

Prince George's County

1866-1966	Property utilized for agricultural purposes.
1968	Property improved with a warehouse building.
1991	USTs removed under MDE/OCP oversight.
1994	DURON purchased the property.
7/23/2001	DURON submitted a VCP application seeking a NFRD as a responsible person.
9/24/2001	MDE issued a NFRD.
10/17/2001	NFRD recorded in the land records.
10/17/2001	Mirage Cosmetics, Inc. submitted VCP application seeking inculpable person status.
10/22/2001	MDE confirmed Mirage as an inculpable person and issued an NFRD.

THE CAMPBELL BUILDING PROPERTY 10721 Tucker Street Beltsville, Maryland (Voluntary Cleanup Program)

Site Description

The Campbell Building property consists of 2.05 acres and is located in the Beltsville Industrial Center, a commercially developed area with industrial and warehouse activities. Improvements on the property include a warehouse and a paved parking lot.

The nearest surface water body is Indian Creek, located approximately 0.3 mile southeast of the property. The site and vicinity are served by municipal water and sewer services. The nearest residential well is reportedly located approximately 0.4 mile south of the property.

Site History

Between 1866 and 1966, the property was privately owned and utilized for agricultural purposes. On November 1, 1968, the Walter E. Campbell Company purchased the property and subsequently constructed a single story warehouse building for the storage of asbestos-related material. In 1994, Duron Paints & Wallcoverings, Inc. (DURON) purchased the property and continued

to use the building as a storage facility.

Environmental Concerns

The Maryland Department of the Environment (MDE) became involved with the facility in 1991, when two underground storage tanks (UST) for gasoline and diesel products were removed by the Oil Control Program (OCP).

Environmental audits requested by a prospective purchaser revealed that chlorinated solvents had impacted the groundwater beneath the property. Subsurface investigations revealed that these solvents were originating from the adjacent W.P. Ballard site located 200 feet north of the property. The Ballard site, currently in the Voluntary Cleanup Program (VCP), was formerly a dry cleaning distribution facility that routinely handled and stored large quantities of tetrachloroethene (PCE). The groundwater contaminant plume originates at the Ballard site, extends more than 1000 feet to the southeast, and bisects the northern portion of the Campbell Building property. A remediation plan is currently being developed for the Ballard site to address the groundwater contaminants. The principal contaminants identified on the Campbell Building property are PCE in groundwater, and lead in soils at 760 parts per million.

Voluntary Cleanup Program (VCP) Status

On July 23, 2001, DURON submitted a VCP application seeking a No Further Requirements Determination (NFRD) as a responsible person. After reviewing the application, the Department confirmed DURON's status as an inculpable person and issued a NFRD on September 24, 2001. This NFRD was contingent upon future commercial/industrial use of the property, a groundwater use prohibition, notifications of any future excavation and demolition activities, and soil characterization prior to any future disposal. This NFRD was recorded on the property deed in Prince George's County land records on October 17, 2001.

Mirage Cosmetics, Inc. submitted a VCP application seeking inculpable person status and a NFRD on October 17, 2001. The Department confirmed Mirage's status as an inculpable person and issued a NFRD on October 22, 2001.

Facility Contact

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