
San Francisco Bay Regional Water Quality Control Board

February 27, 2015
File No. 21S0053 (RAL)

Marinwood Plaza, LLC
c/o Mr. Tom Fitzsimons
Assistant Vice President - Real Estate Services
Wells Fargo Bank
P.O. Box 63939
San Francisco, CA 94163

Sent via email: Thomas.Fitzsimons@wellsfargo.com

SUBJECT: Conditional Approval of Technical Report on Offsite Investigation and Requirement for a Supplemental Report, Marinwood Plaza, 187 Marinwood Avenue, San Rafael, Marin County

Dear Mr. Fitzsimons:

This letter responds to your February 10, 2015, technical report titled *Offsite Remedial Investigation Report* (Report). As explained below, I approve this Report with one condition that requires a Report supplement that completes the offsite investigation. This letter is sent to you as the representative of Marinwood Plaza, LLC, owner of the Site referenced above.

Background

The Site is subject to the Water Board's Site Cleanup Requirements Order number R2-2014-0007 (Order) adopted in February 2014. Task 3 of the Order requires Marinwood Plaza LLC to submit an offsite remedial investigation report. This task requires the delineation of the vertical and lateral extent of the Contaminants of Concern (COCs) in offsite groundwater. The investigation also is intended to assess the potential for contaminants to impact offsite domestic or agricultural wells. As amended in Order No. R2-2014-0036 in August 2014, this task required the submittal of the Offsite Remedial Investigation Report (Report) by December 15, 2014. Due to delays in obtaining offsite access the Report was submitted on January 14, 2015, after which editorial revisions were made for the final report listed above.

Report Summary

For this Task 3 investigation nine cone penetrometer testing boreholes were advanced in two parallel rows on the downgradient Silveira Ranch property (Ranch Property). These boreholes helped to identify the lithological strata for sampling purposes. Up to 5 lithological layers at different depths were sampled at each location for a total of 36 groundwater samples. Five of the 36 samples exceeded the Maximum Contaminant Level (MCL) for Tetrachloroethene (PCE), and only by a small amount. No other COCs exceeded their MCL in any sample. The MCL for PCE

is 5 µg/L¹ and the highest concentration found in groundwater offsite on the Ranch Property was 11 µg/L. All of the MCL exceedances on this Ranch Property were found in a sand or silty sand unit at a sampling depth between 31 to 40 feet below ground surface. COCs were not detected below this depth so that the vertical delineation is complete. The sample results indicate that the plume traveled eastward from the Site. No detectable COCs were found in the southern most samples. However, the eastward to southeastward extent of the groundwater plume has not been fully defined to the drinking water standard. No detectable COCs were detected in previously collected samples from Miller Creek or in a sample from a private Ranch Property well located south of Miller Creek. Representatives of the Ranch Property reported that they sampled one of their two wells but they provided no information on how the well was sampled or on the specific location of either of their wells.

Conditional Approval of Report

The subject report does not fully comply with the requirements of Task 3 for the following reasons:

- The downgradient extent of the plume is not fully defined. This could be a concern if the Ranch Property owner wanted to place a well on the north side of the creek.
- The Miller Creek sample, collected a few years ago, was not located in the most likely area to be impacted from the plume as now defined by the new data.
- It's not clear how close the MCL exceedances are to existing supply wells at the Ranch Property.

I hereby approve the Report subject to the following condition: Marinwood Plaza LLC shall by June 8, 2015, submit a supplement to the Report documenting completion of the off-site investigation and including the following elements:

- Define the eastward to southeastward edge of the groundwater plume
- Collect a surface water sample from Miller Creek before May 1, 2015, at a location that may be impacted from the groundwater plume extending offsite
- Identify the location of the Ranch Property supply wells that could provide a potential pathway for exposure. If requested by the Ranch Property owner, the location of the Ranch Property wells will be kept confidential by Regional Water Board staff.

If you have any questions, please contact Ralph Lambert of my staff at (510) 622-2382, e-mail RALambert@waterboards.ca.gov.

Sincerely,

Bruce H. Wolfe
Executive Officer

¹ See State Water Resources Control Board webpage:
http://www.waterboards.ca.gov/water_issues/programs/water_quality_goals/search.shtml

Copy via Email:

Taper Family Enterprises
Attn.: Mr. Craig Cooper
Email: Craig@taperfamilyoffice.com

Hoytt Enterprises, Inc. Attn.: Mr. Lee Hoytt
Email: Lee.Hoytt@hoyttenterprises.com

Wells Fargo Bank
Attn.: Mr. Eric Hu
Email: Eric.Hu@wellsfargo.com

Geologica
Attn.: Mr. Brian Aubry
Email: Baubry@geologica.net

Geologica
Attn.: Mr. Dan Matthews
Email: DMatthews@geologica.net

Marin County Supervisor
Attn.: Ms. Susan Adams
Email: SAdams@marincounty.org

Marin County Public Works
Attn.: Mr. Raul Rojas
Email: RRojas@marincounty.org

Marin County Community Development
Attn.: Mr. Brian Crawford
Email: BCrawford@marincounty.org

Marin County Health Department
Attn.: Mr. Armando Alegria
Email: AAlegria@marincounty.org

Silveira Ranches
Attn.: Ms. Renee Silveira
Email: rfsilv@comcast.net