



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, July 2009

PROPOSED SOIL CLEANUP PLAN AVAILABLE FOR PUBLIC COMMENT

PG&E General Construction Yard - Former Manufactured Gas Plant Site 14 Walker Street, Watsonville, California

The Department of Toxic Substances Control (DTSC) is proposing a cleanup plan for Pacific Gas and Electric Company's (PG&E) General Construction Yard site (site) located at 14 Walker Street in Watsonville, California. DTSC's role is to protect public health and the environment by overseeing the investigation and cleanup of the site. DTSC is accepting public comments on the proposed cleanup plan.

Environmental investigations found detections of petroleum based chemicals called polycyclic aromatic hydrocarbons (PAHs), arsenic, naphthalene, lead and total petroleum hydrocarbons (TPHs) in the soil at depths ranging from 3 feet to 21 feet below the ground surface. DTSC is proposing to excavate (dig up) the impacted soil at the site and backfill the removed soil with clean soil. The excavated soil would be disposed of at an off-site permitted landfill. The selected remedy

PUBLIC COMMENT PERIOD

July 14 to August 14, 2009

DTSC encourages you to review and comment on the draft cleanup plan. DTSC is holding a 30-day public comment period beginning July 14, 2009, and ending August 14, 2009. All comments must be postmarked by August 14, 2009. All emailed comments must be received no later than 5:00 p.m. on that same day. Please submit your comments to:

Robert Aragon – DTSC Project Manager

700 Heinz Avenue
Berkeley, CA 94710
Phone: (510) 540-3904
email: raragon@dtsc.ca.gov

PUBLIC MEETING

July 20, 2009

DTSC will host a public meeting to explain the draft cleanup plan, answer questions and receive public comments.

Muzzio Community Center

26 West Front Street
6:30 – 7:30 p.m.
Spanish interpreters will be provided

For information about public participation and community involvement, please contact:

Mona Arteaga Bontty – DTSC Public Participation Supervisor

5796 Corporate Avenue,
Cypress, California 90630-4732
Phone: (714) 816-1978 or Toll Free: (866) 495-5651
email: marteaga@dtsc.ca.gov

Meeting Accessibility: For information on accessibility and to request a reasonable accommodation please call Mona Arteaga Bontty at the number above.



would allow continued use of the site as a parking lot and equipment storage area, as well as provide long-term protection of human health and the environment should the property owner request a future land use change.

DTSC encourages community members to review and comment on the draft cleanup plan, called a draft Remedial Action Plan or draft RAP, during the 30-day public comment period. The draft RAP describes in detail the environmental investigations and the proposed cleanup activities for the site. The draft RAP and other site-related documents are available at the information repositories listed on page 5 of this fact sheet.

This fact sheet provides you with information on:

- Draft RAP Public Comment Period and Community Meeting Date
- Site Investigations and Background Information
- Proposed Cleanup Plan (draft RAP)
- California Environmental Quality Act-Negative Declaration
- Who to Contact for More Information

Site Description and History

The site is located at 14 Walker Street in the Mona Lisa neighborhood of Watsonville, California. The site is known as the General Construction Yard and is used as a storage area for materials and equipment used at the neighboring PG&E Service Center. The site is approximately one acre in size. The entire site is fenced with access provided through a locked gate located on West Front Street. The site surface is covered with gravel.

From 1905 to 1931, a manufactured gas plant operated at the site and produced gas for the lighting, cooking and heating needs of local residents. Coal tar and lampblack, a black powdery material, were by-products of this



General Construction Yard site

process. The gas plant was shut down in 1931 when natural gas became available. PG&E acquired the site in 1954 and has since used it as a General Construction Yard.

Environmental Investigations

Several phases of environmental investigations have been conducted at the site since 1986. These investigations found elevated levels of chemicals in the soil including polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs), benzene, naphthalene, and metals such as arsenic and lead. Periodically, some of these chemicals have been detected in groundwater samples collected from on-site monitoring wells. Detections have been at concentrations below levels allowed for drinking water with the exception of arsenic. Arsenic has been consistently detected at low concentrations that are within the range typically found in local and regional groundwater, and appear to be naturally occurring. By-products of gasoline, diesel and naphthalene were detected in soil gas samples collected on-site at locations consistent with former manufactured gas plant source areas.

Human Health Risk Assessment

A Human Health Risk Assessment (HHRA) was completed in February 2007. The HHRA was conducted to evaluate chemicals at the site and to determine if they pose a risk to human health or the environment. The results of the HHRA were used to identify the types of cleanup measures that may be appropriate, if needed, to reduce risks to levels that would be protective of human health and the environment. The HHRA concluded that none of the contaminants present in site soil, groundwater or soil gas represent a significant risk to current on-site commercial workers, on-site and off-site workers who may occasionally work in or handle the soil, or off-site residential and commercial populations.

Although the HHRA concluded that none of the chemicals at the site pose a significant risk to populations under the current site uses, it may change in the future. The site could be redeveloped or considered for other land uses, or the interim cover on the site could be permanently removed. These changes may expose surface and subsurface soils which could result in an unacceptable health risk. Therefore, the site is being cleaned up to provide long-term protection of human health and the environment.

Draft Remedial Action Plan

The draft RAP summarizes the environmental investigations, presents the various cleanup options and recommends a preferred cleanup method for the site. Before DTSC makes a final decision to approve, modify, or deny the draft RAP, it is made available for public comment during a 30-day public comment period. The public is encouraged to review the draft RAP and submit comments. All comments are reviewed and considered by DTSC before the draft RAP is approved.

