



Maryland Department of the
Environment

FACTS ABOUT: MONTGOMERY VILLAGE GOLF COURSE

Site Description:

The Montgomery Village Golf Course property is an eligible property in the Voluntary Cleanup Program (VCP). This 147-acre property, located at 19550 Montgomery Village Avenue, is in a Town Sector zoned area of Gaithersburg, Montgomery County, Maryland. The entire property is bordered and surrounded by residential properties including townhomes, apartments and detached single family homes. The nearest surface water body is Cabin Branch, a creek that crosses the golf course.

A single water supply well is associated with the property for irrigation use at the golf course. According to the environmental reports, the remaining structures at the property are supplied by municipal water.

Site History:

According to the Phase I environmental site assessment submitted to the VCP, prior to 1970 the property was agricultural land and woods. In 1970, the property was developed into the current golf course. Additional structures were added to the property in the late 1970s, with the caretaker house being constructed in 2001. Currently, the property is comprised of an 18-hole golf course with driving range, maintenance structures, caretaker house, club house and the Willow Tree Inn.

Environmental Investigations and Actions:

The Oil Control Program (OCP) of the Maryland Department of the Environment has two closed case files for the property. The first case file refers to the removal of underground storage tanks (USTs) containing heating oil and gasoline. The second case file refers to groundwater monitoring activities required due to the release of free product from the USTs. The OCP required the installation of two monitoring wells near the maintenance building at the property to sample groundwater in that area. Free product was discovered in one monitoring well located near the UST removal. This free product was recovered from the groundwater and all OCP cases were closed in 1998.

Environmental site assessments (ESAs) were performed at the property in March 2013 (Phase I ESA by ECS Mid-Atlantic, LLC) and September 2013 (Phase II ESA by ECS Mid-Atlantic, LLC). The Phase I ESA reported concentrations of pesticides, herbicides and select metals in the surface soils collected from select golf course features located at the property.



Maryland Department of the Environment
1800 Washington Boulevard | Baltimore, MD 21230-1718 | www.mde.maryland.gov
410-537-3000 | 800-633-6101 | TTY Users: 800-735-2258

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The Phase II ESA performed in September 2013 included the collection of sediment, groundwater and additional soil samples at the property. The sediment samples collected from the property reported concentrations of select metals. The groundwater samples collected at the property reported concentrations of volatile organic compounds and diesel and organic range total petroleum hydrocarbons. Subsurface soil samples collected near the maintenance buildings at the property reported concentrations of diesel and organic range total petroleum hydrocarbons. Soil samples were also collected from some golf course features and analyzed for select metals, pesticides and herbicides. The surface samples collected from the golf course features continued to report concentrations of pesticides, herbicides and select metals.

In 2015, soil vapor samples were collected in target areas at the property to evaluate any mercury vapor concentrations. The vapor samples collected directly from the soils onsite did not report concentrations of mercury vapor.

Current Status:

USL2 MR Montgomery Village Business Trust submitted a VCP application package for the Montgomery Village Golf Course property on September 11, 2013, seeking a Certificate of Completion as an inculpable person. Prior to the submittal of the VCP application package, USL2 MR Montgomery Village Business Trust submitted a request for expedited inculpable person status for the property. The Department granted expedited inculpable person status to USL2 MR Montgomery Village Business Trust for the Montgomery Village Golf Course property on February 27, 2013, with the requirement to submit an application to the VCP within six months of approval. USL2 MR Montgomery Village Business Trust submitted a VCP application package after the six month statutory deadline and the expedited inculpable person status expired.

On March 21, 2014, the Department confirmed the responsible person status of USL2 MR Montgomery Village Business Trust for the property and accepted the property into the VCP requesting the development of a proposed response action plan (RAP) to address the potential risk associated with the presence of all priority pollutant metals, herbicides, volatile organic compounds, and total petroleum hydrocarbon diesel range organics in the soils at the property; potential elemental mercury, pesticides and polycyclic aromatic hydrocarbons in the surface and subsurface soils at the property; and potential vapor intrusion risks associated with construction of new buildings on-site.

USL2 MR Montgomery Village Business Trust submitted the proposed RAP for the Montgomery Village Golf Course property on February 21, 2015. A public informational meeting to discuss the proposed RAP is being held on October 14, 2015 at 6pm at the Whetstone Community Center located at 19140 Brooke Grove Court, Montgomery Village, Maryland 20886. All comments regarding the proposed RAP should be submitted to the Department in writing by October 21, 2015.

