



Facts About...

Bauer Farm Property
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 3.0815-acre parcel, a subdivision of the Bauer Farm, is located along Bauer Farm Road in a zoned residential area of Sparrows Point, Baltimore County, Maryland. The property is bordered to the north, south, west and east by the remaining acres of the Bauer Farm. Beyond the Bauer Farm, the property is bordered on the north by the Back River, on the south and east by North Point State Park, and to the west by private residences.

Site History:

Departmental records indicate that the property was owned by Ms. June Shock prior to the purchase of the property in 1939 by Earl and Mildred Bauer. From the early 1940s to 1953, areas of the farm were used for the disposal of municipal wastes. Chromium tailings were allegedly brought on site by Baltimore County and used as fill to stabilize the access roads to the dumping areas.

Currently, the property is a paved/unpaved access road owned by MCS Edgemere, LLC.

Environmental Investigations and Actions:

In 1986, inspectors from the Maryland Department of Natural Resources visited the site to investigate potential wetlands violations. As part of their investigation, they determined that chromium contaminated tailings may have been brought to the site and used as road fill during the 1940s or early 1950s. As a result, Maryland Department of the Environment's (MDE) Site Assessment/State Superfund Division became involved and the site was placed on the State Mater List.

In 1989, MDE conducted a preliminary assessment at the property, which was followed by a screening site inspection and a toxicological review in 1990. The results of the toxicological review failed to reveal an immediate threat to human health due to the land use at that time. However, potential threats were revealed in a residential land use scenario and to the environment.

In 1990, the Bauer family hired EA Engineering, Science, and Technology to conduct soil sampling of the suspected chromium contaminated access road at the Bauer Farm. Analytical results of the soil samples revealed elevated levels of chromium.

In 1993, Schnabel Environmental Associates (Schnabel) was hired by the Bauer family to conduct a preliminary site characterization of the property. Schnabel also conducted a feasibility study in 1995 and a risk assessment in 1997.

In 1998, MDE evaluated the analytical data from the soil samples collected along the chromium-contaminated access roads by Schnabel for the risk assessment conducted in 1997. A modified residential scenario that considered short term (10-year) human health risk was used. The results of the



evaluation found the carcinogenic and non-carcinogenic risks were within U.S. Environmental Protection Agency recommended levels.

In 1999, MDE conducted a site survey to assess the status of the site at that time. The site survey recommended further investigation.

In August 2000, MDE completed a State Superfund investigation of the two suspected dump areas and groundwater beneath the site. Results of the investigation failed to reveal evidence that industrial or hazardous waste was disposed in the two landfill areas and that the groundwater beneath the site has been adversely impacted.

In 2005, limited sampling was performed with the legal boundaries of the unpaved access road to support a VCP application. The soil samples collected from the access road indicated the presence of polycyclic aromatic hydrocarbons in the surface soils and metals in the surface and subsurface soils on-site. The remaining areas of the Bauer Farm property remain on the State Master List.

In 2008, the unpaved access road was officially subdivided from the entire Bauer Farm property.

Current Status:

MCS Edgemere, LLC, submitted a Voluntary Cleanup Program (VCP) application for the property on December 4, 2006 seeking a Certificate of Completion (COC) as a responsible party. On January 3, 2007, the Department accepted the Bauer Farm property into the VCP and requested the development of a proposed response action plan (RAP).

MCS Edgemere, LLC submitted a proposed RAP for the property on December 15, 2006, and a public informational meeting to discuss the proposed RAP was held on January 3, 2007 at the Edgemere Elementary School in Baltimore, Maryland. On April 27, 2007, the Department accepted the revised proposed RAP for the Bauer Farm property.

On October 29, 2008, the Department issued a COC to MCS Edgemere, LLC for the Bauer Farm property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: a restriction regarding groundwater encountered during future excavations on the property, maintenance requirements for the clean fill and asphalt caps on the property, sampling and disposal requirements for all excavated soil, a prohibition on the use of ground water beneath the property for any purpose, and a requirement to enact an environmental covenant at the property.

Contact:

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

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