



## Bauer Farm Fact Sheet

### What You Need to Know - MD-0297

The 195-acre Bauer Farm Property is located off North Point Road and Bauer's Farm Road. The property is bordered on the north by the Back River, on the south and east by North Point State Park, and to the west by private residences.

#### Site History

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From the early 1940s to 1953, two areas of the farm were used for the disposal of municipal waste from Baltimore County. Chromium tailings were allegedly brought on site by Baltimore County and used as fill to stabilize the access roads to the landfill areas.

The Bauer Farm Property contains a 3.0815-acre subdivision (Parcel 491) which includes an access road that was utilized for the former landfills. Investigations for this area of the property date back to 1986 when the access road was determined to be impacted with chromium. In 2006 MCS Edgemere, LLC submitted an application to the Maryland Department of the Environment (MDE) Voluntary Cleanup Program (VCP) seeking a Certificate of Completion (COC) as an inculpable person. Following investigations and remediation approved by the MDE VCP, this area of the property was issued a COC in 2008.

#### Environmental Investigations and Actions

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In 1989, MDE conducted a Preliminary Assessment (PA) at the property, which was followed by a screening Site Inspection (SI) and a toxicological review in 1990. The results of the toxicological review failed to reveal an immediate threat to human health due to the non-residential land use at that time. Potential threats to human health were revealed in a residential land use scenario.

In August 2000, MDE completed a State Superfund investigation of the two former landfill areas. Groundwater was sampled from existing monitoring wells located on the property and subsurface soil samples were collected from test pits excavated within the former landfill areas. During sampling, MDE Land Restoration Program (LRP) personnel observed that the landfill waste consisted primarily of glass and plastic bottles. Based on laboratory results of soil and groundwater samples as well as observations on site MDE determined that there was no evidence of industrial or hazardous waste within the landfill areas. No further State Superfund action was required at the time.

In May 2008, MCS Edgemere, LLC approved the Chesapeake Paperboard Center, LLC to dispose of soil that could not be used as a residential fill material. Approximately 23,000 cubic yards of soil was brought from offsite and disposed of on a nonresidential portion of the Bauer Farm Property. The soil was capped with a geotextile fabric and two feet of clean material.



In 2009, Chesapeake Geosciences, Inc. (CGS) conducted a Phase II Environmental Site Assessment (ESA) on behalf of the Maryland Department of Natural Resources (DNR) due to their purchasing a portion of the property. The results of the investigation identified metals including aluminum (up to 11,600 mg/kg), antimony (up to 32.7 mg/kg), arsenic (up to 12.2 mg/kg), total chromium (up to 23,900 mg/kg), copper (up to 1,700 mg/kg), iron (up to 135,000 mg/kg), lead (up to 764 mg/kg), manganese (up to 4,040 mg/kg), nickel (up to 11,200 mg/kg), and vanadium (up to 113 mg/kg) in the surface and subsurface soil samples on the northwestern portion of the property and near the former access road.

In 2013 the MDE LRP requested documentation from MCS Edgemere, LLC for the future Shaws Discovery Planned Unit Development. Urban Green Environmental, on behalf of MCS Edgemere, LLC provided MDE documentation confirming that the Chesapeake Paperboard soil disposal area is not adjacent to or within the Shaws Discovery Planned Unit Development.

In 2014 Urban Green Environmental on behalf of MCS Edgemere, LLC performed a Limited Soil Investigation and Limited Soil Removal Report for the Shaws Discovery Planned Unit Development to provide additional information regarding areas which were previously found to have elevated metal concentrations. Limited soil removal activities were conducted in the northern portion of the property at two previously sampled locations resulting in the excavation and disposal of 30 to 40 tons of soil offsite. No remaining concentrations of metals were reported above MDE Cleanup Standards for residential soil. After completion of the soil investigation and removal report, the MDE executed an Environmental Covenant with MCS Edgemere, LLC which was recorded in the land records of Baltimore County in July 2015. This Environmental Covenant limits specific areas of the Bauer Farm property to moderate (medium) frequency public recreational use, cap maintenance requirements for the Chesapeake Paperboard soil disposal area, and future sampling requirements for excavated soils.

## Current Status

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The 195-acre Bauer Farm property is currently undergoing redevelopment based on lot and parcel locations. The plans for the property include single-family home lots within the Shaw's Discovery Planned Unit Development and conservation easements.

The 3.0815-acre subdivided parcel (Parcel 491) approved by MDE VCP has the following land use controls and requirements under the 2008 COC: restriction regarding groundwater encountered during future excavations, maintenance requirements for the clean fill and asphalt caps on the parcel, sampling and disposal requirements for all excavated soil, and the prohibition on the use of groundwater. This parcel is not being redeveloped.

The 2015 Environmental Covenant executed with MCS Edgemere, LLC applies to 79.9102 acres of the Bauer Farm property. This area is identified as the Critical Area and Forest Conservation Area Easements and contains the Chesapeake Paperboard soil disposal area. The activity and use limitations stated in the covenant require: property use be limited to moderate frequency public recreational area use, cap maintenance and soil excavation requirements for the Chesapeake Property soil disposal area soils, sampling and disposal requirements for all excavated soil, and prohibition on the use of groundwater.