



Department of
Toxic Substances
Control

*Our mission 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 2011

DRAFT REMOVAL ACTION WORKPLAN FORMER TRACY MANUFACTURED GAS PLANT 502 EAST GRANT LINE ROAD, TRACY, CALIFORNIA

The Department of Toxic Substances Control (DTSC) is issuing this fact sheet to inform the community about Pacific Gas and Electric Company's (PG&E's) proposed cleanup plan for a former manufactured gas plant (MGP) site (referred to in this fact sheet as the site) located at 502 East Grant Line Road in Tracy, California. The site is currently used by PG&E as a service center.

Environmental investigations found elevated concentrations of polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs), and volatile organic compounds (VOCs) in the soil in six areas of the site. PG&E is proposing to cleanup the site to allow unrestricted land use by removing approximately 6,000 tons of soil in the six impacted areas, backfilling the excavated areas with clean fill, disposing of the soil at a permitted landfill, and covering excavated areas with new asphalt. The site will continue to operate as a PG&E service center.



Current view of the Tracy Service Center.

PUBLIC COMMENT PERIOD—MAY 2 - MAY 31, 2011

DTSC encourages you to review and comment on the draft Removal Action Workplan (draft RAW) and related California Environmental Quality Act (CEQA) documents for the former Tracy manufactured gas plant site. DTSC is holding a 30-day public comment period beginning DATE 2011, and ending DATE 2011. All comments must be postmarked by DATE, 2011. All emailed comments must be received no later than 5:00 p.m. on that same day. Please submit your comments to:

Jeff Gymer, DTSC Project Manager
1515 Tollhouse Road, Clovis, CA 93611-0522
jgymer@dtsc.ca.gov
(559) 297-3907



Site Description and History

The site is approximately five acres and is located in a commercial/industrial area of Tracy, California (Figure 1). The site is currently used as a service center for storing and distributing material and equipment for PG&E's work crews. The site is entirely fenced and includes a parking lot, storage area, and a garage/office building.

From 1927 to 1930, a manufactured gas plant operated at the site. This gas plant produced gas for the lighting, cooking, and heating needs of local residents. The plant was dismantled and removed from the property between 1930 and 1934; however, some residues of the gas-making process remain on site.

Site Investigations

Since the early 1980s, PG&E has conducted investigations, monitoring, and remedial activities. Since 1986, a series of environmental investigations have been conducted at the site. Results of soil samples indicate that soil in six areas of the site contain residues from former MGP operations and/or a release from an on site gasoline underground storage tank (UST). The residues include PAHs, TPHs, and VOCs. Soil impacts are generally found at a depth of one to 13 feet below the ground's surface, with the majority of impacts at a depth of one to three feet.

Samples of soil gas (the air in between soil particles) indicate that one area in the northwest corner of the



Figure 1: Site Map

site, around the former gasoline UST, contains elevated levels of VOCs in the subsurface. In addition to VOCs in soil gas, there is evidence of minor impacts to groundwater in the area of the former gasoline UST. The soil gas and groundwater impacts around the former gasoline UST are likely to be eliminated as a result of soil removal activities.

Human Health Risk Assessment

A Human Health Risk Assessment (HRA) shows that none of the chemicals present at the site pose a significant health risk to the on-site workers or nearby populations. However, PG&E has selected to cleanup the site to allow for unrestricted land use, to the greatest degree possible. In order to do this, DTSC has determined that PAHs and VOCs in the soil would require some form of cleanup if the site is redeveloped at a later date for residential purposes. In order to restore the site to a condition that would be protective of all future land uses, some form of soil cleanup is necessary.

Draft Removal Action Workplan

The objective of a draft RAW is to summarize and evaluate the nature and extent of impacts at the site and to identify a preferred alternative which prevents or reduces potential risks to public health and the environment. Cleanup alternatives are evaluated based on a variety of factors including effectiveness, ability to be implemented, regulatory agency and public acceptance, and cost.

Before DTSC makes a final decision to approve, modify, or deny a draft RAW, the draft RAW is made available for public comment during a 30-day public comment period. All comments are reviewed and considered before the decision on the draft RAW is made.

Cleanup Alternatives Considered and Recommended

A variety of alternatives for cleanup of the soil and soil gas were evaluated. Four cleanup alternatives were evaluated for the site, as summarized below:

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 action and the site would remain in its current condition.

