



Department of  
Toxic Substances  
Control

*The Mission of the  
Department of  
Toxic Substances  
Control is to  
provide the highest  
level of safety, and  
to protect public  
health and the  
environment from  
toxic harm.*



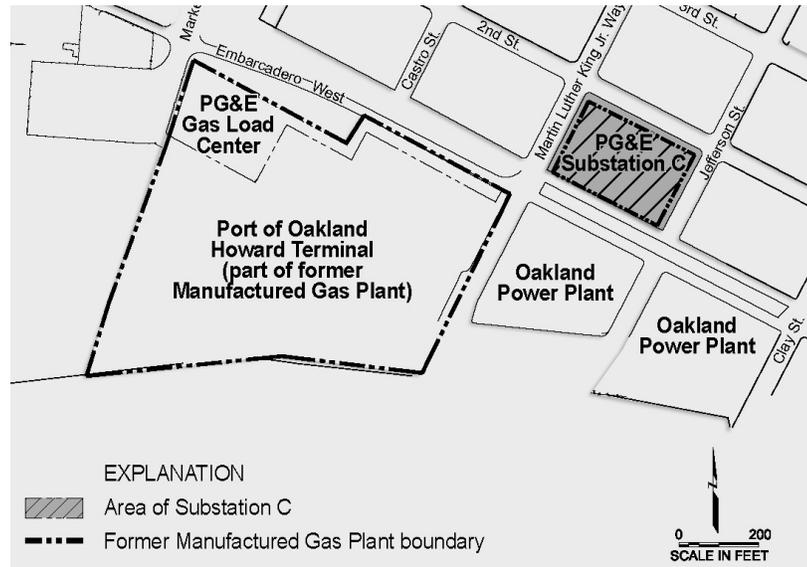
State of California



California  
Environmental  
Protection Agency

Fact Sheet, July 2010

# Draft Final Removal Action Work Plan for PG&E Oakland -1 MGP



The Department of Toxic Substances Control (DTSC) is proposing a cleanup plan for Pacific Gas and Electric Company's (PG&E) former Oakland-1 Manufactured Gas Plant (MGP), Substation C (Site). A draft Removal Action Workplan (RAW) has been prepared for the Site. The draft RAW describes the investigations and proposed cleanup activities for the Site. DTSC wants you to review and comment on the draft RAW.

The Site is located at 101 Jefferson Street in Oakland and includes PG&E Substation C and the sidewalks located immediately adjacent to the Site (See Site Location Map on page 2). Former MGP-related residues, including petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs) have been detected in some of the soil, groundwater, and indoor air samples collected from the Site. The selected remedy will allow continued future use of the property for industrial and commercial purposes.

## **PUBLIC COMMENT PERIOD** **July 14, 2010 to August 12, 2010**

We encourage you to review and comment on the RAW. A 30-day public comment period for the draft RAW begins on July 14, 2010 and ends on August 12, 2010. Copies of the draft RAW and supporting documents can be viewed at the information repositories listed on page 3 of this fact sheet. Written as well as emailed comments must be postmarked or received no later than 5:00 p.m., August 12, 2010 to:

Thomas Price,  
DTSC Project Manager  
700 Heinz Avenue, Suite 200  
Berkeley, California, 94710  
(510) 540-3811

[TPrice@dtsc.ca.gov](mailto:TPrice@dtsc.ca.gov)

For information about public participation and community involvement, please contact Wayne Hagen, DTSC Public Participation Specialist at (510) 540-3911 or toll free at (866) 495-5651 or [Whagen@dtsc.ca.gov](mailto:Whagen@dtsc.ca.gov).



This fact sheet provides you with information on the Site history and investigation, the draft RAW, DTSC cleanup alternatives and recommendations, and the CEQA Notice of Exemption.

## History of the Site

The Site is located west of downtown Oakland, between Second Street and Embarcadero West, near the Oakland Inner Harbor. Substation C is about 1.4 acres in size and is fenced, secured, and paved with an asphalt/concrete cap. Some small areas of the sidewalks immediately outside of Substation C are unpaved.

From 1905 to 1930, a manufactured gas plant (MGP) operated at the Site and produced gas for the lighting, cooking and heating needs of local residents. Between 1930 and 1958, the plant operated on a standby basis producing gas only during emergencies and peak demand periods. Substation C served as a support facility for offsite MGP operations. The main MGP operations were located on the parcels southwest of Substation C, which include the PG&E Gas Load Center and portions of the Port of Oakland Howard Terminal (see Site Location Map below). The former MGP was dismantled in 1961. Substation C subsequently was converted to and it is still used as an electric distribution and transmission substation.

## What is the contamination?

Environmental investigations have been conducted at the Site since 1986. Indoor air testing in 2005 and 2007 evaluated if chemicals below the ground level could affect indoor air quality of buildings at the Site.

TPH (as motor oil, diesel, and gasoline), BTEX, PAHs, ammonia, and cyanide were detected in some of the soil and groundwater samples collected from the Site. Low levels of cyanide and ammonia are present but high concentrations of TPH, BTEX, and PAHs were found in soil and groundwater in the southern part of the Site. Naphthalene was detected in the indoor air samples from the buildings at the Site.

The indoor air studies show that current Site use would not present a significant risk to workers. If the use of the existing buildings changes, or if new buildings are constructed, testing of indoor air quality will be required.

The ecological risk evaluation indicated that chemicals of concern in groundwater from the site would not reach the Inner Harbor at levels that would harm marine life.

