

WATSONVILLE FORMER MANUFACTURED GAS PLANT – ENVIRONMENTAL CLEANUP

Pacific Gas and Electric Company's (PG&E) Watsonville General Construction Yard property was formerly the site of a manufactured gas plant. The property is located across the street from a recently constructed, low-income mobile home housing complex and in the Mona Lisa neighborhood, a residential neighborhood that is comprised primarily of Spanish-speaking, migrant farm workers. Environmental investigations confirmed the presence of gas plant residues in and around the PG&E property. Remedial activities included the removal of 23,000 tons of impacted soils over a seven month period, backfilling all areas with clean fill, and grading and paving the property. Off-site restoration activities included the installation of a new shoulder, sidewalk and streetscaping to improve the condition and safety of the main street in the neighborhood.

COMMUNITY BENEFITS

- Landscape design that promotes public safety and includes a new shoulder, sidewalk, fence, and trees
- Cleanup that allows for unrestricted land use
- 100% stakeholder satisfaction with the residents of Mona Lisa neighborhood as a result of extensive, culturally relevant outreach and the use of stringent environmental controls

ENVIRONMENTAL BENEFITS

- Green remediation techniques resulted in the reduction of 3.5 tons of criteria air pollutants and 274 green house gasses
- Cleanup design allows for less dust, controlled water runoff, and easier maintenance

ECONOMIC BENEFITS

- 28% of the total project cost was local spending, resulting in \$1.1 million spent within the city of Watsonville and \$165,000 within the county of Santa Cruz
- 100% stakeholder satisfaction within the city of Watsonville



West Front Street before remediation –
September 2008



West Front Street after remediation –
August 2010