

# DAMON CONNOLLY

SUPERVISOR, DISTRICT 1

## MARINWOOD PLAZA UPDATE

October 2015

### Dear Neighbors,

As reported in prior Newsletters, the chemical remediation of toxins left behind by the former drycleaners at Marinwood Plaza is an ongoing process with a long and complicated history. This process is important to both the future of the Marinwood Plaza property and for the health and safety of nearby neighborhoods, and is currently moving forward.



More recently, you may have seen or heard of the [October 2015 test results](#) from testing for tetrachloroethene (PCE) contamination from Marinwood Plaza along Marinwood Avenue in front of the Casa Marinwood neighborhood. We take these results very seriously. Below is an update on where this process stands, the work that has been going on of late, and what to expect moving forward.

### Recent Stakeholder Meeting

Marinwood Plaza has remained a top priority for my office. Over the last few months we have been working very closely with a number of stakeholders who are interested in or involved with the cleanup of Marinwood Plaza. They include (1) a group of concerned Marinwood community members who have organized to track this process; (2) the Silveira family and their legal counsel; (3) the owners of Marinwood Plaza (Marinwood LLC), and their representatives, along with the engineering firm, Geologica, retained by Marinwood LLC to do the testing and remediation plan for the site; and (4) the California Regional Water Quality Control Board (Regional Water Board)—all with the goal of working towards a solution for cleaning up the Plaza that addresses the valid concerns of the local community.

This work resulted in a meeting between all of these parties facilitated by our office earlier this month, including the key stakeholders and decision makers from each one of the groups and parties listed above. We discussed the full range of issues surrounding PCE emanating from the former dry-cleaning business and the remediation of the property, with a focus on recent test results and urgent concerns of the neighborhood, and future steps towards a full and successful cleanup of the site.

This was an important and productive meeting. All sides concerned with this long-standing issue were able to gather at a critical juncture to discuss and understand each other's perspectives at length. Ultimately, the entire group was able to recognize consensus for a common goal shared by all parties: a permanent resolution of this issue as quickly as possible.

## **Recent Test Results and Further Investigation to Assess**

We also reviewed the most recent soil vapor test results in this meeting, ensuring that everyone understood the results and what they meant for the community, and agreeing on a course of action. [View the report with these results by clicking HERE.](#)

In March 2015, the Regional Water Board directed Marinwood LLC to fully assess the “extent of impacted soil vapor to residential ESLs [Environmental Screening Levels], toward the residential neighborhood to the southwest of the Site.” This resulted in two rounds of soil-vapor testing, with the most recent testing in early September 2015 consisting of sampling soil from 5 feet beneath the ground along the west side of Marinwood Avenue, between Marinwood Plaza and the Casa Marinwood neighborhood.

The results of this testing show elevated levels of PCE in the soil along Marinwood Avenue. Of particular concern is that one of the six soil vapor samples registered with the highest level of soil-vapor PCE levels seen to date out of all the samples taken to the west of the former drycleaners. This sample registered 2,300 micrograms per cubic meter of PCE, which exceeds **by ten times** the Residential Environmental Screening Level of 210 micrograms per cubic meter and the Commercial/Industrial Environmental Screening Level of 2,100 micrograms per cubic meter. The Other 5 samples ranged between 870 micrograms per cubic meter to levels below the reporting limit.

I can confirm that these results are being taken very seriously by all parties concerned, including Marinwood LLC and the Regional Water Board. The Regional Water Board is the agency with jurisdiction over the clean-up process, and Marinwood LLC is ultimately responsible for ensuring cleanup of the property under all circumstances, even if the property is sold.

In a follow up to our meeting, the Regional Water Board stated on October 21, 2015 that “the new concentration detections require expeditious characterization of the extent of soil vapor contamination to determine if there is a potential human health threat to residents.” Marinwood Plaza has now been ordered to submit a plan by this Friday, October 30, 2015, for testing to assess these potential risks. This round of testing will take samples adjacent to local residences in Casa Marinwood for the first time, and will focus on location of underground utility lines, as recent results suggest that utility lines may factor into how PCE is traveling from the source of the contamination towards the Casa Marinwood neighborhood.

Our office will be convening a meeting for the potentially affected neighborhood at Casa Marinwood in the near future that will include representatives from the Regional Water Board and Geologica, the engineers conducting this testing, to assure that everyone understands the testing and the results, and the process towards cleanup and resolution that lies ahead.

## Next Steps and the “Remedial Action Plan”

In addition to testing required by the Regional Water Board to assess the extent of potential impact on the local residential neighborhood, there are other steps being taken to understand and address this issue, and most importantly to devise and review a “Remedial Action Plan” to address cleanup of the source of contamination.

Across the freeway at Silveira Ranch, there has been a well head treatment system installed to treat traces of PCE in groundwater. Samples from the well will be submitted to assure that this new installation is functioning properly. Moreover, additional testing will likely be required to fully define the extent of groundwater contamination east of the freeway.

Most importantly, the Plaza owners are required to submit the Remedial Action Plan by January 1, 2016. The Remedial Action Plan will describe the methods and the schedule by which cleanup action of the source of contamination will occur. This plan will be available for public comment, and we will ensure that it is widely available and actively distributed so that the community can to weigh in. It is important to note that the January 1, 2016 deadline is firm, and that Marinwood LLC’s cleanup responsibilities are not tied to any sale of the property but rather are a standalone obligation with the clock running.

Regardless of any future testing or mitigation work for the existing spread of PCE, cleaning up the source of the contamination at the Marinwood Plaza is the undisputed solution that will address this issue once and for all. We’ll continue to insist that the Remediation Action Plan is timely, thorough and complete, and includes a transparent process.

To reiterate, I am joined by all parties involved in this process in taking these results very seriously. We also share an urgency and commitment for gaining a full understanding of the issues as they affect the neighborhood, while simultaneously working towards a thorough cleanup process to fully address the issue.

Damon