

Fact Sheet
December
2003

*DTSC is one of six
Boards and
Departments within
the California
Environmental
Protection Agency.
The Department's
mission is to restore,
protect and enhance
the environment,
to ensure public health,
environmental
quality and
economic vitality,
by regulating
hazardous waste,
conducting and
overseeing
cleanups, and
developing
and promoting
pollution prevention.*

State of California



California
Environmental
Protection Agency



Niven Nursery Project

2 Ward Street in Larkspur

Draft Removal Action Workplan



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INTRODUCTION

The Department of Toxic Substances Control (DTSC) is distributing this fact sheet to familiarize the community with the proposed cleanup plan for the Niven Nursery (Site) located at 2 Ward Street in Larkspur, California. This fact sheet provides information on the Site background, opportunities for public involvement, the cleanup alternatives considered and the recommended cleanup alternative.

A cleanup plan for the Site known as a draft **Removal Action Workplan (RAW)** has been prepared under the guidance of DTSC. The draft RAW recommends excavation and off-site disposal of soils contaminated with metals and pesticides.

DTSC is accepting comments on the draft RAW during a 45-day comment period. (see public comment box).

To comply with the **California Environmental Quality Act (CEQA)**, and to assess the potential environmental impacts of the draft RAW, DTSC will rely upon the **Environmental Impact Report (EIR)** for the Central Larkspur Specific Plan once it is certified by the City of Larkspur. The City of Larkspur is currently holding their comment period on the draft EIR. For further information on the City's comment period, see the CEQA section on page 3 of this fact sheet.

Public Comment

The public is invited to comment on the draft RAW during a 45-day public comment period from December 12, 2003 to January 26, 2004.

DTSC encourages all interested parties to comment or ask questions. All comments received will be considered and responded to before the RAW is approved and a response to comments will be prepared.

Mail written comments postmarked no later than January 26, 2004 to:

Homayune Atiqee,
Project Manager DTSC
700 Heinz Ave., Suite 200
Berkeley, CA 94710
(510) 540-3838

Email: hatiqee@dtsc.ca.gov

The draft RAW and other related documents are available for public review at the information repositories listed on the last page of this fact sheet.

DTSC may hold a public meeting on the draft RAW, if there is significant public interest and if a meeting is requested. Contact:

Rachelle Maricq,
DTSC Public Participation Specialist at
(510) 540-3910
rmaricq@dtsc.ca.gov

***Words in bold are in the glossary,
see insert**

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demands and cut your energy costs, see our website at www.dtsc.ca.gov.

SITE BACKGROUND

The project site covers approximately 16.8 acres and is located at 2 Ward Street in Larkspur. For over 78 years, the Site was developed and operated as a commercial horticultural business. The neighborhood near the Site consists mostly of single-family homes with scattered commercial establishments and public facilities.

Future plans are to develop the Site with residential housing.

PREVIOUS INVESTIGATIONS

Niven Nursery stored and used pesticides at the Site. Underground storage tanks (USTs) also existed on the Site and were removed in 1990. A survey performed in 1998 indicated that no USTs remain at the Site.

Pesticide and metal residues believed to be associated with former commercial flower operations have been detected in soils at varying concentrations across the Site. In particular, **Lead** has been detected in the soil at levels above those considered acceptable for residential use. Lead was detected in soil near two drainage ditches and within the western portion of the Nursery. The pesticides **DDT and Dieldrin** and the metal **Arsenic** were also found in soils where the nursery greenhouses are located.

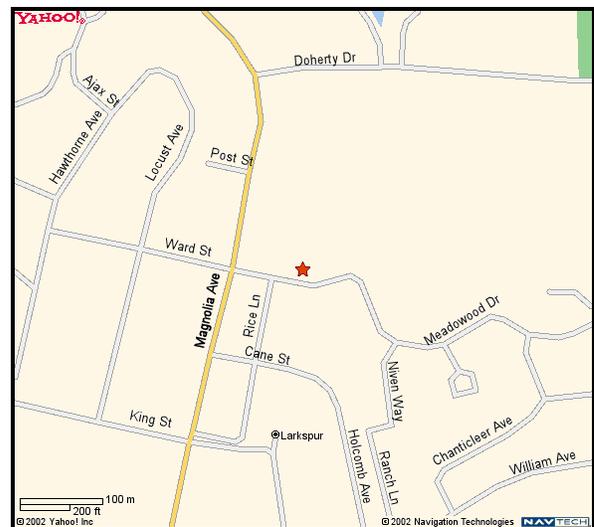
CLEANUP OBJECTIVES

The cleanup objective at the Site is to ensure that humans and the environment are not adversely affected by the presence of contaminated soils. Based on the results of site investigations, a Human Health Risk Assessment (HHRA) was prepared that provides the basis for determining which areas of the Site require remediation. The HHRA found that pesticides and metals in

the soils, with the exception of lead, do not pose a significant health risk. Lead was detected above levels considered acceptable for residential use. A cleanup range of 250-400 parts per million (ppm) for lead was chosen for the Site.

