



## Department of Toxic Substances Control

**Matthew Rodriguez**  
Secretary for  
Environmental Protection

Barbara A. Lee, Director  
700 Heinz Avenue  
Berkeley, California 94710-2721

**Edmund G. Brown Jr.**  
Governor

June 25, 2015

Mr. Mike Lee, P.E.  
WAU & Company  
400 Montgomery Street, Suite 1100  
San Francisco, California 94104

Dear Mr. Lee

The Department of Toxic Substances Control certified on June 25, 2015 the completion of the remedial actions at the Pacific Gas and Electric Property Operable Unit of the former Watsonville-2 Manufactured Gas Plant Site located at 14 Walker Street in Watsonville, California. Enclosed is a copy of the certification document for your records. We appreciate your effort and cooperation in completing the cleanup of this site.

If you have any questions, please contact me at (510) 540-3759 or via email at [henry.chui@dtsc.ca.gov](mailto:henry.chui@dtsc.ca.gov).

Sincerely,

Henry Chui, P.E.  
Project Manager  
Brownfields and Environmental Restoration Program

Enclosure

cc: see next page

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Mr. Mike Lee  
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cc: Scott Carson, P.E., C.E.G., R.E.A.  
County of Santa Cruz  
ENV076@co.santa-cruz.ca.us

Robert Ketley  
City of Watsonville  
rketley@ci.watsonville.ca.us

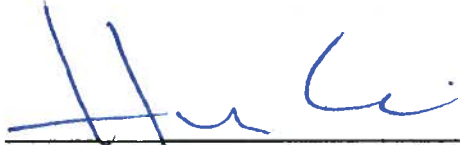
Max Reyhani, P.E.  
Terra Pacific Group  
mreyhani@terrapg.

**REMEDIAL ACTION CERTIFICATION  
Former Watsonville-2  
Manufactured Gas Plant Site  
Pacific Gas and Electric Company Property Operable Unit**

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**1. Certification of Remedial Action:**

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



Henry Chui, P.E.  
Project Manager  
Brownfields and Environmental Restoration Program



Date



Mark Piros, P.E.  
Unit Chief  
Brownfields and Environmental Restoration Program



Date

**2. Certification Statement: Based upon the information which is currently and actually known to 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 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 and 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: (Street address, County, and City)**

Former Watsonville-2 Manufactured Gas Plant Site  
14 Walker Street  
City of Watsonville, Santa Cruz County, California

**A. List any other names that have been used to identify this site:**

PG&E Watsonville General Construction Yard

**B. Address of site if different from above: not applicable**

**C. Assessor's Parcel Numbers: APN 017-251-007**

**4. Responsible Parties:**

Pacific Gas and Electric Company  
3401 Crow Canyon Road  
San Ramon, California 94583  
Relationship to Site: Current Owner

**5. Brief Description and History of the Site:**

The approximately 0.9 acre Pacific Gas and Electric Company (PG&E) Property Operable Unit (referred to in this certification as "Site") is located in the area now generally bounded by Walker Street to the southwest, West Front Street to the southeast, and industrial/commercial properties to the northeast and northwest. DTSC has designated a second operable unit that includes areas of the sidewalks and streets adjacent to the PG&E Property and a nearby levee area where contaminants that appear to be associated with the manufactured gas plant that formerly operated on the PG&E Property have been found in soil. This certification does not address this second operable unit.

The former Watsonville-2 Manufactured Gas Plant (MGP) began operations on the Site around 1905. Ownership changed several times until operations ceased around 1935. Following the shutdown of the MGP, the Site was used by Coast Counties as a natural gas receiving facility until 1954 when PG&E purchased the Site. PG&E continued to use the Site as a natural gas receiving facility until around 1975 when it was demolished. From 1975 to the present, the Site has been used for parking vehicles and storing equipment and materials.

PG&E entered into a Voluntary Cleanup Agreement (VCA) with DTSC on September 5, 2002 to conduct a site assessment, prepare a Remedial Action Plan for the Site, and implement cleanup.

