



Maryland Department of the
Environment

FACTS ABOUT: BOISE BUILDING MATERIALS

Site Location

The 6.14-acre Former Boise Building Materials Distribution Site is located at 8960 Henkels Lane in Annapolis Junction, Howard County, Maryland. The property is currently used for lumber storage and distribution. The property is bounded to the north by the Savage Rail Station and commuter parking area, to the south by railroad tracks and residential properties, to the east by Henkels Lane with office/warehouse space and a sewage pump station beyond, and to the west by a storm water management pond and parking lots associated with the rail station. A rail spur is located on the southwest portion of the property.

Site History

Prior to 1943, the property was used as farmland. From 1943 through 1957, Golden Key Homes constructed manufactured homes on the property. Furman Lumber Inc. leased a portion of the property since 1977 and operated as a lumber distributor. Between 1979 and 1984, the property was also occupied by another lumber company known as Dan Russell. Furman purchased the entire property in 1984 and was acquired by Boise Cascade Corporation in 1999. In 2004, Boise Cascade Corporation became BBSC. From 1984 through 1994, Kaiser Automotive, an auto repair garage, leased the southeastern portion of the property.

Environmental Investigations and Actions

In 1988, two 2,000-gallon gasoline underground storage tanks (USTs) and one 10,000-gallon fuel oil UST were removed from the eastern portion of the property. All three tank pits were backfilled with soil from the excavation even though the soil was found to be impacted; the soil from this pit was allowed to aerate prior to backfilling. A monitoring well was installed to meet the requirements of Site Complaint SC-OV-89-881 from the Oil Control Program requirements but no data was available for review and the file has been destroyed. A Notice of Compliance was issued on December 21, 1988 stating that the monitoring well had been installed and sampled.

In January 1992, a Hazardous Materials Preliminary Site Assessment report was completed by Rizzo Associates, Inc. that identified the presence of two aboveground storage tanks (ASTs) (one for diesel fuel and one for mineral spirits), the presence of a



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parts cleaner in the auto shop, possible discharge of oils and other hazardous materials to the sewage holding tank for the auto shop and previous removal of USTs at the site as potential environmental concerns.

In October 1999, a Phase I environmental site assessment (ESA) completed by Dames & Moore determined that there was a potential for subsurface contamination and recommended that additional subsurface investigation be completed, particularly in the area of the auto repair facility, to determine whether there is an impact.

In July 2004, a Phase I ESA was completed by URS Corporation that identified no evidence of current recognized environmental conditions (RECs) at the property. In August 2009, a Phase I ESA was completed by Kleinfelder that identified the auto repair facility and previously abandoned USTs as historic RECs at the property.

In January 2010, Andrew Garte & Associates, Inc. completed a Limited Phase II ESA of the property that included the collection of soil and groundwater samples at the property. Sample results identified elevated levels of petroleum related compounds and polycyclic aromatic hydrocarbons (PAHs) in soil and groundwater and metals (arsenic, chromium and mercury) in soil.

Documents submitted with the Voluntary Cleanup Application for the property also documented that small volumes of wood treated with chromated copper arsenate (CCA) were historically stored on the western portion of the property and that arsenic, chromium and possibly copper can be leached for CCA-treated wood.

In October 2010, a Phase II ESA was completed that included the collection of soil and groundwater samples that identified the presence of arsenic, chromium, lead and nickel (particularly in the vicinity of the railroad spur) and PAHs in soil and petroleum related compounds in groundwater.

Current Status

On May 5, 2010, Boise Building Solutions Distribution, L.L.C. submitted an application to the VCP as a responsible person for future residential use of the property. A work plan for additional investigation accompanied the VCP application package. On April 28, 2010, Boise Building Solutions Distribution, L.L.C. became Boise Cascade Building Materials Distribution, L.L.C.; therefore the application was revised appropriately on May 15, 2010. The VCP accepted the VCP application for participation on December 14, 2011 and indicated that a Response Action Plan (RAP) must be developed for the property.



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On December 23, 2011, Boise Cascade Building Materials Distribution, L.L.C. submitted a second application for commercial use of the property. The VCP accepted the property for participation with a commercial use on February 2, 2011 with the requirement that a RAP be developed and submitted by July 19, 2012.

On March 2, 2011, Boise Cascade Building Materials Distribution, L.L.C. withdrew the application for residential use and notified the VCP that they planned to continue to participate in the VCP for the application for commercial use. On April 13, 2012, Boise Cascade, L.L.C. submitted a RAP for the property. A public informational meeting is planned for May 17, 2012 at 6.00 p.m. at the Quality Inn located at One Second Street in Laurel, Maryland. Public comment on the proposed RAP will be accepted until May 26, 2012.



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