## What Can be Done to Clean it Up?

The primary objective of a draft RAW is to evaluate cleanup alternatives and to identify a preferred

cleanup method which prevents or reduces potential risks to public health and the environment. Cleanup alternatives are screened and evaluated on the basis of their effectiveness, ability to be implemented, and cost. A draft RAW then identifies the cleanup method that DTSC recommends. Before DTSC makes a final decision to approve, modify, or deny a cleanup method, the draft RAW is made available to the public for review during a public comment period. All comments are reviewed and considered before the draft RAW is approved.

## Removal Action Work Plan

The RAW evaluates cleanup alternatives and identifies a preferred alternative which prevents or reduces potential risks to public health and the environment. It summarizes previously completed studies and identifies possible removal alternatives. All removal alternatives are screened and evaluated on the basis of their effectiveness, cost, and ability to implement. The RAW then identifies the alternative which DTSC recommends and believes is the most appropriate for the site.

Before DTSC finalizes the RAW by selecting a remedial alternative, the document will be made available to the public for their comments during a 30-day comment period. All comments received during this comment period will be reviewed and considered before the RAW is finalized.

## Proposed Cleanup Options

Three cleanup alternatives were evaluated for the Site.

**Alternative 1- No Action-** DTSC is required by Law to include the 'No Action' alternative. DTSC believes that if this alternative is selected and no action was taken, an unacceptable long-term risk to human health and the environment would exist at the Site.

**Alternative 2 - : Site Capping, Institutional Controls, and Groundwater Monitoring** - This removal action alternative would include:

- Installation of new concrete pavement to cover the currently unpaved areas of the sidewalks and maintenance of the existing cap within Substation C to limit direct human contact with chemicals in soil.
- Institutional controls in the form of a land use covenant to limit future site activities.
- On-going groundwater monitoring.
- Site reviews would be performed once every five years to assess whether this alternative continues to protect human health and the environment.

### *Alternative 3 - Soil Excavation, Institutional Controls, and Groundwater Monitoring -*

This removal action alternative would include:

- Excavation and removal of contaminated soil from the Site, backfilling the excavated areas with clean imported soil.
- Institutional controls in the form of a land use covenant to limit future site activities.
- On-going groundwater monitoring.
- Site reviews would be performed once every five years to assess whether this alternative continues to be protective of human health and the environment

### **DTSC's Recommended Alternative**

Based on evaluation of the cleanup alternatives, DTSC recommends **Alternative #2** as the preferred cleanup alternative for the Site. DTSC believes this alternative protects human health and the environment and can be readily implemented.

### **Summary of Proposed RAW**

If the RAW is approved, you can expect to see the following activities:

- Construction of a concrete cap over the currently unpaved sidewalk areas immediately adjacent to Substation C.
- Annual monitoring of the existing 6 groundwater monitoring wells associated with the Site.
- Placement of land use covenants restricting the use of the Site.
- Development of a Site-specific Health & Safety Plan for construction and utility workers.
- Development of a Site-specific Soil and Groundwater Management Plan to properly manage the affected soil and/or groundwater when activities that would require breaking the cap are conducted.
- Maintaining the existing cap that covers most of Substation C, as well as the new cap over the sidewalks.

### **California Environmental Quality Act**

A Notice of Exemption (NOE) for the draft RAW has been prepared in accordance with the California Environmental Quality Act (CEQA). DTSC intends to file this document with the Governor's Office of Planning and Research, State Clearinghouse, when the Final RAW is approved. The NOE states that it is DTSC's finding that the proposed cleanup would have no significant impacts on the environment or

community.

### **Next Steps**

After the close of the comment period, DTSC will prepare a "Response to Comments" (RTC) document. This document will include all of the comments received by DTSC about the RAW during the 30-day public comment period. It will also provide DTSC's response to those comments. Anyone who submits comments regarding the RAW will receive a copy of the RTC document, if they have provided an address. A copy of the RTC document will be placed in the Information Repositories listed below.

### **Information Repositories**

DTSC encourages you to review the draft RAW, NOE, and other site-related documents which are available at the information repositories listed below:

West Oakland Branch, Oakland Public Library  
1801 Adeline Street  
Oakland, California 94607  
(510) 238-7352

Department of Toxic Substances Control – File Room  
700 Heinz Avenue  
Berkeley, California 94710  
(510) 540-3800 ( By Appointments only)

To view Site related documents electronically, go to <http://www.envirostor.dtsc.ca.gov/public/>. Enter "Oakland" as the City and click "Get Report" select "PG&E Oakland-1 MGP," click on the link "Report" to see the documents.

## Contact Information

For more information about this Site or have questions about the draft RAW please contact:

For project details:

Thomas Price

DTSC Project Manager

(510) 540- 3811

[TPrice@dtsc.ca.gov](mailto:TPrice@dtsc.ca.gov)

For public participation activities:

Wayne Hagen

DTSC Public Participation

Toll-free (866) 495-5651 or

(510) 540-3911

[WHagen@dtsc.ca.gov](mailto:WHagen@dtsc.ca.gov)

For media questions:

Kam Coveyou

DTSC Public Information Officer

(916) 324-8304

[KCoveyou@dtsc.ca.gov](mailto:KCoveyou@dtsc.ca.gov)

### Notice to Hearing Impaired Individuals

TDD users can obtain information about the site by using the California State Relay Service at 1(888) 877-5378. Please ask to speak with Wayne Hagen, DTSC Public Participation Specialist (510) 540-3911.

## Comment Form for the draft RAW - PG&E Oakland-1 MGP

If you use this form to send us your comments, please include your name and address. All written comments must be postmarked or received no later than **August 12, 2010**.

Send this form to:

Thomas Price

DTSC Project Manager

700 Heinz Avenue, Suite 200

Berkeley, California 94710

Please add me to the mailing list

Please remove me from the mailing list

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Affiliation (if any): \_\_\_\_\_

Phone number (optional): \_\_\_\_\_

Comments: (If you need more space, please feel free to use another sheet of paper)

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