



Facts About...

Turf Valley Maintenance Facility – Villages Phase 4 (VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 4.73-acre parcel, a subdivision of the Turf Valley Golf Course and Resort, is located at 10090 Resort Road (formerly 2700 Turf Valley Road) in Ellicott City, Howard County, Maryland. The property is bordered to the west by the Oakmont at Turf Valley VCP property. Bordering the property to the north, south and east is the Turf Valley Villages Phase 1 and 3 VCP property, beyond which are the remaining acres of the Turf Valley Golf Course and Resort and single-family residences.

The property is improved with five buildings, a maintenance and office building, equipment storage building, a chemical storage building for pesticides and herbicide, and a residential structure and garage; an equipment rinse pad; gravel pavement and an out-of-play golf hole complex. There are no surface water bodies located on the property and groundwater flow beneath the property is to the west. The property is located in a groundwater use area of Howard County and the closest potable water supply wells located within a 0.5-mile radius of the property are listed on the Turf Valley Golf Course and Resort property.

Site History:

Land title records indicate private ownership of the property until 1996, when the current owners, Mangione Enterprises of Turf Valley Limited Partnership, acquired the property. Prior to 1963, the property was mostly wooded land with some agricultural use. The main buildings on the property were constructed between 1963 and 1971.

Environmental Investigations and Actions:

Between 2005 and 2007, prior to submitting a VCP application for the property, four environmental investigations were performed on site.

In November 2005, a subsurface investigation was performed at the property, which included the collection of subsurface soil samples in areas adjacent to the existing buildings on site. The soil analytical results identified the presence of arsenic, lead, xylenes, chlordane and diesel range organic total petroleum hydrocarbons in the subsurface soils on site.

In October 2007, an additional subsurface investigation was conducted at the property as part of a Phase II environmental site assessment. The environmental investigation included the collection of soil samples in the areas identified in the November 2005 report. The analytical results from the collected soil samples showed arsenic, lead, mercury, hexachlorobenzene, and pesticides in the surface and subsurface soils located at the property. In November 2007, based on the analytical results of the October soil samples, approximately two feet of soil was removed from previously sampled areas at the property and backfilled with aggregate material. In addition, a complete Phase I environmental site assessment was conducted on the property in support of the VCP application.



In May 2008, an additional environmental investigation, which included the collection of groundwater and additional soil samples, was performed at the property. The analytical results of the groundwater samples collected at the property indicated the presence of metals at concentrations below the Environmental Protection Agency's maximum contaminant levels for all identified compounds. The soil analytical results continued to show concentrations of metals and pesticides in the soils on site.

Between January 2011 and April 2011, the approved response action plan (RAP) was successfully implemented at the property. Implementation of the approved RAP consisted of excavation and removal of soil in three separate areas across the property. The soil analytical results from the excavated areas did not report concentrations for any contaminants of concern above the established cleanup criteria.

Current Status:

Three entities, Villages at Turf Valley LLC, M-10 Residential Land, and Mangione Enterprises of Turf Valley, Limited Partnership submitted VCP applications for the property on December 20, 2007 seeking a No Further Requirement Determination. During the review of the application package, the Department determined that the property required the submittal of a Response Action Plan (RAP).

On June 25, 2008, the Department accepted the VCP application submitted by Mangione Enterprises of Turf Valley, Limited Partnership for the Turf Valley Maintenance Facility – Villages Phase 4 property into the VCP and requested the development of a proposed RAP in order to address potential risks associated with the property. Subsequently, on August 28, 2008, the Department confirmed the inculpable person status of Villages at Turf Valley LLC for the Turf Valley Maintenance Facility – Villages Phase 4 property and accepted their application into the VCP.

On September 10, 2008, the Department determined that the VCP application submitted by M-10 Residential Land for the Turf Valley Maintenance Facility – Villages Phase 4 property was incomplete and this VCP application was denied.

The proposed RAP for the Turf Valley Maintenance Facility – Villages Phase 4 property was submitted to the Department on November 13, 2008, and the public informational meeting to discuss the proposed RAP was held on December 16, 2008 at 7:00 pm at the Mount View Middle School located at 12101 Woodford Drive in Marriottsville, Maryland. The VCP approved the revised proposed RAP on October 15, 2009.

The approved RAP was successfully implemented at the property and on May 2, 2011, the Department issued a Certificate of Completion (COC) to Mangione Enterprises of Turf Valley, Limited Partnership for the Turf Valley Maintenance Facility – Villages Phase 4 property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restrictions: the prohibition on the use of ground water beneath the property for any purpose and long term monitoring of soil in Area 3 (outfall area) at the property.

On May 2, 2011, the Department issued a COC to Villages at Turf Valley LLC for the Turf Valley Maintenance Facility – Villages Phase 4 property for restricted residential, restricted commercial or restricted industrial use of the property with the adherence to the following restriction: the prohibition on the use of ground water beneath the property for any purpose and long term monitoring of soil in Area 3 (outfall area) at the property.

The Turf Valley Maintenance Facility – Villages Phase 4 property has completed all requirements of the VCP and these VCP applications are no longer active.

Contact:

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

Last Update: May 2011

