

STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT (Ralph Lambert)
MEETING DATE: September 9, 2020

ITEM: 6

SUBJECT: **Prosperity Cleaners, Marinwood Plaza, 187 Marinwood Avenue, San Rafael, Marin County** – Final Site Cleanup Requirements – Revised Tentative Order

CHRONOLOGY: February 2014 – Site Cleanup Requirements adopted
August 2014 – Site Cleanup Requirements amended
July 2018 - Site Cleanup Requirements amended

DISCUSSION: The Revised Tentative Order (RTO, Appendix A) requires the dischargers to 1) implement a previously approved groundwater remediation plan by June 30, 2021, 2) evaluate effectiveness every three years, , and 3) evaluate soil vapor conditions in areas overlying contaminated groundwater if buildings are planned for construction in those areas to determine the potential need for additional cleanup and/or vapor intrusion mitigation. The RTO also adds a prior owner as a discharger (Hoytt Enterprises, Inc.), updates the cleanup levels, and rescinds the prior cleanup order and amendments, except for enforcement purposes.

The Site includes the Marinwood Plaza shopping center north of San Rafael where a dry cleaner formerly operated. Releases of tetrachloroethene (PCE) from past dry-cleaning operations impacted soil, soil vapor, and groundwater at the Site and some adjacent properties.

Since 2008, Board staff has provided regulatory oversight. Investigations identified two areas where PCE was released (i.e., source areas) and a PCE groundwater plume extending 2,900 feet downgradient from the Site and affecting properties owned by the Silveira Ranch and Catholic Charities. Silveira Ranch uses groundwater for domestic use and livestock. Investigations also found a soil vapor plume extending westward towards the nearby Casa Marinwood residential complex.

The current Site owner (Marinwood Plaza, LLC) has implemented actions to address contaminant sources and potential threats. These include:

- Treating and/or excavating contaminated soil in source areas;
- Installing clay cut-off walls to help contain soil vapor movement; and
- Installing a wellhead treatment for a water supply well at Silveira Ranch.

The previously approved groundwater remediation plan proposes injection of materials to stimulate contaminant biodegradation, and thereby reduce contaminant concentrations in the offsite groundwater plume. Groundwater conditions will be monitored in response to injections to evaluate remediation success. While soil vapor data indicate that the soil vapor plume has not reached nearby residences, the RTO requires continued monitoring to demonstrate ongoing protectiveness.

On July 14, we circulated a tentative order to interested parties for a 30-day public comment period. We received comments from representatives for one of the two named dischargers (Marinwood Plaza, LLC) and two owners of adjacent affected properties (Silveira Ranch and Catholic Charities). Comments and our responses are included in Appendices B and C. We have revised the tentative order accordingly.

RECOMENDATION: Adoption of the Revised Tentative Order (Appendix A)

- A – Revised Tentative Order
- B – Comments Received
- C – Response to Comments
- D – Site and Plume Map

Appendix A

REVISED TENTATIVE ORDER

Appendix B

COMMENTS RECEIVED

Copies of comment letters are available by contacting Ralph Lambert at ralph.lambert@waterboards.ca.gov. They are also available at: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0604185908&doc_id=6029680

Appendix C

RESPONSE TO COMMENTS

Appendix D

MAP OF THE SOURCE PROPERTY AND PLUME