



Facts About...

Turf Valley Villages Phase 1 and 3
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 34.40-acre parcel, a subdivision of the Turf Valley Golf Course and Resort, is located at 2700 Turf Valley Road, Ellicott City, Howard County, Maryland. The property is bordered to the north and west by remaining acres of the Turf Valley Golf Course and Resort, beyond which to the east are single-family residences. Bordering the property to the south is the maintenance area of the Turf Valley resort, and to the east is Interstate 70.

The property is located in a groundwater use area of Howard County and groundwater flow beneath the property is to the south. The closest potable water supply wells located within a 0.5-mile radius of the property are to the west on the remaining acres of the Turf Valley Golf Course and Resort. The property is improved with three out-of-play golf hole complexes.

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. The property was utilized as agricultural land until 1952, and as a golf course between 1990 and 2002. The property currently consists of woods, dense vegetation and out-of-play golf hole complexes with associated asphalt paved golf cart paths.

Environmental Investigations and Actions:

Several environmental investigations have been performed at the property. Phase I environmental site assessments (ESAs) were conducted at the property in March 2005 and September 2007, which identified nuisance debris piles on the property.

In August 2004, a Phase II environmental site assessment was completed at the property which included the analysis of surface soil samples from the golf course features on site for arsenic, lead, mercury and pesticides. The analytical results from the samples collected from the existing tees, greens and fairways identified arsenic, mercury and lead at the property.

In May 2005, soil samples were collected at the property that identified lead and arsenic in the surface soil located on site. Between November 2005 and January 2006, areas on the Phase 1 portion of the property were excavated. Soil samples were collected in the excavated areas located at the property. The analytical results of the soil samples collected indicated the presence of metals at the property at concentrations below the Maryland Department of the Environment's (MDE's) Cleanup Standards for Soil and Groundwater.

Between October 2009 and December 2009, 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 identified the presence of metals, including elemental mercury, pesticides and semi-volatile organic compounds in the surface and subsurface soils on site.

In March 2010, mercury vapor samples were collected at the property in order to evaluate whether the concentrations of elemental mercury present in the surficial soils at the property posed a risk from vapor intrusion to indoor air. Based on the analytical results of the mercury vapor samples collected at the property, the Department determined that the concentrations of elemental mercury in the surficial soil did not pose a vapor intrusion to indoor air risk at the site.

Current Status:

Two entities, Mangione Enterprises of Turf Valley, Limited Partnership and Villages at Turf Valley LLC submitted Voluntary Cleanup Program (VCP) applications for the property on October 20, 2008, seeking a No Further Requirement Determination (NFRD). During the review of the application package and all additional documents, the Department determined that the property did not qualify for a NFRD, and required the submittal of a Response Action Plan (RAP).

On February 19, 2010, the Department accepted the VCP application submitted by Mangione Enterprises of Turf Valley, Limited Partnership and Villages at Turf Valley LLC for the Turf Valley Villages Phase 1 and 3 property into the VCP and requested the development of a proposed RAP in order to address potential risks associated with the property. The proposed RAP for the Turf Valley Villages Phase 1 and 3 property was submitted to the Department on May 20, 2010, and the public informational meeting to discuss the proposed RAP was held on June 22, 2010 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 September 1, 2010.

The approved RAP was successfully implemented at the property and on December 16, 2010, the Department issued a Certificate of Completion (COC) to Mangione Enterprises of Turf Valley, Limited Partnership for the Turf Valley Villages Phase 1 and 3 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.

On December 16, 2010, the Department issued a COC to Villages at Turf Valley LLC for the Turf Valley Villages Phase 1 and 3 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.

The Turf Valley Villages Phase 1 and 3 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.

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