

FACTS ABOUT: PB II, LLC Property (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 619-acre property is located at the intersection of MD State Route 235 and Friendship School Road in Mechanicsville, St. Mary's County, Maryland. The property is bounded by Maryland State Route 235 to the north, Friendship School Road to the west and woodlands to the east and south. Rich Neck Creek and Tom Swamp Run, including its interim tributaries, flow through the property to the south and southwest towards the Potomac River. The property is located in a groundwater use area, and is predominantly wooded with no structures.

Site History

Prior to 1950, Federal Ordnance Corporation, the property owner, operated a munitions plant at the property. Hunter Manufacture purchased the property in the early 1950s and continued to produce munitions until the late 1950s. At the time the factory was in operation, employees were told to bury unexploded ordnances (UXOs) on the property, rather than properly dispose of it. The location of all buried explosives was not available. When Thiokol Corporation (Thiokol), now known as Cordant Technologies (Cordant), acquired the original 793-acre property in 1959, the company did not resume munitions production. In the early 1980s, Thiokol razed all buildings on the property, harvested timber, and reforested part of the property. Robert Gollahon of South Resource Management purchased the property from Cordant in 1999. Prior to the sale, Cordant listed a declaration of covenants prohibiting residential construction at two special reserve areas (Area #1 of 35 acres and Area #2 of approximately 32 acres) in suspect burial regions of the property. Robert Gollahon split the 793-acre property and sold the subject 619-acre property, including the reserve areas, to PB II, LLC in October 2006.

Environmental Investigations And Actions

In 1985, after the property was placed on the Maryland Department of the Environment (Department) list of potentially hazardous waste sites (MD-101), the Department, in a preliminary site assessment report, documented existing site conditions and noted that an allegedly unknown volume of UXOs were buried at unknown locations on the property. NUS Corporation, contracted by the Environmental Protection Agency, evaluated on-site development by reviewing available air photographs of the property from 1952 to 1972. A site inspection, conducted by NUS Corporation in 1990, concluded that no significant human health impacts were expected from detected substances.

In 1994, a property interim study, including a geophysical survey completed by the Human Factors Applications, Inc. and Geophex Limited, lead to the discovery of UXOs in pits at the



property. In June 1995, the site investigation and cleanup report, prepared by G & E Engineering, Inc. stated that approximately 1,360 pounds of explosives were unearthed and detonated on-site, and approximately 456 tons of soil was removed from detonation areas. The detonation pits were backfilled with soil. A 550-gallon fuel oil underground storage tank and 250 pounds of oil-contaminated soil were also removed from the site.

In 1998, Cordant, in response to the Department's request, initiated the study of lead-impacted soil used to backfill the detonation pits. Apex Environmental, Inc. (Apex) excavated 162 tons of soil from the detonation pits, disposed of the soil at a permitted facility off-site, and backfilled the pits with clean soil.

In 1999, an environmental assessment was initiated by Cordant and included collection of five groundwater samples from on-site geoprobe borings, three surface water/sediment samples, and 17 soil samples. The analytical results of the samples revealed no significant contamination.

Cordant contracted with Apex and UXB International, Inc. to accomplish additional remediation in response to the Department's request. Between September 1999 and June 2000, Apex conducted a UXO investigation and removal at the property. Approximately 22 acres was inspected and approximately 82 pounds of UXO items including 11 pounds of explosives, non-UXO related scrap, and approximately 218 tons of soil containing UXO materials was removed from the property and disposed. In December 1999, the Department confirmed that no significant chemical contamination exists above acceptable risk levels for those areas sampled.

Current Status

In April 2007, PB II, LLC submitted a Voluntary Cleanup Program (VCP) application for the property as an inculpable person. A Phase I Environmental Site Assessment (ESA) was submitted to the VCP in July 2007. The VCP comments on the application package were issued in September 2007. A Phase II ESA was submitted in October 2008. The PB II, LLC property was accepted into the VCP in November 2008, with the requirement that a response action plan (RAP) be developed. The proposed RAP which provided for UXO inspection/clearance and additional soil assessment and potential soil excavation was submitted to the VCP in March 2011, a public informational meeting was held in June 2011, and the revised RAP was approved in May 2012. Future property use has been designated as restricted commercial and industrial. The VCP application was withdrawn and all prior VCP correspondence was void in February, 2016.

