


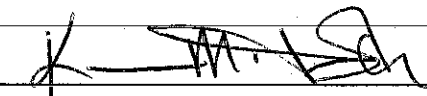
REMEDIAL ACTION CERTIFICATION

Pacific Gas and Electric Former Oakland-1 Manufactured Gas Plant – Substation C

1. Certification of Remedial Action or Removal Action:

I hereby certify that the following information is true and correct to the best of my knowledge.

1.  5/11/2016
Tom Price - Project Manager Date

2.  5/11/2016
Karen Toth - Unit Chief Date

2. Certification Statement: Based upon the information which is currently and actually known to the Department of Toxic Substances Control (DTSC),

DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary.

DTSC has determined, based upon a remedial investigation or site characterization that the site poses no significant threat to public health, welfare or the environment and therefore implementation of removal/remedial measures is not necessary.

DTSC has determined that all appropriate removal/remedial actions have been completed and that all acceptable engineering practices were implemented; however, the site requires ongoing operation and maintenance (O&M) and monitoring efforts. The site will be deleted from the "active" site list following (1) a trial operation and maintenance period and (2) execution of a formal written settlement between DTSC and the responsible parties, if appropriate. However, the site will be placed on

DTSC's list of sites undergoing O&M to ensure proper monitoring of long-term clean-up efforts.

3. Site Name and Location:

Pacific Gas and Electric Former Oakland-1 Manufactured Gas Plant – Substation C, 101 Jefferson Street, Oakland, California 94607

A. List any other names that have been used to identify sites: N/A

B. Address of site if different from above: N/A

C. Assessor's Parcel Number: 1-125-5 and surrounding sidewalks

4. Responsible Parties:

Name: Pacific Gas and Electric Company

Address: 3401 Crow Canyon Road, San Ramon CA 94583

5. Brief Description and History of the Site:

The former Oakland-1 Manufactured Gas Plant (MGP) historical operations were located west of Downtown Oakland along the waterfront of the Oakland Inner Harbor, on what are now the Pacific Gas and Electric Company (PG&E) Substation C (Site and an Operational Unit "OU" of the Oakland-1 MGP), Gas Load Center (another OU associated with Oakland-1 MGP), and portions of the Port of Oakland Howard Terminal. PG&E owned the Oakland-1 MGP since 1905, and the MGP operated between 1905 and 1930 when natural gas arrived in Oakland. Between 1930 and 1958 the plant operated on a standby basis, producing gas during emergencies and peak demand periods. The MGP was dismantled in 1961 and the parcel was converted into an electric distribution and transmission substation. Substation C continued to be used by PG&E as an electrical transmission and distribution switching center and substation that houses electrical equipment (e.g. transformers, circuit breakers, regulators, and capacitors) and associated materials and controls. Substation C is an unstaffed facility, and workers enter the building only as needed.

Remedial investigations performed at the Site have shown that contaminants of concern (COCs) associated with previous MGP activities, which include petroleum hydrocarbon constituents (such as benzene), polynuclear aromatic

hydrocarbons (PAHs), metals, and cyanide, have been detected at the Site in soil and groundwater.

The DTSC-approved removal action (Removal Action Workplan "RAW" dated January 24, 2011, prepared by AMEC) for the Site includes three components:

- 1) Site Cap – The fenced area within the Substation is covered with existing buildings, sidewalk, and asphalt/concrete pavements. Between October 2011 and February 2012 PG&E installed a cap over the unpaved sidewalks around three sides of the perimeter of the Substation parcel and within the substation parcel which along with the buildings comprise the capping component of the removal action. The construction of the cap is described in the Final Removal Action Implementation Report (AMEC, May 31, 2012).
- 2) Operations and Maintenance (O&M) – Annual site inspections are conducted to maintain the integrity of the Site cap over time. Annual groundwater monitoring is conducted to monitor COCs concentrations in groundwater beneath the Substation C.
- 3) Land Use Covenants (LUCs) – PG&E and DTSC developed LUCs for restricting future property and groundwater use at Substation C. The LUC for the property and adjacent sidewalks were recorded with Alameda County on September 7, 2012 and March 3, 2016 respectively.

6. Type of Site: (Check appropriate response)

Included in Bond Expenditure Plan?

Yes _____ No X

RCRA-Permitted Facility _____ Bond-funded _____

RCRA Facility Closure _____ RP-funded X

NPL _____

Federal Facility _____

Other: _____ Explain Briefly: _____

7. Size of Site : (Based on Expenditure Plan definition of size)

Small X Medium _____ Large _____ Extra Large _____

8. Dates of Remedial Action

Initiated: January 24, 2011 Completed: March 3, 2016

9. Response Action Taken on Site: (check appropriate action)

- Removal Action (satisfactory abatement of site)
- Final Remedial Action
- RCRA enforcement/closure action
- No action, further investigation verified that no cleanup action at site was needed.

A. Type of Remedial or Removal Action (e.g. Excavation and re-disposal on-site treatment):
 The removal actions included the following: Installation of asphalt cap on previously unpaved sidewalk; Operation and Maintenance activities, including cap inspections and groundwater monitoring; and site-wide Land Use Covenants restricting future property and groundwater use.

