



# PROJECT INFORMATION SHEET

## Larkspur Landing Cleanup Project

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, which includes 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.

### BACKGROUND

RVSD owned and operated the Larkspur Wastewater Treatment Plant (LWTP) located at 2000 Larkspur Landing Circle from 1948 to 1985. Planning of LWTP removal and site redevelopment began in 1995.

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 and some concrete pipes were crushed onsite for use as backfill material. Imported soil was brought onto the site and placed over the crushed concrete as



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. Site remediation was 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.

A late 2007 investigation found more areas where the imported soil used contained trace amounts of TPHd, TPHmo and PCBs in excess of the site cleanup goals. Follow up 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 parking use at the site. The HRA included 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.

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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 vehicle parking area.

RVSD completed additional testing to delineate the extent of PCBs in 2016 and 2017 and developed a remedial action plan approved by US EPA in March 2019. Additional testing used soil samples from the surface down to native material below the former treatment plant. Sampling was conducted along a grid with points 50 feet apart and confirmed the top two feet of soil do not contain PCBs. This material was stockpiled and used 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 were 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 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).

## NEXT STEPS

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. A video of this meeting and more information about each of the presentations listed below are available on the District's webpage at [www.RVSD.org/237](http://www.RVSD.org/237).

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

## MORE INFORMATION

**Visit:** [www.RVSD.org/237](http://www.RVSD.org/237)

For property updates and more

**Email:** [info@rvsd.org](mailto:info@rvsd.org)

For general inquiries or to request being added to the property email list

**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

## PUBLIC OUTREACH

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.

Visit our  
Larkspur Landing  
web page  
for more information  
[www.RVSD.org/237](http://www.RVSD.org/237)