

California Environmental Quality Act Notice of Exemption

A Notice of Exemption (NOE) for the draft RAW has been prepared in accordance with the California Environmental Quality Act (CEQA). The NOE states that it is DTSC's finding that the proposed cleanup would have no significant impacts on the environment or community. A copy of the NOE will be available in the information repository established for this site.

Where to Find Site Documents

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

Lodi Public Library
201 West Locust Street, Lodi, CA 95240
(209) 333-5503

DTSC - File Room
1515 Tollhouse Road, Clovis, CA 93611
(559) 297-3901 - call for an appointment
Hours: 8:00 a.m. - 5:00 p.m. M-F

Alternative Format: All documents made available to the public by the DTSC can be made available in alternative format (i.e. Braille, large print, etc.) or in another language as appropriate, in accordance with state and federal law. Please contact Veronica Villaseñor in the "For More Information" section.

EnviroStor Database: Copies of key technical reports, fact sheets, and other Site-related information are available online at DTSC's Envirostor website:

<http://www.envirostor.dtsc.ca.gov/public>.

For More Information

For more information about the draft cleanup plan or to be added to the Site mailing list, please contact the following DTSC representatives:

For questions about the cleanup, please contact:

Jeff Gymer – DTSC Project Manager
1515 Tollhouse Road, Clovis, CA 93611
Office Phone: (559) 297-3907
JGymer@dtsc.ca.gov

For questions regarding public participation, please contact:

Veronica Lopez Villaseñor- DTSC Public Participation Specialist

8800 Cal Center Dr.
Sacramento, CA 95826-3200
Toll-Free: (866) 495-5651
Office Phone: (916) 255-3651
VLopezvi@dtsc.ca.gov

For media related inquiries, please contact:

Jeanne Garcia - DTSC Public Information Officer
9211 Oakdale Avenue, Chatsworth, CA 91311
Office Phone: (818) 717-6573
JGarcia1@dtsc.ca.gov

Notice to the Hearing Impaired:

TDD users may obtain information by using the California State Relay Service at (888) 877-5378. Please ask to speak with Veronica Lopez-Villaseñor.

Anuncio:

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



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, May 2012

DRAFT REMOVAL ACTION WORKPLAN AVAILABLE FOR PUBLIC COMMENT FORMER LODI MANUFACTURED GAS PLANT SITE

The Department of Toxic Substances Control (DTSC) is issuing this fact sheet to inform the community about an opportunity to review and comment on a proposed cleanup plan (called a draft Removal Action Workplan or draft RAW) prepared by Pacific Gas and Electric Company (PG&E) for a former manufactured gas plant (MGP) site (referred to in this fact sheet as the site) that used to operate at 712 Sacramento Street in Lodi, California. The draft RAW will allow for the removal of soil that contains old gas plant residues including polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and metals.



PUBLIC COMMENT PERIOD MAY 21 – JUNE 20, 2012

DTSC encourages you to review and comment on the draft Removal Action Workplan (draft RAW) and related California Environmental Quality Act (CEQA) Notice of Exemptions for the former Lodi manufactured gas plant site. DTSC is holding a 30-day public comment period beginning May 21, 2012, and ending June 20, 2012. All written and emailed comments must be submitted by May 20, 2012. Please submit your comments to:

Jeff Gymer – DTSC Project Manager
1515 Tollhouse Road
Clovis, CA 93611
Office Phone: (559) 297-3907
JGymer@dtsc.ca.gov

Site Description and History

The site is less than one acre in size and is vacant with no remaining structures associated with historic gas-making operations. The site is surrounded by a chain-link fence and access is provided through a locked gate on South Sacramento Street.

In 1913, the Sacramento Natural Gas Company constructed a manufactured gas plant on the site to provide gas for the lighting, cooking, and heating needs of local residents. PG&E took over gas production operations at the site in 1926 and all operations stopped in 1928. From 1928 to 1958, PG&E used the site for field operations, sold the site in 1958, and repurchased the site in 2006 for the purpose of environmental investigation and cleanup activities.

Site Investigations

Since the mid-1980s, several phases of environmental investigations have been conducted to determine if old gas plant residues are present in soil and groundwater. These investigations identified varying levels of polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH) and lead in soils in the interior and exterior areas of the site.

