

# COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

## Former Hollister Manufactured Gas Plant Sixth and Sally Streets, Hollister, California



*PG&E is proposing a plan to cleanup soil and groundwater impacted with historic gas plant residues at the Hollister Service Center property.*

The Department of Toxic Substances Control (DTSC) invites you to review and comment on a proposed remedy for the former Hollister Manufactured Gas Plant (Site) at Sixth and Sally Streets in Hollister, Calif. Pacific Gas and Electric Company (PG&E) currently owns the site and operates a service center and storage facility on the property.

The proposed remedy would remove an estimated 4,900 cubic yards (about 325 truckloads) of soil impacted with polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and metals from historic gas plant operations. Excavated areas would be backfilled with clean soil and the site would be restored to its original condition. DTSC is responsible for protecting Californians against threats to the public health and the environment through hazardous waste regulation, contamination



### PUBLIC COMMENT PERIOD:

**November 12, 2012 to  
December 21, 2012**

DTSC invites you to review and submit comments on the proposed remedy during the 41-day public comment period. All comments must be received by no later than 5 p.m., on Dec. 21, 2012. Please send to:

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DTSC Project Manager  
700 Heinz Ave.  
Berkeley, CA 94710-2721  
(510) 540-3759  
[henry.chui@dtsc.ca.gov](mailto:henry.chui@dtsc.ca.gov)

### PUBLIC MEETING:

DTSC will host a public meeting to provide information on the proposed remedy and obtain public comments.

Wednesday, November 28, 2012  
7:00 to 8:30 p.m.  
Veterans' Memorial Building,  
Room 218  
649 San Benito St., Hollister, CA

cleanup, and pollution prevention. DTSC is overseeing the investigation and cleanup of the contamination at the Site, and encourages your participation in the cleanup decision making process.

## SITE DESCRIPTION AND HISTORY

The Site is about 1.2 acres in size and consists of a PG&E service center and storage facility enclosed by a chain-link fence and approximately 3,000 square feet of open sidewalk space adjacent to Seventh Street and Sally Street.

From 1886 to about 1935, a manufactured gas plant operated at the Site. This plant produced gas for the lighting, cooking and heating needs of local residents. In 1935, natural gas became available in Hollister and the Manufactured Gas Plant (MGP) structures were dismantled and removed from the Site by 1943.

The general MGP process involved heating coal or oil in a generator or oven to produce a combustible fuel gas. The gas was then purified, stored in large tanks and distributed to customers. The MGP processes typically included tars, light oils, sludge, lampblack (a fine soot), and other materials.

PG&E has conducted past investigations and remediation activities related to a former gasoline underground storage tank (UST) located at the Site. The UST was removed in 1988. PG&E has also conducted investigations to assess the environmental impact from the former MGP operations. Soil samples were collected in 1991 that led to PG&E's entering into a Voluntary Cleanup Agreement (VCA) with DTSC.

## SITE INVESTIGATIONS AND FINDINGS

Since 1988, several phases of environmental investigations have been conducted at the Site to determine if gas plant residues are present in soil, soil gas (the air in between soil

particles) and groundwater. These investigations have identified varying levels of PAHs, TPH, volatile organic compounds (VOCs). The majority of impacts are in the upper two to four feet of soil.

Groundwater beneath the Site occurs at a depth of approximately 55 to 60 feet below ground surface. Samples of groundwater show varying levels of gasoline-related constituents.

Removing the contamination will ensure that the Site is safe for future uses. PG&E intends to continue operating its service center at the Site.

## CLEANUP OPTIONS CONSIDERED

The purpose of the draft Remedial Action Plan (RAP) is to summarize the nature and extent of the contamination at the Site and to identify a preferred cleanup approach that prevents or reduces potential risks to public health and the environment. Cleanup alternatives were evaluated based on a variety of factors including effectiveness, ability to be implemented, state and public acceptance, and cost.