Cleanup Alternatives Considered

Four cleanup alternatives were evaluated for the site:

1. No Action (to be used as a baseline for comparison purposes)
2. Containment, Natural Attenuation of Hydrocarbons, and Institutional Controls
3. Containment, Hot Spot Soil Removal with Off-site Disposal and Institutional Controls
4. Soil Removal with Off-Site Disposal

DTSC Recommends Alternative 4 – Soil Removal with Off-Site Disposal

Based on evaluation of the cleanup alternatives, DTSC recommends Alternative 4 as the preferred cleanup alternative for the site. This alternative offers the greatest long-term protection for the community, returns the land to unrestricted land use conditions, and can be implemented quickly.

This removal action would include:

- Excavation and removal of contaminated soil from the site, and backfilling of excavated areas with clean imported soil. Excavated soils would be transported off-site to an approved landfill.
- Institutional controls would be placed on the property if the results of the sampling (conducted following completion of the cleanup) indicate that residential standards have not been reached. Under these conditions, the institutional controls would limit the use of the property for commercial purposes in the future.

Proposed Cleanup Activities

The following activities would be performed under the DTSC recommended alternative:

- Excavating approximately 14,000 cubic yards of soil (about 900 truckloads) to total depths ranging between 3 feet and 21 feet below ground surface;
- Conducting airborne dust monitoring during excavation activities and throughout the daytime work schedule;
- Performing dust suppression activities including a fence with a misting unit, spraying water onto soil and work areas, daily street-sweeping, covering soil piles, and covering all trucks leaving the site;
- Disposing of excavated soil at a permitted landfill;
- Backfilling excavated areas with clean, imported soil;
- Grading to restore the site to its original grade, and paving the entire site ground surface;
- Developing the Front Street shoulder immediately adjacent to the site with a concrete sidewalk, curb and gutter.

Proposed Schedule and Truck Route

Once the draft RAP has been approved, soil excavation activities can begin. Excavation activities may begin as early as September 2009 and are expected to last four to six months. Work will occur between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday. Work may be conducted on Saturdays, with permission from the City of Watsonville. To minimize truck traffic in the Mona Lisa neighborhood, trucks transporting soil will exit the General Construction Yard through a new gate to be installed on Walker Street, will travel across Walker Street, and enter the PG&E Service Center site. From there trucks will travel through the Service Center, exit onto Sakata Lane, and will then turn east on West Riverside Drive and continue on to Highway 129.

Next Steps

At the end of the public comment period, DTSC will review all public comments, and make any necessary revisions to the draft RAP prior to final approval. A Response to Comments document will be mailed to everyone who submits a comment and provides DTSC with their name and address. This document will also be placed in the information repositories that have been set up for the site.

Removal action field work is expected to begin in the fall of 2009. The cleanup of the site will take approximately four to six months. During and after the cleanup process, soil and soil gas sampling will be conducted, under the oversight of DTSC, to confirm that cleanup goals have been achieved.

California Environmental Quality Act – Negative Declaration

As required by the California Environmental Quality Act (CEQA), DTSC 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 not have significant impacts to human health and the environment. Our findings are documented in the Negative Declaration which is available for public review and comment in the information repositories listed on page 5 of this fact sheet.

Notice to the Hearing Impaired

You can obtain additional information about the site using the California Relay Service at (800) 735-2929. Ask them to contact Mona Arteaga Bontty at (714) 816-1978.

Information Repositories

DTSC encourages you to review the draft RAP, Negative Declaration, and other site-related documents which are available at the information repositories on page 5 of this fact sheet.

Where to Find Documents

Watsonville Public Library
275 Main Street, Suite 100
Watsonville, California 95076
(831) 768-3400

Department of Toxic Substances Control –
File Room
700 Heinz Avenue, Suite 200
Berkeley, California 94710
(510) 540-3800
Call for appointment

For More Information

For questions about the cleanup, please contact:

Robert Aragon
DTSC Project Manager
raragon@dtsc.ca.gov
(510) 540-3904

For questions regarding the public participation process, please contact:

Mona Arteaga Bontty
DTSC Public Participation Supervisor
marteaga@dtsc.ca.gov
(714) 816-1978
Toll Free: (866) 495-5651

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 web site at www.dtsc.ca.gov and click on “What’s in my community?” at the bottom of the page; type in “Watsonville” next to City, then click on “report” next to PG&E Watsonville-2 MGP which is located in alphabetical order.



Inside view of General Construction Yard site



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PG&E General Construction Yard - Watsonville Fast Facts on Cleanup Plan

- DTSC is proposing a cleanup plan for the PG&E General Construction Yard located in the Mona Lisa neighborhood.
- Under this plan, about 14,000 cubic yards (900 truckloads) of soil will be excavated and disposed of off-site; excavated areas will be backfilled with clean soil.
- To minimize truck traffic in the neighborhood, trucks will exit the General Construction Yard through a new gate on Walker Street, travel across Walker Street and enter the PG&E Service Center. They will travel through the Service Center and exit onto Sakata Lane.
- The project will last between 4 to 6 months and work is anticipated to begin in September 2009.
- Measures to protect the community will be used throughout the entire project including: on-site and fence-line dust monitoring, using a misting fence and water to control dust on-site, covering soil piles, stopping work on windy days, daily street sweeping, and other measures.
- A public comment period on the draft cleanup plan will be held from July 14, 2009 to August 14, 2009. A community meeting will be held to discuss the project with the community and get input and advice from area residents.

COMMUNITY MEETING

**July 20, 2009
6:30 p.m. to 7:30 p.m.
Muzzio Community Center
26 West Front Street**

For more information call Mona Arteaga Bontty, DTSC, (714) 816-1978 or (866) 495-5651



General Construction Yard site on West Front Street

