated Oct 2018 under "non-residential clean-up standard"
6) NL - Not-Listed on MDE's Cleanup Standards for Soil & Groundwater dated Oct 2018
5) Target sub slab taken from the MDE Technical Guidelines for Vapor Intrusion Table 2- Commercial Scenario (non-residential) Sept 2019
8) Numbers shown in yellow exceed the MDE Technical Guidelines for Commercial levels Sept 2019



Legend

- CCRG Sub-Slab Vapor Sampling Points - November 13, 2018
- CCRG Soil Gas and Monitoring Wells - November 13, 2018
- CCRG Soil Gas Monitoring Points - November 13, 2018, January 17, 2019

Approximate concentration contours of Tetrachloroethene in soil gas

Notes:

- Base Drawing is based on Figure 2 of Total Environment Concept's report dated March 8, 2004
- Site boundaries along Abandoned Rail Road Siding is approximate. A survey is currently underway to check site geometry
- See Summary of Findings Letter 04 dated January 2, 2019 for laboratory data sheet for soil gas analysis

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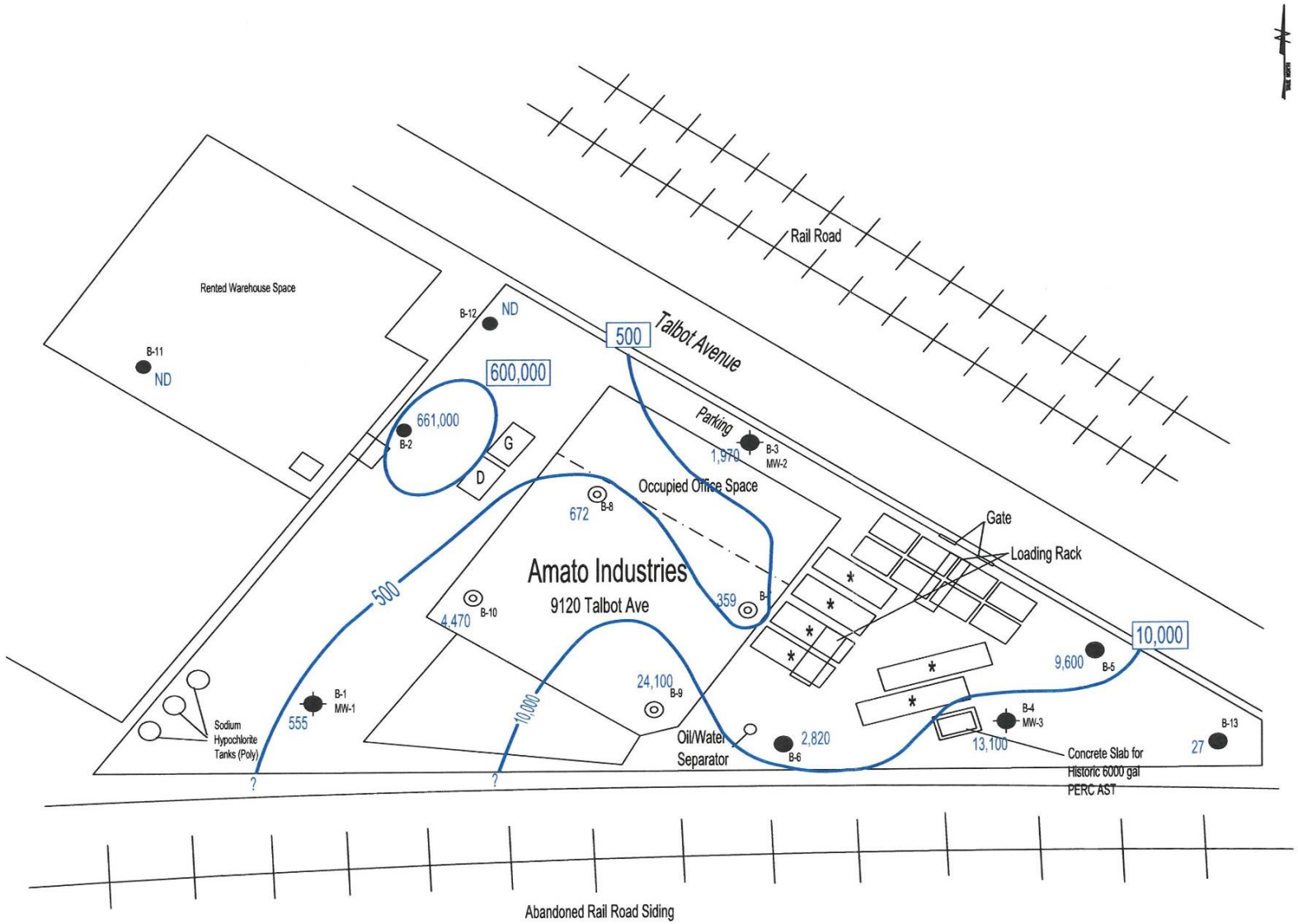
Talbot Properties, LLC VCP