Investigations were conducted at the Site between 1986 and 2009. The contaminants detected in soil included polycyclic aromatic hydrocarbons (PAHs, expressed as the benzo(a)pyrene equivalent concentration) at a maximum concentration of 205 milligrams per kilograms ("mg/kg"); arsenic at a maximum concentration of 48 mg/kg; and total petroleum hydrocarbons (TPH) with TPH-diesel at a maximum concentration of 2,500 mg/kg and TPH-motor oil at a maximum concentration of 5,800 mg/kg. Benzene was detected in soil gas at concentrations of up to 25 micrograms per liter ("µg/l"). Additionally, TPH was detected in groundwater, with TPH-diesel at a maximum concentration of 5,300 µg/l, TPH-motor oil at a maximum concentration of 2,700 µg/l, and TPH-gasoline at a maximum concentration of 52 µg/l.

DTSC approved the Final Remedial Action Plan on August 27, 2009. The implementation of the remedial activities is documented in the Final Remedial Action Completion Report, dated October 31, 2013. The Completion Report was prepared by Terra Pacific Group on behalf of PG&E.

**6. Type of Site:**

**Has the Site been identified in the EnviroStor database as an active DTSC site?**

Yes  X  No

RCRA-Permitted Facility	<u> </u>	Bond-funded	<u> </u>
RCRA Facility Closure	<u> </u>	RP-Funded	<u> X </u>
NPL	<u> </u>	Federal Facility	<u> </u>
Other (i.e. walk-in)	<u> </u>	Explain Briefly:	

**7. Size of the Site:**

Small  X  Medium   Large   Extra-Large

**8. Dates of Remedial Action:**

a. Initiated: October 2009                      b. Completed: May 2012

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

- Remedial Action (satisfactory abatement of site)
- Final Remedial Action
- RCRA enforcement/closure action
- No action, further investigation verified that no clean-up action at the site was need.

**A. Type of Remedial or Removal Action: (e.g. excavation and disposal, on-site treatment, etc.)**

The remedial action consisted of excavating soil with contaminant concentrations above the target cleanup levels, backfilling with clean imported soil, and disposing the contaminated soil at an off-site permitted landfill. A total of approximately 23,000 tons of contaminated soil was removed and properly disposed of. Contaminated soil in the inaccessible areas was left in place.

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

- treated amount:
- untreated (capped sites) amount: approximately 3 tons
- removed amount: approximately 23,000 tons

**10. Cleanup Levels/Standards:**

**a. What were the cleanup standards established by DTSC pursuant to the Final Remedial Action Plan or Removal Action Workplan?**

The target soil cleanup levels established in the Remedial Action Plan are:

Benzene	0.12 mg/kg (risk-based)
Naphthalene	1.3 mg/kg (risk-based)
PAHs – as B(a)P equivalent	0.9 mg/kg (ambient)
TPHg	100 mg/kg (ESL)
TPHd (top 5 feet)	100 mg/kg (ESL)
TPHd (below 5 feet)	1,000 mg/kg (ESL)
TPHmo (top 5 feet)	500 mg/kg (ESL)
TPHmo (below 5 feet)	1,000 mg/kg (ESL)

Arsenic 10 mg/kg (background)

ESL – Environmental Screening Level developed by the Regional Water Quality Control Board, San Francisco Bay Region

b. Were the specified cleanup standards met? Yes \_\_\_ No X

c. If "no", why not:

All the contaminated soil in the accessible areas was removed; however, the contaminated soil in the inaccessible areas was left in place.

**11. DTSC Involvement in the Remedial Action:**

**A. Did DTSC order the Remedial Action?**

Yes \_\_\_ No X Date of Order: VCA, September 5, 2002

**B. Did DTSC review and approve the following plans/procedures? (indicate date of review/approval, if done):**

Sampling and Analysis Procedures Date: August 25, 2009

Health and Safety Protections Date: August 25, 2009

Remedial Action Plan Date: August 25, 2009

**C. If the site was abated by responsible party, did DTSC receive a signed statement from a licensed professional on all phases of the Remedial Actions? (indicate date of statement)**

Remedial Action Plan Date: August 25, 2009

Post-Remediation Date: October 31, 2013

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

Yes X No \_\_\_

Name: Jennifer Gruda, California Professional Civil Engineer #C71734

Date: October 31, 2013 (verification included in Remedial Action Completion Report)

**E. Did DTSC confirm completion of all Remedial Actions?**

Yes  No

Date: December 3, 2013 (date of Remedial Action Completion Report approval)

**F. Did DTSC (directly or through a contractor) actually perform the remedial action?**

Yes \_\_\_ No  Name of Contractor:

