



**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, March 2012

DRAFT REMOVAL ACTION WORKPLAN AVAILABLE FOR PUBLIC COMMENT FORMER OAKDALE MANUFACTURED GAS PLANT SITE 811 WEST J STREET, OAKDALE, CALIFORNIA

Introduction

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 site (referred to in this fact sheet as the Site) located at 811 West J Street in Oakdale, California. The Site will continue to operate as a PG&E service center.



PG&E is proposing a plan to address old gas plant impacts at the Oakdale Service Center property.

PUBLIC COMMENT PERIOD MARCH 21 – APRIL 19, 2012

DTSC encourages you to review and comment on the draft Removal Action Workplan (RAW), also known as proposed cleanup plan, prepared by Pacific Gas and Electric Company and related California Environmental Quality Act (CEQA) documents for the former Oakdale manufactured gas plant site. DTSC is holding a 30-day public comment period beginning March 21, 2012, and ending April 19, 2012. All written comments must be postmarked or received by April 19, 2012. Please submit your comments to:

Jeff Gymer – DTSC Project Manager
1515 Tollhouse Road
Clovis, CA 93611
(559) 297-3907



Site Description and History

The Site is approximately 3.7 acres and currently operates as an active PG&E service center used to store and distribute equipment and supplies to gas and electric crews in the central valley area. The service center yard is paved and fenced and access is provided through a locked gate on West J Street.

From 1913 to about 1930, a MGP operated at the Site. This plant produced gas for the lighting, cooking and heating needs of local residents. The plant was shut down in 1930 when natural gas became available in Oakdale. The plant was dismantled and structures were removed from the Site between 1931 and 1945.

Site Investigations

Beginning in 1986, several phases of site investigations have been conducted to determine if MGP residues are present in soil and groundwater. These investigations have identified varying levels of polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH) and metals in soils from a depth of one to 60 feet in the interior areas of the Site and from one to two feet in limited off-site areas. There are no detected impacts to groundwater from past gas plant operations.

Human Health Risk Assessment

A Human Health Risk Assessment was conducted to determine if chemicals present in soil pose a risk to human health or the environment. The assessment determined that the chemicals detected in the soil at the Site pose no significant risk to on-site workers, off site residential or to nearby commercial populations and that the Site buildings and pavement act as a cap over the Site preventing contact with impacted soils. However, the assessment concludes that for long-term protection of public health and the environment a plan should be developed to manage impacted soils.

The assessment also concluded that a small off-site area located adjacent to the Oakdale High School Athletic field contains impacted soil that should be addressed for long term protection of public health.

Interim Measures

In 2009 and 2010, DTSC approved two Interim Remedial Measures to prevent contact with impacted soil in off-site areas of the Site. These remedial measures were implemented and consisted of the removal and off-site disposal of soil from a neighboring property and in planter beds adjacent to the Site and application of a chip seal base in a small off-site area located adjacent to the Oakdale High School athletic field.

Cleanup Alternatives Evaluated

The purpose of the draft RAW is to summarize and evaluate the nature and extent of impacts in the on- and off-site areas 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. Four cleanup alternatives were evaluated:

- 1. No Action** – Under this alternative, the Site would be left in its existing condition with no cleanup. This alternative is used as a baseline against which other alternatives can be compared
- 2. Alternative No. 2 - Containment and Institutional/Administrative Controls** – Under this alternative the existing building concrete foundations, asphalt pavement and concrete walkways would be maintained and would act as a cap over impacted soils. Unpaved areas of the Site would be capped with asphalt and/or concrete. A deed restriction would be placed on the Site to limit certain types of land uses and to ensure that the integrity of the cap is maintained and underlying soils are not disturbed.
- 3. Alternative No. 3 - Containment, Soil Removal with Off-Site Treatment, and Institutional Controls** – Under this alternative, impacted soil in accessible areas would be excavated and areas would be backfilled with clean soil. Excavated soils would be treated to eliminate contaminants and reused on-site or disposed of at an off-site facility. Inaccessible soils beneath existing building foundations or structures, in close proximity to underground utilities, and within the sloped southern/southeastern boundary of the Site would not be removed; however, these areas would be capped with asphalt. A deed restriction would be placed on areas of the Site where soil was not excavated to limit certain types of land uses and to ensure that the cap is maintained and underlying soils are not disturbed.
- 4. Alternative No. 4 - Containment, Soil Removal with Off-Site Disposal, Capping of Off-Site Area, and Institutional Controls** – This alternative is similar to Alternative No. 3 and includes excavation of impacted soil in accessible areas of the site; however, soil would not be treated to eliminate contaminants prior to off-site disposal. A deed restriction would be placed on areas of the Site where soil was not excavated to limit certain types of land uses and to ensure that the integrity of the cap is maintained and underlying soils are not disturbed. This alternative also allows for the off-site area located adjacent to the Oakdale High School athletic field to be excavated, backfilled with clean material, and paved with concrete.