Tetrachloroethene (PCE) Soil Gas Concentrations

Silver Spring, Maryland

Date: 4/4/2019	Scale: 1" = +or- 40' (scale approximated)
Drawn by: SJK	Approved by: BEC
Project #: 18006	Figure: 7



Legend

- CCRG Sub-Slab Vapor Sampling Points - November 13, 2018
- CCRG Soil Gas and Monitoring Wells - November 13, 2018
- CCRG Soil Gas Monitoring Points - November 13, 2018, January 17, 2019

Approximate concentration contours of Trichloroethene in soil gas

Notes:

- Base Drawing is based on Figure 2 of Total Environment Concept's report dated March 8, 2004
- Site boundary along Abandoned Rail Road Siding is approximate. A survey is currently underway to check site geometry
- See Summary of Findings Letter 04 dated January 2, 2019 for laboratory data sheet for soil gas analysis

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Clendenin Consulting & Remediation Group

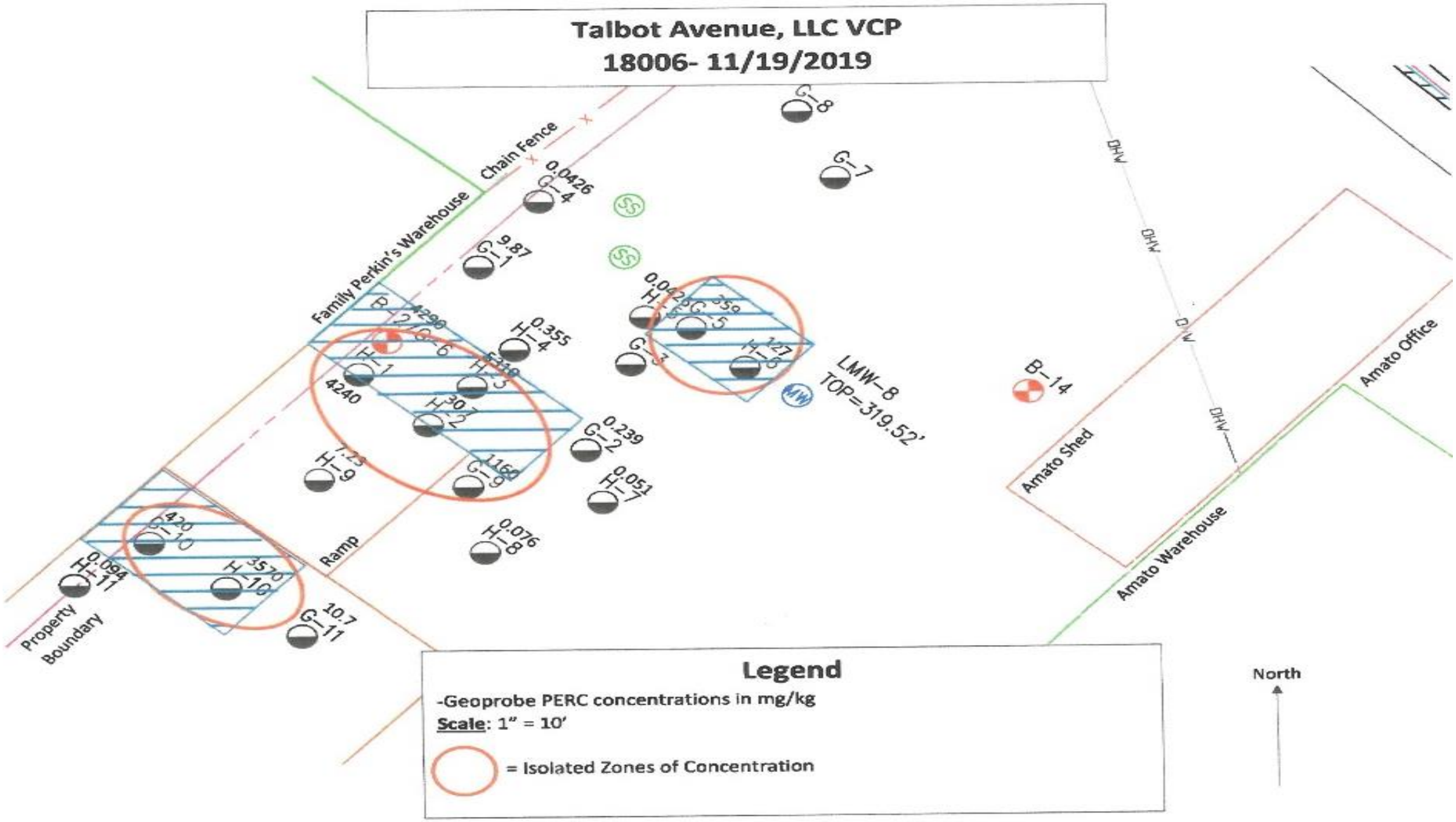
Talbot Properties, LLC VCP

Trichloroethene(TCE) Soil Gas Concentrations

Silver Spring, Maryland

Date: 4/4/2019	Scale: 1" = +or- 40' (scale approximated)
Drawn by: SJK	Approved by: BEC
