Department of Toxic Substances Control

Preventing environmental damage from hazardous waste, and restoring contaminated sites for all Californians.

State of California

California Environmental Protection Agency

Fact Sheet, November 2007

Cleanup Plan Available for Review at the PG&E Oakland MGP Site

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, Gas Load Center (Site). The Site is located at 50 Market Street in Oakland. (See site location map on page 2). Former manufactured gas plant (MGP)-related residues, including petroleum hydrocarbons (TPH – motor oil and diesel), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs) have been detected in soil, groundwater, and indoor air at the Site. The Site will be cleaned up to commercial or industrial purposes.

A Draft Removal Action Workplan (Draft RAW) has been prepared for the Site. The Draft RAW describes the previous investigations conducted and proposed cleanup activities for the Site. DTSC encourages you to review the Draft RAW, the California Environmental Quality Act (CEQA) Notice of Exemption and other site-related documents. All documents are available at the information repositories listed on page 4. If you have questions about this project, please call Jovanne Villamater, DTSC Project Manager at, (510) 540-3876 or by e-mail at jvillam1@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.

PUBLIC COMMENT PERIOD

November 19, 2007 to December 21, 2007

We encourage you to review and comment on the Draft RAW for the PG&E Oakland Manufactured Gas Plant, Gas Loading Center. DTSC is holding a 30-day public comment period from November 19, 2007 through December 21, 2007. Please mail written comments to Jovanne Villamater, DTSC Project Manager, 700 Heinz Avenue, Berkeley, California, 94710 or e-mail your comments to jvillam1@dtsc.ca.gov. All mailed comments should be postmarked by December 21, 2007, and emailed comments should be sent no later than 5:00 p.m. on that same date.

For information about public participation and community involvement, please contact Nancy Cook, DTSC Public Participation Specialist, 700 Heinz Avenue, Berkeley, California, 94710 by phone at (510) 540-3923 or by e-mail at ncook@dtsc.ca.gov. A public meting will be considered if there is significant public interest. Please send a written request for a public meeting, including issues to be raised, to Nancy Cook by December 21, 2007.

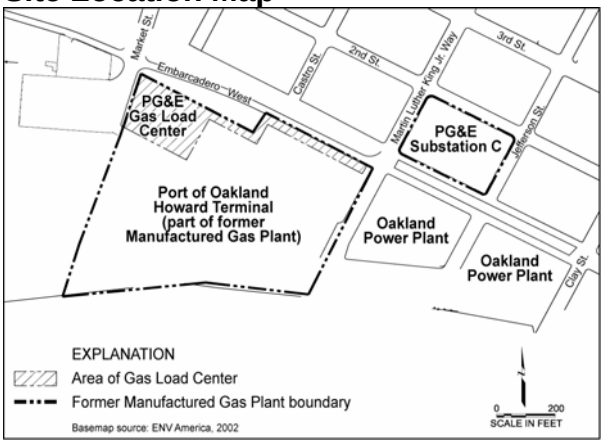
Site Description and History

The Site is located west of downtown Oakland, along Embarcadero West, near the Oakland Inner Harbor. The Site is about 1.6 acres in size and is fenced, secured, and mostly paved with a thick asphalt cap. The Site has a small strip of unpaved land about 30 feet wide and 550 feet long under an existing natural gas pipeline that runs along the northern boundary on the Embarcadero West.

The former MGP produced gas for lighting, cooking and heating from 1905 to 1930. Between 1930 and 1958, the plant operated on a standby basis producing gas only during emergencies and peak demand periods. The former MGP was dismantled in 1961. The southern portion of the former MGP is currently owned by the Port of Oakland and is now a part of the Howard Terminal (See Site location map below). In February 2002, DTSC approved a Final RAW to address the soil and groundwater contamination at the Howard Terminal.

When the former MGP was still in operation, the Site was part of the main operation of gas production along with portions of the current Howard Terminal. Until the early 1990s, the Site was used as a gas distribution center, during which time gas was piped into the Site and distributed via electronic controls to service the greater Oakland metropolitan area. The Site has been vacant since 2003.

Site Location Map



Site Investigations

Environmental investigations have been conducted at the Site since 1986. Soil and groundwater samples were collected and analyzed for TPH – motor oil, diesel and gasoline; VOCs, PAHs, cyanide, ammonia, sulfide and metals. Indoor air investigations were conducted in 2005 and 2007 to determine if chemicals in the subsurface are impacting the indoor air quality of the existing buildings at the site.

Based on the results of the environmental investigations, the following chemicals of potential concern (COPCs) have been detected above cleanup levels in some of the soil, groundwater and indoor air samples collected at the Site.

- TPH diesel and motor oil;
- VOCs primarily benzene, toluene, ethylbenzene and xylenes;
- PAHs primarily naphthalene and benzo(a)pyrene;

The Tables below show the COPCs that exceed cleanup levels and their maximum levels that were detected in the soil, groundwater and indoor air at the Site. The COPC maximum levels were compared against the screening levels noted below in Tables 1-3. All soil, groundwater, and indoor air values are given in parts per million (ppm).