EVALUATION OF CLEANUP ALTERNATIVES

The purpose of the draft RAW is to present a cleanup plan for soils at the Site that contain elevated levels of lead.



Site Location: 2 Ward Street, Larkspur

The draft RAW evaluates several cleanup alternatives. These were evaluated based on effectiveness, ease of implementation and cost.

The three alternatives evaluated in the draft RAW are:

Alternative 1: No Action

This alternative is a baseline for comparison with other developed alternatives.

Alternative 2: Excavation, Consolidation, and Soil Washing

This alternative consists of excavating approximately 900 cubic yards of contaminated soils from the western portion of the Nursery and two drainage ditches. The soil will be stockpiled in a separate containment area at the Site. The soils would then be washed with a chemical solution designed to leach the lead from the soils. Depending on the effectiveness of the treatment, the soils would either be used as backfill material or would be disposed of at an offsite, permitted facility.

Alternative 3: Excavation and Off-Site Disposal

Similar to Alternative 2, this alternative consists of excavation of approximately 900 cubic yards of contaminated soils from the western portion of the Nursery and two drainage ditches. After excavation, confirmation samples would be collected to determine if cleanup goals for lead in the soil have been met. In this alternative the excavated soils would not be reused and would be transported to an approved off-site landfill.

RECOMMENDED CLEANUP ALTERNATIVE

After evaluation of the three alternatives, the draft RAW recommends implementation of Alternative No. 3. This alternative consists of excavation of approximately 900 cubic yards of contaminated soils, off-site disposal of contaminated soils to a permitted facility and backfilling of the excavated area with clean soil imported from offsite.

This alternative is protective of human health and the environment and allows for full and unrestricted use of the Site.

CEQA

The proposed cleanup is within the area addressed by the Central Larkspur Specific Plan (Plan). To comply with the **California Environmental Quality Act (CEQA)**, and to assess the potential environmental impacts of the draft RAW, DTSC will rely upon the **Environmental Impact Report (EIR)** for the Central Larkspur Specific Plan once it is certified by the City of Larkspur. The public comment period for the City of Larkspur's draft EIR is currently underway. Comments on the City's draft EIR should be submitted to the City of Larkspur, to the attention of Robert Pendoley, Consulting Planner, at (415) 472-3614.

GLOSSARY OF TERMS

Arsenic – A metal that is naturally-occurring, but is also found in the environment due to manmade sources. Arsenic can be toxic to humans and animals if eaten or inhaled.

Department of Toxic Substances Control (DTSC), California Environmental Protection Agency – The lead government agency overseeing investigation and cleanup activities at the Site.

CEQA – A statute that mandates an environmental impact review of governmental actions taken in the State of California.

DDT, Dieldrin – manufactured chemicals widely used to control insects on agricultural crops and insects that carry diseases. They do not occur naturally in the environment. Their use has been banned in the United States because of damage to wildlife and the potential harm to human health.

Environmental Impact Report (EIR) – A document that discusses environmental impacts for a project that may have a significant effect on the environment.

Human Health Risk Assessment – A study that evaluates the potential human health risks posed by contaminants at a site. It calculates both the cumulative cancer and non-cancer risk.

Lead – A metal that is naturally-occurring, but is also found in the environment due to manmade sources (e.g. paint, leaded gasoline, etc.). Lead can be toxic if eaten or inhaled.

Removal Action Workplan (RAW) – A plan approved by DTSC that outlines a specific program leading to the remediation of a contaminated site. Once the draft RAW is prepared, comments from the public are solicited for a period of no less than 30 days. After the public comment period has ended and public comments have been considered and responded to in writing, DTSC approves the final remedy for the site in the final RAW.

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.

For More Information

If you would like more information about the Site, please call Homayune Atiqee, DTSC Project Manager, at (510) 540-3838, or by e-mail at hatiqee@dtsc.ca.gov or Rachelle Maricq, DTSC Public Participation Specialist, at (510) 540-3910, rmaricq@dtsc.ca.gov. For media inquiries please contact Angela Blanchette, DTSC Public Information Officer, at (510) 540-3732, ablanche@dtsc.ca.gov.

You can also visit DTSC's web site at www.dtsc.ca.gov.

Information Repositories

The draft RAW, which is part of the Administrative Record for the Site, is available for public review at the following locations:

Larkspur Public Library
400 Magnolia Avenue
Larkspur, California 94939
Mon. – Thurs. 10 a.m. – 9 p.m.
Fri. – Sat. 10 a.m. – 5 p.m.
(415) 927-5005

DTSC File Room
700 Heinz Avenue
Berkeley, CA 94710
(510) 540-3800
Mon. – Fri. 8 a.m. – 5 p.m.
(510) 540-3800

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the Site by using the California State Relay Service (1-888-877-5378) to reach Rachelle Maricq at (510) 540-3910.

Rachelle Maricq, Public Participation Coordinator
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2721



**INSIDE: Comments Sought on Environmental Cleanup Plan
Niven Nursery, 2 Ward Street, Larkspur**