Recommended Cleanup Alternatives

Based on evaluation of the cleanup alternatives, DTSC recommends Alternative No. 4 to address impacts at the Site. This alternative offers long-term protection of public health and the environment and can be readily implemented. The following activities would be performed under the proposed alternative:

- Performing an underground utility survey to identify all piping and other underground features;
- Installation of temporary fencing to reduce visual impacts from the cleanup;
- Removal of debris and routine Site preparation and grading;
- Removal of approximately 1,500 cubic yards or 84 truckloads of soil from off-site area, back fill with clean soil and base, and paving of area with concrete;
- Removal of 4,500 cubic yards or approximately 250 truckloads of impacted soil and asphalt from on-site areas and backfill with clean fill;
- Restoration of the Site to pre-existing conditions including repaving of areas with asphalt and/or concrete and general Site cleanup.

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 remediation work;
- An environmental project manager would be on-site daily to monitor and approve all work;
- Appropriate permits from the City of Oakdale and County of Stanislaus would be secured;
- Fencing, wind screens and visual barriers would be installed around the Site;
- Dust and odor suppression activities would be performed and include limiting the size of excavated areas for easy management, spraying water onto soil and work areas, cleaning and covering all trucks leaving the Site, and daily cleanup;
- Measures to limit noise from construction would be taken and include working only during hours allowed by the City and keeping noise levels at levels approved by the City; and
- Noise and airborne dust monitoring would be conducted during all excavation activities and throughout the daytime work schedule.

Deed restriction

A deed restriction, also known as a land use covenant, may be recorded for this plan because impacts remain in the subsurface that could potentially expose future industrial workers to past gas plant residues. Land use covenants are one of the methods that the DTSC uses to protect the public from unsafe exposure to residual contamination that is left in-place after site remediation or capping activities have been completed.

Proposed Schedule

If the draft RAW is approved, it is anticipated that work will be conducted in the off-site area in spring 2012 and would last about two weeks. Work would be conducted between the hours of 7:00 a.m. to 5:00 p.m. The second and longer phase of work would be on-site and this work is anticipated to begin in summer 2012, would last about four months, and would be conducted between the hours of 7:00 a.m. to 5:00 p.m.. Work notices announcing the start of each phase will be distributed to the community prior to each phase of work.

Proposed Truck Route

To minimize disturbance to local neighborhoods and area traffic, all trucks associated with this work will only travel on truck routes that have been approved by the City of Oakdale. Trucks will exit the Site and turn left (southwest) onto West J Street, make a right turn onto South Wood Avenue, make a right turn onto Highway 108 West/West F Street, turn left at North Yosemite Avenue, and proceed to Highway 120 West/Valley Home Road. The trucks will proceed west on Highway 120 to the Allied Forward Landfill in Manteca, California. Other trucks will make a right turn onto Highway 108 West/West F Street from South Wood Avenue, proceed south on Interstate 5 South, and make a right turn onto Highway 58 West/Blue Star Memorial Highway to the Clean Harbors Buttonwillow Landfill in Buttonwillow, California.

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 and Final RAW will be placed in the information repositories established for the Site and a copy will be sent to all individuals that provided comments.

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.

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 Veronica Lopez Villasenor at (916) 255-3651 regarding the PG&E former Manufactured Gas Plant in Oakdale, 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:

Oakdale Public Library
151 South 1st Street
Oakdale, CA 95361
(209) 847-4204

Department of Toxic Substances Control - 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 Villasenor 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
JGymer@dtsc.ca.gov
(559) 297-3907

For questions regarding the public participation process, please contact:

Veronica Lopez Villasenor - DTSC Public Participation Specialist
Email: vlopez@dtsc.ca.gov
(866) 495-5651 - toll free
(916) 255.3651

For media related inquiries, please contact:
Jeanne Garcia - DTSC Public Information Officer
JGarcia1@dtsc.ca.govOffice
(818) 717-6573

Anuncio:

Si prefiere hablar con alguien en español acerca de esta información, favor de llamar a Jesus Cruz, Departamento de Control de Substancias Tóxicas. El número de teléfono es (916) 255-3315.