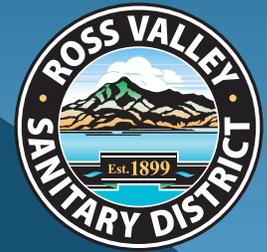


Ross Valley Sanitary District

Larkspur Landing Cleanup Project

Frequently Asked Questions



Overview

Cleanup activities are complete at the Larkspur Landing former treatment plant site, as required by the U.S. Environmental Protection Agency (EPA). On December 14, 2021, EPA approved the cleanup of the Larkspur Landing property for unrestricted land use, meaning that the property is suitably clean for all potential land uses with no exceptions. The District has embarked on the next phase of the property disposition, including holding a series of special board meetings as informational presentations described further below.

The cost of construction, engineering and permitting for this cleanup has been approximately \$9.5M since 2018, and \$10M in total.



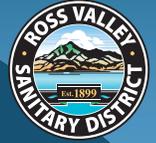
How long has RVSD owned the Larkspur Landing site?

RVSD owned and operated the Larkspur Wastewater Treatment Plant (LWTP) located at 2000 Larkspur Landing Circle on the 10.7-acre site from 1948 to 1985. The plant was decommissioned when the Central Marin Sanitation Agency (CMSA) Wastewater Treatment Plant opened in 1985. Planning for LWTP removal and site redevelopment began in 1995.

What needed to be cleaned up at the site?

Demolished in 1998 and 1999, the LWTP administration buildings were composed of concrete block and painted with marine grade paint, which contained trace concentrations of PCBs. These structures were demolished and crushed onsite for use as backfill material.

Imported soil was brought onto the site for backfilling and grading after demolition, and placed over the crushed concrete that was used as engineered fill material. Testing of the imported soil after grading revealed low concentrations of total petroleum hydrocarbons (TPH) as diesel fuel (TPHd), TPH as motor oil (TPHmo), and PCBs.



What cleanup activities had already taken place?

Site remediation activities were conducted from 2005 to 2006, with the California Department of Toxic Substances Control (DTSC) issuing a "No Further Action" letter for the site in October 2006. In November 2007, an additional investigation found that several additional areas where imported soil was used contained trace amounts of TPHd, TPHmo and PCBs in excess of the site cleanup goals. A follow up investigation was performed and additional excavation work removed the contaminated imported fill from six small areas. A site-specific Human Health Risk Assessment (HRA) was prepared in 2008 to support the proposed interim use (parking) at the site.

What was included in the Health Risk Assessment (HRA)?

The HRA conducted at Larkspur Landing included a detailed examination of the exposure pathways and the nature of the PCBs in the soil. Based on the evidence presented in the HRA, the trace amounts of PCBs remaining at the site were not considered a significant risk to people working on the site, parking customers or to the environment at large. It was determined that a cap or cover was not warranted to protect human health or the environment for the proposed interim use.

How is the Larkspur Landing site currently used?

In 2012, RVSD re-graded the site and installed a stormwater conveyance system and erosion control measures. The site is currently a District operations base with two modular buildings and staging area for RVSD materials, maintenance and operations equipment, and a vehicle parking area.



Has additional site testing taken place?

RVSD completed additional testing to delineate the extent of PCBs in 2016 and 2017, and developed a remedial action plan that was approved by US EPA in March 2019. In the additional testing, soils were sampled from the surface down to native material below the former treatment plant. The sampling was conducted along a grid with points 50 feet apart. The sampling confirmed that the top two feet of soil does not contain PCBs and this material will be stockpiled for use as backfill. Only three samples out of hundreds were slightly above the hazardous waste level of 50 mg/kg, so the levels can be characterized as "trace contamination."

The limits of excavation are defined by soil samples that did not detect PCBs along their vertical length at concentrations exceeding the cleanup goal. Confirmation sampling occurred at selected locations during the excavation to ensure that remedial efforts were appropriate. Additional sampling and analysis of the excavated material ensured that soil was sent to the appropriate landfill in accordance with the federal Toxic Substances Control Act (TSCA).



What did cleanup involve?

To clean up the site, approximately 64,000 tons of soil and demolition debris were removed from Larkspur Landing and sent to a municipal landfill and about 2,600 tons were sent to a hazardous waste landfill. The site has been back-filled with clean soil, with topsoil and hydro seeding. The cost of construction, engineering and permitting for this cleanup has been approximately \$10 million in total.

How was cleanup work monitored?

All work was conducted under strict EPA requirements for dust control and public health protection. The completed project eliminates residual risk to human health and the environment, with cleanup meeting unrestricted land use standards per strict federal testing and oversight.

What are the next steps?

At the special meeting of the Board on March 30, 2022, the Board decided to postpone action on the property pending decisions by the City of Larkspur on its General Plan and Housing Element.

In anticipation of the EPA signoff, the District conducted a series of informational presentations about options for surplus property disposition at its former wastewater treatment plant site at 2000 Larkspur Landing Circle. A special board meeting was held on October 13, 2021, to provide Board of Directors and the public with a recap of these meetings. Presentations to date include:

- **Informational Presentation I** – September 30, 2020 - Potential Transactional Structures (Sale, Lease, Joint Venture)
- **Informational Presentation II** – December 3, 2020 - Larkspur Landing Circle Land Use Entitlements and Larkspur General Plan 2040
- **Informational Presentation III** – January 27, 2021 - State Surplus Lands Act

EPA approval allows the District to continue with community outreach to help determine future uses of the property. Visit our Larkspur Landing web page at www.RVSD.org/237 for more information.

MORE INFORMATION

Visit: www.RVSD.org/237

Email: info@rvsd.org

Call RVSD at 415-259-2949

Our office staff are available Monday - Friday from 7:30 a.m. to 4 p.m.

We can assist you with emergency service 24 hours per day, seven days per week.