



SAN SOUCI PLAZA PROPERTY

What You Need to Know

Site Location

The approximately 29-acre San Souci Plaza property is located at 22558 MacArthur Boulevard in California, St. Mary's County, Maryland. The property is occupied by San Souci Plaza, a commercial shopping center. The property is bordered to the north by Three Notch Road; to the east by residential and undeveloped properties; to the south by residential properties; and to the west by undeveloped property, followed by a mix of residential and commercial properties.

Topographically, the Site is relatively flat with an approximate average elevation of 110 feet above mean sea level. The topography of the surrounding area generally slopes to the northeast towards the Lewis Creek, which is located approximately 800 feet northeast of the Site. Public water and sewer service is supplied to the property and the area by the St. Mary's County Metropolitan Commission.

Site History

Prior to the construction of Phase I of the shopping center in 1985, the site was largely undeveloped agricultural/wooded land. Phases 2 and 3 of the shopping center were constructed in 1987. The shopping center currently consists of three multi-tenant buildings and three separate out-parcels that contain commercial establishments.

Environmental Investigations

Phase I environmental site assessments (ESA) conducted in 2001, 2002, 2005, 2008 and 2017 for the property identified the following recognized environmental conditions (RECs). Tenant Space 116 had historically been occupied by a dry cleaning facility which was no longer present. Tenant Space 295 is an active automotive repair facility.

Two Phase II ESAs conducted in 2001 and 2003 included a total of eleven soil borings installed to address the former uses of Unit 116 and Unit 295. In January 2017, eight additional borings and three temporary monitoring wells were installed to further evaluate the previously identified RECs.

In March 2018 seven additional soil borings were installed at the request of the Department to further evaluate the RECs and for site wide characterization. On March 28, 2018, five temporary sub-slab vapor points were installed at the property with three located within the former dry cleaner tenant space and two within the automotive repair facility. None of the sub-slab soil vapor samples contained any of the analyzed compounds at concentrations exceeding the Department's Residential Tier 1 screening levels.

The results of the soil sampling from the Phase II investigations conducted at the property indicated volatile organic compounds, poly aromatic hydrocarbons and metals were detected at concentrations below the applicable cleanup standards or anticipated typical background levels.



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Current Status

On May 5, 2017, Cedar PCP-San Souci, LLC submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person seeking a No Further Requirements Determination (NFRD) for Tier 4B (Restricted Public Recreational Area) future use of the property. On October 5, 2018 the VCP accepted the property into the Program and issued a NFRD for restricted public recreational area land use with the requirement to enact an environmental covenant, prohibition on the use of groundwater beneath the property for any purpose, and soil excavation and disposal restrictions.