Project #: 18006	Figure: 8

Historical gravel parking area for PCE delivery trucks.


Talbot Avenue, LLC VCP
18006- 11/19/2019
Chain Fence
Family Perkin's Warehouse
Ramp
Property Boundary
Amato Shed
Amato Office
Amato Warehouse
DHW
LMW-8
TOP=319.52'
B-14
Legend
-Geoprobe PERC concentrations in mg/kg
Scale: 1" = 10'
= Isolated Zones of Concentration
North

Proposed Response Actions 1-6

1) Upgrade existing HVAC system to introduce a higher flow rate of outdoor air (Completed);

2) Seal visible cracks in the concrete floor and along the perimeter wall and seal concrete floor (Completed);

3) Excavate source of residual chlorinated solvent contamination near B-2 (Completed);

4) Monitor sub-slab soil gas for 2 years to check the effect of RA #3, and if MDE's Guidance has not been met, continue monitoring and/or design slab gas extraction system as an amendment to the RAP;

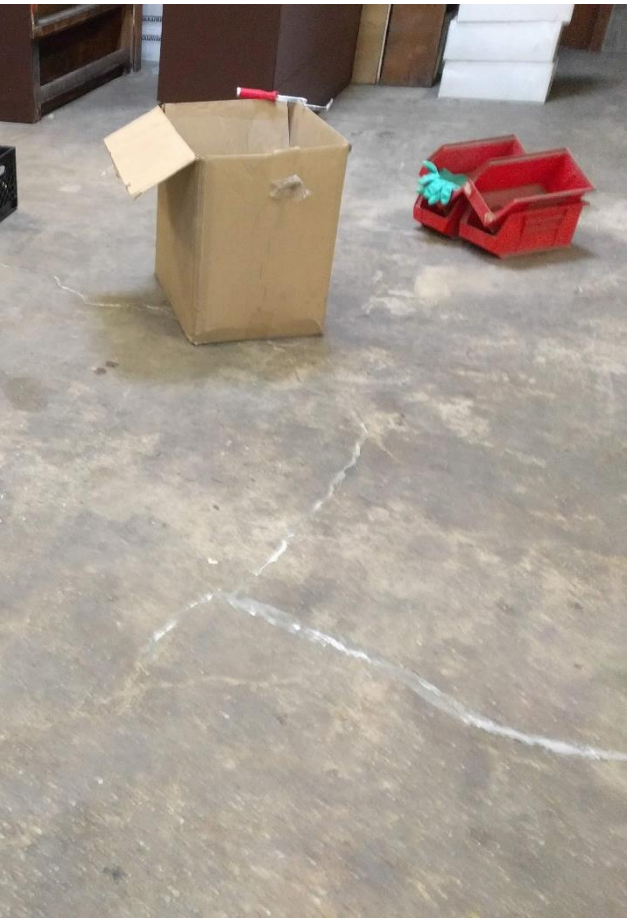
5) Monitor indoor air for 2 years to check effect of RAs #3 & #4, and if MDE's Guidance has not been met, continue monitoring and/or design slab gas extraction system as an amendment to the RAP;

