

Communication from Public

Name: Rodger Gariano

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Comments for Public Posting: Hello, My name is Rodger Gariano and I am an affected homeowner near Woodland Hills Country Club's proposed residential project. I believe that the way to stop this development is to get city and state soil inspectors out to the site and adjoining existing residential properties to do a chemical soil analysis. Since the golf club has been in existence since early last century, they will find very high levels of every kind of pesticide, herbicide, heavy metals, PFAS, and fertilizer in abundance. Many of those products are now illegal and require extensive remediation to correct. This also applies to all properties that are near the golf course north of Dumetz and East of Canoga Ave. Those home owners should be warned of possible contamination of their soil

The U.S. EPA has introduced several broad regulations that impact golf course operations:

- Hazardous Substance Designation:** In April 2024, the EPA designated PFAS as hazardous substances under CERCLA (Superfund). This allows the agency to investigate releases and compel responsible parties to remediate contamination, which could affect golf courses that have used PFAS-laden materials.
- Drinking Water Standards:** The EPA established legally enforceable Maximum Contaminant Levels (MCLs) for six PFAS in drinking water. Golf courses with private wells or those that provide drinking water on-site must comply with these levels by 2029 (potentially extended to 2031).
- Permitting and Monitoring:** A November 2025 memo from the EPA encourages state permitting authorities to use Clean Water Act (NPDES) permits to monitor and reduce PFAS discharges from various sources, which can include runoff from treated turf. PFAS ("forever chemicals") have been used in, or introduced to, California golf courses primarily through the application of biosolids (sewage sludge) as fertilizer and the potential use of specialized pesticides. These substances are recognized as persistent environmental contaminants, with California actively taking steps to regulate them in turf management. Transforming California golf courses into residential use units requires soil assessment and when necessary, remediation to meet health standards

Due to the high, long-term use of pesticides, herbicides, and fertilizers, former golf courses are often considered "brownfields" requiring mitigation, such as removing tainted soil or installing buffers, to protect future

residents. Key details regarding this process include: Contamination Risks: Golf courses often contain elevated levels of arsenic, nitrates, and other chemicals in the soil, especially in older, well-used areas. Residential Standards: Residential, particularly with backyards or playgrounds, requires more stringent cleanup than industrial or commercial redevelopment. Remediation Methods: Common practices include digging up contaminated soil (excavation) and either replacing it with clean soil or placing a two-foot clean buffer over affected areas. Regulatory Oversight: Developers must conduct environmental assessments (Phase I and II Environmental Site Assessments) to identify contaminants and determine necessary remediation actions. It is highly advisable to review the specific "post-remediation environmental assessment reports" and updated soil testing for any such project to ensure safety. I hope this is helpful and if there is anything I can do to assist you, please let me know. Rodger Gariano and Marisa Gariano 4904 Alatar Drive Woodland Hills, CA 91364 Tele: 818-577-7904