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

Yes  No \_\_\_

A Public Participation Plan was prepared and approved on June 15, 2009

**H. Was a removal/remedial action plan developed for this site?**

Yes  No \_\_\_

Final Remedial Action Plan – approved August 27, 2009

**I. Did DTSC hold public meetings regarding the draft RAP?**

Yes  No \_\_\_

July 20, 2009  
Mussio Community Center  
26 West Front Street  
Watsonville, California

**J. Were public comments addressed?**

Yes  No \_\_\_

Date of DTSC responses to public comments: June 10, 2009

**K. Are all of the facts cited above adequately documented in the DTSC files?**



Yes  No

If no, identify areas where documentation is lacking:  
Not applicable

**12. EPA Involvement in the Remedial Action;**

**A. Was EPA involved in the site cleanup?**

Yes  No

**B. If yes, did EPA concur with all remedial actions?**

Yes  No

**C. EPA comments**

EPA staff involved in cleanup: (name, title, address, and phone number)

\_\_\_\_\_

**13. Other Regulatory Agency Involvement in the Cleanup Action:**

Agency:

Activity:

RWQCB

\_\_\_\_\_

ARB

\_\_\_\_\_

CHP

\_\_\_\_\_

Caltrans

\_\_\_\_\_

Other

Reviewed and commented on technical documents;  
provided cleanup inputs; and conducted site  
inspections.

Name of contact persons and agency:

Scott Carson, PG, CEG  
Santa Cruz County Environmental Health Service  
701 Ocean Street, Room 312  
Santa Cruz, California 95060

**14. Post Closure Activity:**

- A. Will there be post-closure activities at this site?  
(e.g. Operation and Maintenance)**

Yes  No

- B. Have post-closure plans been prepared and approved by DTSC?**

Yes  No

Final Soil Management and Operation & Maintenance Plan, approved June 15, 2015

- C. Operation & Maintenance Agreement, executed June 23, 2015 What is the estimated duration of post-closure (including Operation and Maintenance) activities?**

A land use covenant has been recorded that requires annual inspections and reports to verify compliance with the restrictions and requirements of the land use covenant. The inspections and reports will be required as long as soil remains on the Site with concentrations of contaminants above levels that allow for unrestricted land use. Groundwater monitoring activities will be conducted semiannually and will be reevaluated after three years of monitoring to determine if the monitoring program needs to be modified.

- D. Are deed restrictions proposed or in place?**

Yes  No

If "yes", have deed restrictions been recorded with the County recorder?

Yes  No

Land Use Covenant recorded with Santa Cruz County, June 24, 2015

If "no", who is responsible for assuring that the deed restrictions are recorded? Not applicable

Who is the Program contact? Henry Chui 510-540-3759  
name/phone number

**E. Has cost recovery been initiated?**

Yes  No

If "yes", amount received: \$264,870.99; 100% of DTSC's invoiced costs.

**F. Were local planning agencies notified of the cleanup action?**

Yes  No

If "yes", the name and address of the agency:

Mr. Robert Ketley  
City of Watsonville  
275 Main Street, #400  
Watsonville, California 95076

**15. Expenditure of Funds and Sources: (Information to be supplied by Toxic Account Unit.) funding source and amount expended:**

<input type="checkbox"/> HWCA	\$ _____	<input type="checkbox"/> HSA	\$ _____
<input type="checkbox"/> HSCF	\$ _____	<input type="checkbox"/> RCRA	\$ _____
<input checked="" type="checkbox"/> RP	\$ <u>unknown</u>	<input type="checkbox"/> Other	\$ _____
<input type="checkbox"/> Federal Cooperation Agreement	\$ _____		

**16. Problems Encountered Which Caused Major Delays:**

DTSC coordinated with the Santa Cruz County and the City of Watsonville officials to ensure their concerns and cleanup objective to completely remove all contaminated soil to unrestricted use levels were addressed. The off-site contamination in the sidewalks, streets, and in the adjacent levee will still need to be addressed as a separate operable unit.

**17. Accomplishments Unique to this Project:**

DTSC and PG&E worked closely through the Site investigation, preparation of the Remedial Action Plan, and implementation to ensure that all the stakeholders' objectives were met.

**Final Use of Site:**

PG&E will continue to use the Site as a storage yard and vehicle parking area.