The majority of the impacts in site soils are found from a depth of one to 7 feet below the ground's surface, and a few areas have deeper impacts. Impacts to shallow soil extend off-site from 10 to 15 feet to the south and west.

Based on groundwater sampling and the significant separation between the impacted soils and groundwater, it has been determined that groundwater has not been impacted by historic gas making activities.

Human Health Risk Assessment

A Human Health Risk Assessment (HRA) was conducted to determine if chemicals in the soil pose a risk to human health or the environment. The HRA determined that the site does not pose a significant risk

to off site residential and commercial populations. However, site uses may change in the future and in order to restore the property to a condition that would be protective of all future land uses, PG&E has voluntarily selected to perform a soil cleanup. Implementation of the RAW will restore the site to residential cleanup standards.

Cleanup Alternatives Evaluated

The purpose of the draft RAW is to summarize and evaluate the nature and extent of impacts at the Site and to identify a preferred cleanup approach that prevents or reduces potential risks to public health and the environment. Cleanup alternatives were evaluated based on a variety of factors including effectiveness, ability to be implemented, state and public acceptance, and cost.

Soil Cleanup Alternatives: Three cleanup alternatives were evaluated for soil at the Site:

1. No Action – This alternative was evaluated to provide a baseline against which other cleanup alternatives can be compared. This alternative would involve no cleanup actions and the Site would remain in its current condition.
2. Containment/Capping In-Place – This alternative would involve placing an asphalt or concrete cap over the entire site, without any soil treatment or removal. A deed restriction would be placed on the site in order to prohibit activities that could damage or penetrate the cap and make sure that any underlying soils that are disturbed are properly managed and disposed of.
3. Excavation and Off-Site Disposal of Soils – This alternative would involve removing and transporting impacted soil in both onsite and offsite areas to a permitted facility for disposal. The site would be backfilled with clean soil, graded and restored.

Recommended Cleanup Alternatives

Based on the evaluation of the cleanup alternatives, Alternative 3 - Excavation and Off-Site Disposal of Soils - is the recommended alternative to address impacts at the site. With this alternative, soils in, on and off-site areas would be excavated and transported to a permitted facility for disposal. The site would be backfilled with clean material and covered with crushed rock. Off-site areas would be re-paved as sidewalks and streets in accordance with the City of Lodi requirements. This alternative will allow for un-restricted land use in both on- and off-site areas.

The following activities would be performed under the proposed alternative:

- Performance of an underground utility survey to identify all piping and other underground features
- Removal of site vegetation and paving
- Temporary closure of portions of Sacramento Street during cleanup in off-site areas
- Phased removal of approximately 5,800 cubic yards (400 truckloads) of excavated soil from depths ranging between zero to 14 feet below the ground's surface
- Placement of excavated soil in trucks for off-site disposal
- Backfill and compaction of excavated areas with clean, imported soil
- Cleanup and restoration of the Site and off-site excavation areas

As part of this work, project controls designed to protect the surrounding community would be implemented during cleanup activities and include the following:

- A site-specific health and safety plan would be prepared to guide all cleanup work
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- An environmental project manager would be on-site daily to monitor and approve all work;
- Work would be phased to provide the least amount of disturbance to area businesses and residents
- Measures to safely control and manage project-related traffic would be implemented
- Airborne dust monitoring would be conducted during all excavation activities and throughout the daytime work schedule
- Dust and odor suppression activities would be performed during all excavation work
- Measures to limit noise from construction would be taken and include installation of special fencing to limit sound and working only during hours allowed by the City of Lodi.

Schedule and Proposed Truck Route

If the draft RAW is approved, soil excavation activities would begin in spring of 2014 and would last approximately four months. Trucks transporting soil to and from the site would use city-approved truck routes. Trucks would exit the site by turning right (north) on South Sacramento Street, right on East Tokay Street, right on South Stockton Street, left on East Kettleman Lane, and right to merge onto the Highway 99 South on-ramp.

Next Steps

After the close of the public comment period, DTSC will prepare a Response to Comments document. This document will list the comments received and how they were considered prior to making a final decision on the draft RAW. The Response to Comments will be placed in the information repositories established for the Site and all individuals that provided comments will be provided a copy of the document.