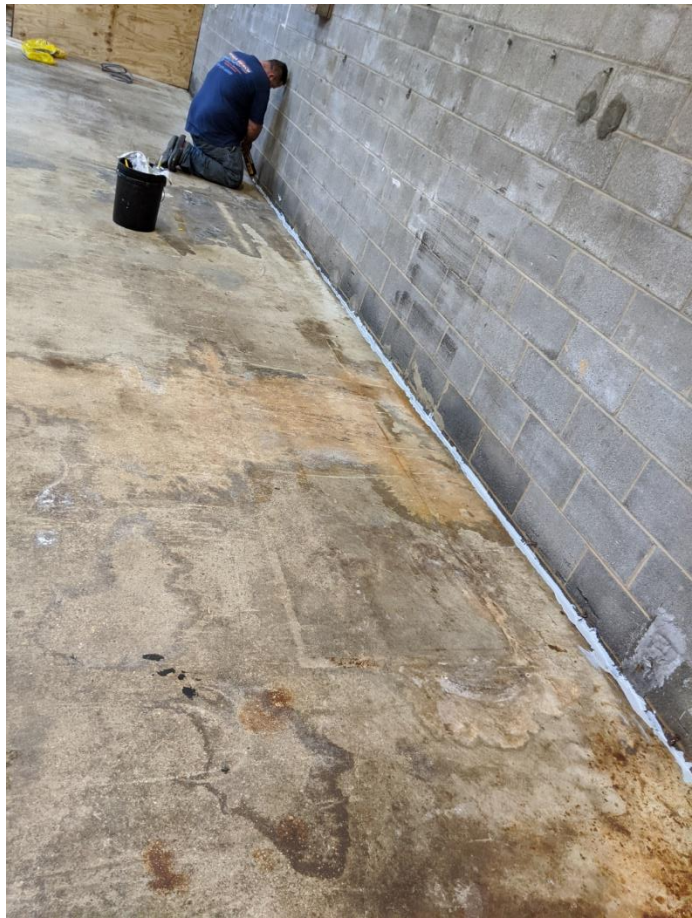
6) Monitor groundwater chemistry over 1 year to obtain data necessary to evaluate contaminant trends and the extent of active natural degradation of chlorinated compounds of concern.

TASK EVENT	Estimated Start Date from RAP Approval/Estimated Duration	Cumulative Days to Complete from RAP Approval	Est. Date of Completion
Response Action #4 – Biannual Sub Slab Air Monitoring	30 days	730	November 1, 2022
Results of Response Action #4 to MDE	182 days/30 days 365 days/30 days 547 days/30days 730 days/30 days	850	March 1, 2023
Response Action #5- Biannual Indoor Air	182 365 547 730	730	November 1, 2022
Results of Response Action #5 to MDE	182 days/30 days 365 days/30 days 547 days/30 days 730 days/30 days	850	March 1, 2023
Acceptable Risk– Discontinue Monitoring	850 days		March 1, 2023
Unacceptable Risk- Design and Install Sub Slab Extraction System, Testing & Startup	850 days/90 days	940	June 1, 2023
Post Installation Sub Slab and Indoor Air Monitoring **Groundwater Monitoring**	940 days/30 days	970	

