



**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, September 2009

SOIL CLEANUP PLAN AVAILABLE FOR PUBLIC COMMENT

PG&E Former Zone 1 Substation 251 Pacific Street, San Luis Obispo, California

The Department of Toxic Substances Control (DTSC) is proposing a cleanup plan for Pacific Gas and Electric Company's (PG&E) former Zone 1 Substation located at 251 Pacific Street in San Luis Obispo, California.

Environmental investigations found elevated concentrations of polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs), arsenic, lead, and gasoline, diesel, and crude oil in subsurface soils at the site. DTSC is proposing to excavate (dig up) the impacted soil at the site and backfill the excavation with clean soil. The excavated soil will be disposed of at an off-site landfill facility.

DTSC invites interested members of the public to review and comment on the draft Cleanup Plan, called a draft Removal Action Work Plan (draft RAW), during a 30-day public comment period. The draft RAW describes in detail the previous investigations and the proposed cleanup activities for the site. The draft RAW and other site-related documents are available at the information repositories listed on page 4 of this fact sheet.

PUBLIC COMMENT PERIOD

September 28, 2009 to October 27, 2009

DTSC encourages you to review and comment on the draft Cleanup Plan and related project documents. DTSC is holding a 30-day public comment period beginning September 28, 2009, and ending October 27, 2009. All comments must be post-marked by October 27, 2009. All emailed comments must be received no later than 5:00 p.m. on that same day. Please submit your comments to:

Joseph Ernest

DTSC Project Manager

1515 Tollhouse Road, Clovis CA 93611

jernest@dtsc.ca.gov

(559) 297-3942

For information about public participation and community involvement please contact:

Christina Fu

DTSC Public Participation Specialist

5796 Corporate Avenue, Cypress CA 90630-4732

cfu@dtsc.ca.gov

Toll-Free (866) 495-5651 or (714) 484-5488



This fact sheet provides you with the following information:

- Draft RAW public comment period
- Site investigations and background information
- Cleanup plan(s) proposed in the draft RAW
- California Environmental Quality Act Notice of Exemption
- Who to contact for more information

Site Description and History

The site is located at 251 Pacific Street in San Luis Obispo, California. The site is currently unoccupied, is about one-half of an acre in size, and is surrounded by commercial properties. The site is entirely fenced with a six-foot, cyclone fence and access is provided through a locked gate located on Pacific Street; there is one building on site and several concrete pads.

From 1938 to 1980, the site operated as an electrical substation. In 1980, all on-site substation operations ceased and the related aboveground equipment was dismantled and removed from the site. The site is currently vacant and used occasionally by PG&E for parking.

Site Investigations

Several phases of site investigations have been conducted since 1986. These investigations have identified varying levels of polycyclic aromatic hydrocarbons (PAHs), arsenic, lead, and total petroleum hydrocarbons (TPHs) in the gasoline, diesel, and crude oil range ranges in surface and subsurface soils to a depth of four feet. PAHs are a charcoal-like, powdery black substance and are the byproducts of burning.

Groundwater beneath the site occurs at a depth of 20 feet. Groundwater samples have contained tetrachloroethylene (PCE), a suspected regional groundwater contaminant from an off-site source. PCE is a solvent that is often used in dry cleaning and as a de-greaser in manufacturing processes.



Zone I Substation Site

Human Health and Ecological Risks

A Human Health Risk Assessment (HRA) was completed in December 2008. The HRA determined that levels of arsenic, lead, and PAHs present in soils and PCE in soil gas at the site, exceeded levels that would be considered acceptable for future onsite residential use. In order to restore the site to a condition that would be protective of all future land uses, including development of the site for future residential uses, soil cleanup will be necessary.

Draft Removal Action Workplan

The objective of a draft RAW is to evaluate cleanup alternatives and to identify a preferred alternative which prevents or reduces potential risks to public health and the environment. A draft RAW summarizes previous studies and identifies the possible cleanup alternative. Cleanup alternatives are studied and evaluated on the basis of their effectiveness, ability to be carried out, and associated cost. A draft RAW then identifies the alternative remedy that DTSC recommends and considers as the most appropriate for the site.

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

Cleanup Alternatives Considered

Three cleanup alternatives were evaluated for the site:

- Alternative 1: No Action (used as a Baseline Study)
- Alternative 2: Containment and Institutional Controls
- Alternative 3: Soil Removal with Off-Site Disposal

Proposed Cleanup Alternative - Soil Removal with Off-Site Disposal

Based on evaluation of the cleanup alternatives, DTSC recommends Alternative 3 - Soil Removal and Off-Site Disposal. This alternative offers the greatest long-term protection of the community, can be readily implemented, and returns the land to unrestricted uses.

The following activities would be performed under the DTSC recommended alternative to ensure public safety and minimize dust:

- Removal of concrete structures and transport to a local recycling facility;
- Excavation of approximately 2000 cubic yards of soil (about 200 truckloads) from a depth of two to four feet across the site;
- Monitoring the air at the site to ensure the amount of dust stays at safe levels;
- Performing dust suppression activities consisting of 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;
- Disposing of excavated soil at a permitted landfill facility;
- Backfilling excavated areas with clean, imported soil; and
- Grading to restore the site to its original grade.

Proposed Schedule and Truck Route

Once the draft RAW has been approved, soil excavation activities will likely begin in spring 2010. Excavation activities are expected to last two months and will occur between the hours of 7:00 a.m. and 5:00 p.m., Monday through

Friday. Trucks leaving the site will exit onto Pacific Street, make a right onto Higuera Street, and turn left onto Marsh Street to proceed onto Highway 101 north to the permitted disposal facilities.

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. A Response to Comments Document will be mailed to anyone who makes a comment and provides their name and address. The Response to Comments will be placed in the information repositories that have been established for the site. After the cleanup process is completed, PG&E will conduct confirmation soil sampling to verify cleanup goals have been met and submit a Removal Action Cleanup Report to DTSC for review and approval.

California Environmental Quality Act – Notice of Exemption

As required by the California Environmental Quality Act (CEQA), we looked at whether the cleanup actions (the digging, hauling, etc.) would harm the environment by creating excess dust, noise or vibrations. We determined that the cleanup would have no impact on the environment or community due to the controlled manner in which the soil would be removed. Our finding is documented in a Notice of Exemption (NOE), which is available in the information repositories that have been established for the 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 Christina Fu at (714) 484-5488 regarding the PG&E former Zone I Substation in San Luis Obispo, California.

For More Information

For questions about the cleanup, please contact:

Joseph Ernest
DTSC Project Manager
jernest@dtsc.ca.gov
(559) 297-3942

For questions regarding the public participation process, please contact:

Christina Fu
DTSC Public Participation Specialist
cfu@dtsc.ca.gov
Toll-Free (866) 495-5651 or (714) 484-5488

For media questions, please contact:

Claudia Loomis
DTSC Public Information Officer
cloomis@dtsc.ca.gov
(916) 255-6578

For additional information about the site please visit our website at www.dtsc.ca.gov and click on “Site Cleanup” on top, then “Sites Near Me” at the top of the page; type in “San Luis Obispo” next to City, then click on “Report” next to PG&E SLO Zone-1 Substation MGP which is located in alphabetical order.

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:

San Luis Obispo Public Library
Reference Desk
995 Palm Street
San Luis Obispo, CA 93403
(805) 781-5989

DTSC – File Room
1515 Tollhouse Road
Clovis, CA 93611
Contact: Sarah Toles
(559) 297-3905