Table 1 - Shallow Soil: samples taken between 0-10 feet below ground surface.

Contaminant	Maximum Levels Detected In ppm	Cleanup Goals
PAH – Benzo(a)pyrene	280	0.92
PAH – Naphthalene	670	190
VOC – Benzene	60	1.4
TPH – Motor Oil	5,000	1,000
TPH – Diesel	130,000	500

Table 2 - Groundwater

Contaminant	Maximum Levels Detected In ppm	Cleanup Goals
PAH – Naphthalene	12	0.017
VOC - Benzene	13	0.001
VOC – Ethylbenzene	5	0.3
VOC - Toluene	0.16	0.15

Table 3 – Indoor Air

Contaminant	Maximum Level Detected In ppm	Cleanup Goals
VOC – Xylenes	0.00072	0.00047

Human Health and Ecological Risks

A human health and ecological risk assessment was performed for the Site. This assessment indicated that the soil contamination would not pose a risk to the Site users due to the existing thick asphalt cap. Groundwater contamination would not reach the Inner Harbor at levels that would harm ecological receptors such as marine life. However, the risk assessment concluded that there may be a significant risk to workers involved with construction activities that would break or crack the asphalt cap. Therefore all future construction would need to be performed in accordance with a Health and Safety Plan. The indoor air studies performed at the Site conclude that potential exposure to VOCs would not present a significant risk to future site users.

Draft Removal Action Workplan

The primary objective of a Draft RAW is to evaluate cleanup alternatives and to identify a preferred cleanup alternative which prevents or reduces potential risks to public health and the environment. A Draft RAW summarizes previous studies and identifies the possible cleanup alternatives. Cleanup alternatives are screened and evaluated on the basis of their effectiveness, ability to implement, and cost. A Draft RAW then identifies the alternative DTSC recommends and believes is the most appropriate for the site.

Before DTSC makes a final decision to approve, modify, or deny a Draft RAW, the Draft RAW is made available to the public during a public comment period. All comments are reviewed and considered before the Draft RAW is approved.

Cleanup Alternatives Considered

Three cleanup alternatives were evaluated for the PG&E former Oakland-1 Manufactured Gas Plant, Gas Load Center Site.

Alternative 1: No Action

This alternative would involve no cleanup action on the Site. The Site would remain in its current condition.

Alternative 2: Site Capping, Institutional Controls and Groundwater Monitoring

This removal action alternative would include:

- Asphalt or concrete capping to cover the contaminated areas which would limit direct human contact with chemicals and maintenance of the new and already existing caps.
- Institutional controls in the form of a land use covenant to limit future site activities.
- On-going groundwater monitoring.
- Site reviews would be performed at least every five years to assess whether this alternative continues to be protective of human health and the environment.

Alternative 3: Soil Excavation, Groundwater Extraction and Treatment and Institutional Controls

This alternative would include:

- Excavation and removal of contaminated soil from the Site.
- Backfilling of excavated areas with clean imported soil.
- A groundwater extraction and treatment system.
- Institutional controls in the form of a land use covenant to limit future site activities.
- Groundwater monitoring to check the effectiveness of the groundwater extraction and treatment system.

DTSC Recommends Alternative #2

Based on the cleanup alternatives evaluation, DTSC recommends Alternative #2 as the preferred cleanup alternative for the Site. The following activities would be performed under the DTSC recommended alternative:

- Construction of an asphalt or concrete cap over the 30 feet by 550 feet of unpaved area under the existing pipeline that runs along the northern boundary of the Site.
- Annual monitoring of the existing 5 on-site groundwater monitoring wells.
- Placement of a land use covenant 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 ensure proper management of contaminated soil and groundwater when activities that would require breaking the asphalt cap are conducted.
- Maintaining the existing asphalt cap that covers most of the Site as well as the new cap over the pipeline area.

The alternative chosen for this RAW is protective of human health and the environment, is cost-effective, can be readily implemented, and will result in the least environmental impact and disturbance to the surrounding community.

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). 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

Notice to the Hearing Impaired

TDD (Telecommunications Device for the Deaf) users can obtain information about the Site by using the California State Relay Service (800) 735-2929 to reach the Public Participation Specialist. Ask them to contact Nancy Cook at (510) 540-3923 regarding the PG&E former Oakland-1 Manufactured Gas Plant, Gas Load Center, in Oakland, California.

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, Suite 200
Berkeley, California 94710
(510) 540-3800

For More Information

For questions about the cleanup, please contact:

Jovanne Villamater
DTSC Project Manager
(510) 540-3876
jvillam1@dtsc.ca.gov

For questions regarding the public participation:

Nancy Cook
DTSC Public Participation Specialist
(510) 540-3923
ncook@dtsc.ca.gov

For media questions, please contact:

Angela Blanchette
DTSC Public Information Officer
(510) 540-3732
ablanche@dtsc.ca.gov

For additional information about the Site, go to our website at www.dtsc.ca.gov and click on "Find a Site Near You" at the top of the page, then type in "Oakland" next to City, then click on "report" next to PG&E Oakland MGP which is located in alphabetical order.

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.