Response Action #1

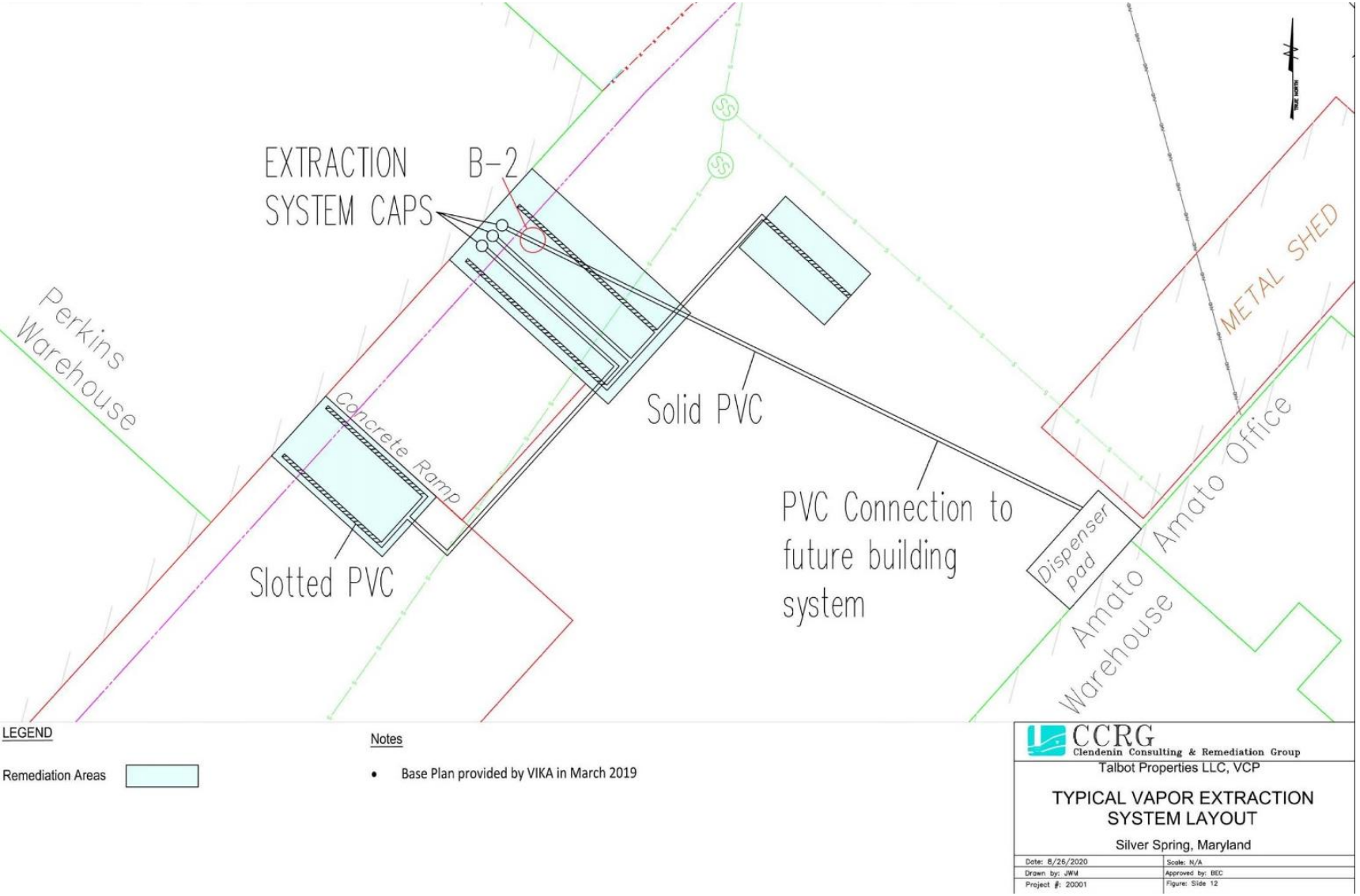
Response Action #2





Implementation of Response Action #3

Response Action #3



- Excavate zones of contamination Near B-2
- Treat areas of interest with “MicroZ”
  - 3-D Microemulsion® Factory Emulsified Sulfidated MicroZVI™ is an advanced zero-valent iron (ZVI) product proven to accomplish In Situ Chemical Reduction (ISCR) of contaminants within the subsurface environment.
- Install PVC piping to allow for future vapor recovery if required

Questions?

Any questions, responses, or comments should be submitted to the attention of the MDE VCP Project Manager by October 2, 2020:

Chris Hartman, Project Manager
Land Restoration Program
Maryland Department of the Environment
1800 Washington Blvd., Suite 625
Baltimore, Maryland 21230-1719
(410) 537-3453