2. Capping and Deed Restriction - This alternative includes covering the entire site with a new asphalt and/or concrete cap and recording a deed restriction on the site to protect and maintain the cap.

3. Targeted Excavation of Impacted Soil and Off-site Treatment - This alternative includes excavation of PAH, TPH, and VOC contaminated soil in accessible areas of the site and backfilling excavated areas with clean fill. The excavated soil would be transported off-site for treatment using a combination of heat to get rid of contaminants and recycling.

4. Targeted Excavation of Impacted Soil and Off-site Disposal - This alternative includes excavation of PAH, TPH, and VOC contaminated soil in accessible areas of the site and backfilling the excavated areas with clean fill. The excavated soil would be transported off-site for disposal at an appropriately permitted facility.

Proposed Cleanup – Alternative 4: Soil Removal with Off-Site Disposal

Based on evaluation of the cleanup alternatives, targeted excavation of PAH, TPH, and VOC contaminated soil and backfilling the excavated areas with clean fill is the preferred remedial alternative identified in the draft RAW. Implementation of this alternative would return the site to unrestricted land use, offering long term protection of the environment and the surrounding community.

The following activities would be performed under the proposed alternative:

- Performing an underground utility survey to identify all piping and other underground features;
- Removal and demolition of asphalt paving within six areas of the site;
- Phased removal of 6,000 tons (approximately 200 truckloads) of soil and asphalt from depths ranging between one and thirteen feet;
- Placement of excavated soil in a truck and/or bin for off-site disposal;

- Backfill and compaction of excavated areas with clean, imported soil;
- Restoration of all removed paving; and
- Cleanup and restoration of all related structures and work areas.

In addition, project controls designed to protect the surrounding community will be implemented during cleanup activities and include the following:

- A site-specific health and safety plan will be prepared to guide all remediation work;
- An environmental project manager will be on-site daily to monitor and approve all work;
- Dust suppression activities will be performed including limiting the size of excavated areas for easy management, spraying water onto soil and work areas, stopping all work on windy days, covering soil piles, and covering all trucks leaving the site;
- Measures to limit noise from construction will be taken including working only during hours allowed by the city and keeping noise levels below city-allowed decibel levels; and
- Noise and airborne dust monitoring will be conducted during all excavation activities and throughout the daytime work schedule.

In the unlikely event that the implementation of the removal action at the site does not meet the project goal of returning the site to unrestricted land use, the following contingency planning activities, outlined in detail in the draft RAW, may be implemented for areas that could not be remediated due to inaccessibility:

- Placement of land use covenants/deed restrictions on the property;
- Installation of extraction systems for the soil gas and groundwater to remediate residual impacts not removed during the removal action; and/or
- Placement of an oxygen release compound in the water to stimulate biological remediation of impacts in groundwater.

Proposed Schedule and Truck Route

If the draft RAW is approved, soil excavation activities will likely begin in spring or summer of 2011. Excavation and restoration activities would last about six months and will occur between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday. Trucks transporting soil to and from the site will only use city-approved truck routes. The most likely route will exit the site by turning right (east) on to East Grant Line Road, turn left (north) on North McArthur Drive, and will continue two blocks to the 205 Freeway.

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 (see listing below).

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.

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:

Tracy Branch Library
20 East Eaton Avenue
Tracy, CA 95376-3100
(209) 937-8221

DTSC – File Room
1515 Tollhouse Road,
Clovis, CA 93611-0522
(558) 297-3900
Call for an appointment

All documents made available to the public by the DTSC can be made available in alternate format (i.e. Braille, large print, etc.) or in another language as appropriate, in accordance with state and federal law. Please contact Veronica Lopez-Villasenor noted below for assistance.

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>.

For More Information

For questions about the cleanup, please contact the following DTSC representatives:

Jeff Gymer, Project Manager
jgymer@dtsc.ca.gov
(559) 297-3907

For questions regarding the public participation process, please contact:

Nathan Schumacher, Public Participation Specialist
nschumach@dtsc.ca.gov
Toll-Free (866) 495-5651 or (916) 255-3650

For media related questions please contact:

Jeanne Garcia, DTSC Public Information Officer
jgarcia1@dtsc.ca.gov
(818) 717-6573

Notice to the Hearing Impaired

Telecommunications Device for the Deaf (TDD) 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 Nathan Schumacher at (916) 255-3650 regarding the former Tracy MGP site in Tracy, California.