**Soil Cleanup Alternatives:** Three alternatives were evaluated for soil at the site:

- Soil Alternative 1: No action
- Soil Alternative 2: Capping of site and off-site areas with asphalt and/or concrete and placement of a deed restriction on the site to limit certain types of land uses
- Soil Alternative 3: Excavation of impacted soil, backfill with clean soil, and full site restoration

**Groundwater Cleanup Alternatives:** Four alternatives were evaluated for groundwater at the site:

- Groundwater Alternative 1: No action
- Groundwater Alternative 2: Monitored natural attenuation and institutional controls (let natural conditions break down the contamination over time and limit the future use of the land)
- Groundwater Alternative 3: Removal of residual impacted soil (removal of areas of soil that are contributing to groundwater contamination)
- Groundwater Alternative 4: In situ bioremediation (clean up the contamination where in place using organisms to break down the chemicals over time)

## PROPOSED CLEANUP PLAN

Based on evaluation of the cleanup alternatives, Soil Alternative 3 – Soil Excavation and Alternative 3 – Removal of Residual Impacted Soil are the recommended alternatives to address impacts at the Site. The combination of these two alternatives best meets the criteria that DTSC uses to determine an appropriate cleanup approach that offers long-term protection of human health and the environment balanced with the least amount of disruption to the community and short-term impacts to the environment.

With these two alternatives, contaminated soil would be excavated and transported off-site for disposal at an appropriately permitted facility. The site would be backfilled with clean soil and removed pavements would be restored to pre-existing conditions.

The following activities would be performed under the proposed alternative:

- Removal and demolition of asphalt paving, concrete sidewalks, and wells within areas of the site to be excavated;

- Phased removal of approximately 4,900 cubic yards (325 truckloads) of contaminated soil from depths ranging between two to sixty feet;
- Placement of excavated soil in trucks and/or bins for off-site disposal;
- Backfill and compaction of excavated areas with clean, imported soil;
- Cleanup and restoration of the site and adjacent areas.

In addition, project controls designed to protect the surrounding community would be implemented during cleanup activities and include air monitoring and dust, odor and noise control.

## SCHEDULE AND PROPOSED TRUCK ROUTE

If the draft RAP is approved, soil excavation activities would likely begin in 2013. Environmental cleanup activities would last about three to four months and would be timed so that they would not interfere with harvest and canning seasons.

About 325 total truckloads of material will be hauled on and off the Site over a period of just over three months. That equates to about one truck trip per hour during the two month removal process and 2 truck trips per hour during the five week backfilling process. Trucks transporting soil to and from the site would only use City-approved truck routes.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

As the Lead Agency under the California Environmental Quality Act (CEQA), DTSC conducted an Initial Study to determine if the proposed project activities would result in significant impacts to the environment. The Initial Study concluded that the proposed project would not have a

significant impact to the environment. As such, DTSC concluded that a Negative Declaration was the appropriate document to prepare under CEQA. DTSC is seeking comments on the adequacy of the analysis contained in the Initial Study and the proposed Negative Declaration.

## NEXT STEPS

After the close of the public comment period, DTSC will prepare a Responsiveness Summary in response to comments received during the public comment period. This document will list the comments received and how they were considered prior to making a final decision on the draft RAP. The Responsiveness Summary will be placed in the information repositories established for the site and a copy will be sent to those who submitted comments.

## WHERE TO FIND SITE DOCUMENTS

DTSC encourages you to review the draft RAP, CEQA documents, and other site-related documents which are available at the information repositories listed below:

San Benito County Free Library  
470 Fifth Street  
Hollister, CA 95023  
(831) 636-4107

DTSC - File Room  
700 Heinz Avenue  
Berkeley, CA 94710  
(510) 540-3800 - call for an appointment  
Hours: 8:00 a.m. - 5:00 p.m., Monday - Friday

**Alternative Format:** All documents made available to the public by DTSC can be made available in alternative format (i.e. Braille, large print, etc.) or in another language, as

appropriate, in accordance with State and Federal law. Please contact Dawn Wright in the “For More Information” section.

**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/public>.

## FOR MORE INFORMATION

For more information about the draft cleanup plan or to be added to the site mailing list, please contact the following DTSC representatives:

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(510) 540-3759  
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Si prefiere recibir la información en español o hablar con alguien en español acerca de esta información, favor de llamar a Especialista en Participación Pública de el Departamento de Control de Substancias Tóxicas. El numero de telefono es (510) 540-3877.