B. Estimated quantity of waste associated with the site (i.e., ton/gallons/cubic yards) which was:

- 1a. treated (groundwater) Amount: _____
- 1b. treated (soil) Amount: _____
- 2. untreated (capped sites) Amount: unknown
- 3. removed (soil) Amount: 733 tons of non-RCRA California hazardous waste

10. Cleanup Levels/Standards

- a. What were the cleanup standards established by DTSC pursuant to the final remedial action plan (RAP) or removal action workplan?
No cleanup levels were established for the project; entire site capped.
- b. Were the specified cleanup standards met? Not Applicable (N/A)
- c. If "no", why not: The groundwater monitoring will be conducted to ensure that contaminants are not increasing in concentration or migrating to the Oakland Inner Harbor.

11. DTSC Involvement in the Remedial Action:

- A. Did the DTSC order the Remedial Action?
 Yes _____ No Date of order VCA (12/18/1996)
- B. Did DTSC review and approve (check appropriate action and indicate date of review/approval if done):
 Sampling Analysis Procedure Date: 1/17/2008

X Health & Safety Protections Date: 1/26/2011

X Removal/Disposal Procedures Date: 1/26/2011

X Removal Action Workplan Date: 1/26/2011

- C. If site was abated by a responsible party, did DTSC receive a signed statement from a licensed professional on all phases of the Remedial or Removal Action?

Removal Action Workplan Date 1/26/2011

Design and Construction Specifications Date 1/26/2011

Post Remediation Date 5/31/2012

- D. Did a California registered engineer or geologist verify that acceptable engineering practices were implemented?

Yes X No

Name: Angela J. Olguin, Civil Engineer #C72945

Veen Chee Foong, Civil Engineer #50144

Joshua S. Andresen, Civil Engineer, #C70354

Date 5/31/2012

- E. Did DTSC confirm completion of all Remedial or Removal Actions?

Yes X No Dates 5/31/2012

(i.e. manifest, sampling, demonstrated installation and operation of treatment)

- F. Did DTSC (directly or through a contractor) actually perform the Remedial Action?

Yes No X Name of Contractor:

- G. Was there a community relations plan in place?

Yes X No

- H. Was a remedial action plan (RAP) or removal action workplan (RAW) developed for this site?

Yes X No

- I. Did DTSC hold a public meeting regarding the draft RAP or RAW?

Yes No X

- J. Were public comments addressed?

Yes X No

Date of DTSC analysis and response: 1/26/2011

K. Are all of the facts cited above adequately documented in the DTSC files? Yes No.

If no, identify areas where documentation is lacking _____

12. EPA Involvement in the Remedial or Removal Action:

A. Was the EPA involved in the site cleanup? Yes ___ No

B. If yes, did EPA concur with all remedial actions? N/A

C. EPA comments N/A

EPA staff involved in cleanup: N/A

13. Other Regulatory Agency Involvement in the Cleanup Action:

Agency: Activity:
_____ RWQCB _____

_____ BAAQMD _____

_____ CHP _____

_____ Caltrans _____

Other City of Oakland Permits - Building, Traffic Control and Obstruction Permits, Curb, Gutter, and Sidewalk

Name of contact persons and agency: Staff, City of Oakland, 250 Frank H. Ogawa Plaza, Oakland, CA 94612

14. Post-Closure Activities:

A. Will there be post-closure activities at this site? (e.g. Operation and Maintenance) Yes No ___

If yes, describe: O&M includes operation and maintenance of the groundwater monitoring wells and ground surface cap. Groundwater monitoring will be implemented annually, unless analysis presented in five-year reviews justifies a change in monitoring frequency.

B. Have post-closure plans been prepared and approved by DTSC? Yes No ___

The Operation and Maintenance Plan was approved on 06/11/2012.

C. What is the estimated duration of post-closure (including operations and maintenance) activities? 30 years+ (indefinite duration)

D. Are deed restrictions proposed or in place?
 Yes No Not required
 If "yes" have deed restrictions been recorded with the County recorder? Alameda
 If "no", who is responsible for assuring that the deed restrictions are recorded? N/A
 Who is the Division contact? Tom Price (510) 540-3811
 Name/Phone Number

E. Has cost recovery been initiated? Yes No
 If yes, amount received: \$ 298,063.00

F. Were local planning agencies notified of the cleanup action? Yes No
 If yes, the name and address of agency:
City of Oakland

15. Expenditure of Funds and Source:

(Information to be supplied by Toxic Accounting Unit.)

Funding Source and amount expended:

<input type="checkbox"/>	HWCA	\$	<input type="checkbox"/>	HAS	\$
<input type="checkbox"/>	HSCF	\$	<input type="checkbox"/>	RCRA	\$
<input checked="" type="checkbox"/>	RP	\$ 298,063.00	<input type="checkbox"/>	Other	\$
<input type="checkbox"/>	Federal Cooperative Agreement	\$	<input type="checkbox"/>		\$

16. Problems Encountered Which Caused Major Delays:

There was a delay in finalizing the Land Use Covenant (LUC) for the sidewalk area due to questions of ownership (between PG&E and the City of Oakland). The LUC for that area was finally finalized on March 3, 2016.

17. Accomplishments Unique to this Project:

None

18. Final Use of Site:

The Site is occupied by an operating electrical substation and is zoned for heavy industrial/commercial use.