

COMMUNITY UPDATE

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

Former Vallejo Manufactured Gas Plant Site Draft Remedial Action Plan (RAP) Available for Review

The California Department of Toxic Substances Control (DTSC) invites you to review and comment on a proposed remediation (cleanup) plan called a draft Remedial Action Plan (RAP) for the historic Vallejo manufactured gas plant (MGP) site. The Vallejo MGP site (Site) operated from 1872 to 1930, first using coal then later oil, to produce gas which provided energy for cooking, lighting, and heating. The Site is located at the intersection of Curtola Parkway and Sonoma Boulevard in Vallejo, California. This historic gas-making operation created substances such as tar and lampblack (a sooty carbon residue) that contaminated the soil, soil gas (air between particles of soil), and groundwater. The draft RAP proposes to remediate the MGP chemicals found in soil, soil gas, and groundwater at the Site. PG&E would be conducting the remediation prior to the City of Vallejo's redevelopment efforts. DTSC is overseeing this proposed remediation.

Site Location and History

To help organize the environmental investigations and remediation, the Site has been divided into what are called operable units (see Figure 1 on the back page). Operable Unit-1 (OU-1) is 26-acres and consists of the former MGP property, a boat launch facility, a fenced City of Vallejo storage yard, and a former vehicle parking/storage area. The MGP operated on a three-acre area within OU-1 (see Figure 1 on the back page). PG&E acquired the MGP in 1905 and operated it until 1930, when natural gas became readily available. The plant was largely dismantled by 1944. OU-1 was sold to the City of Vallejo in 1976 and has been used for a variety of purposes including storage of materials such as scrap metal. In 2012, PG&E entered into an agreement with the City of Vallejo to investigate and remediate OU-1.

OU-2 is 0.67 acres and consists of a parking lot and warehouse. Historically, three gas holders were located on OU-2. The two parcels comprising OU-2 were sold by PG&E and are now owned by private parties.

Public Comment Period



October 22, 2018 to
November 21, 2018

DTSC invites you to review and comment on the draft RAP for the former Vallejo MGP site. All comments must be mailed or emailed by **November 21, 2018** to:

Megan Indermill, Project Manager
700 Heinz Ave.
Berkeley, CA 94710
Phone: (510) 540-3972
Email: Megan.Indermill@dtsc.ca.gov

Public Meeting: DTSC will hold a public meeting to provide information on the draft RAP, answer questions, and receive public comments.

Date: Wednesday, Nov. 7, 2018

Time: 6:30 p.m. to 8:30 p.m.

Location:

Florence Douglas Senior Center
333 Amador Street
Vallejo, CA 94590

Cal/EPA



DTSC



State of California



Environmental Investigations

Environmental investigations conducted from 2013 to 2015 found MGP-related chemicals in soil, soil gas, and groundwater at the Site. Those chemicals included total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), cyanide, and metals (including arsenic and lead) in soil and shallow groundwater (which occurs at a depth of four to eight feet). The investigations also found chlorinated VOCs (which are not MGP-related) in groundwater and soil gas.

OU-1: MGP-related chemicals were found in soil at OU-1. Areas requiring remediation are shown on Figure 1 on the back page. These chemicals were found to extend to a depth of 20 feet underground in some areas. In these areas, concentrations of MGP-related chemicals were also found in shallow groundwater and in soil gas. A Human Health Risk Assessment (HHRA) for OU-1 concluded that under current conditions, contaminated soil, soil gas, and groundwater do not currently present a risk to Site visitors, surrounding populations, or the environment. This is primarily because the contaminants are located below the ground surface and/or are covered by asphalt and buildings.

OU-2: MGP-related chemicals were found in soil up to 15 feet underground in the northwest portion of OU-2 and up to five feet underground in the southern portion of the parking lot and beneath the warehouse building. An HHRA for OU-2 concluded that under current conditions, MGP-related chemicals in soil, soil gas and groundwater underneath these properties do not present a risk to Site visitors, surrounding populations, or the environment. The OU-2 investigation also found chlorinated VOCs in groundwater and soil gas. These chemicals are not related to former MGP operations and are from an unknown source upgradient (in the direction opposite of the groundwater flow). There is a potential for vapor intrusion from chlorinated VOCs into buildings located outside of OU-2. As a result, DTSC has begun investigation of the source and assessing the risk from long-term exposure to these chemicals. That investigation is not part of the activities proposed in this draft RAP.

Proposed Remedy

Based on an evaluation of the alternatives, DTSC proposes the following remedial actions for OU-1 and OU-2.

OU-1 Work:

- Excavation and off-site disposal of approximately 120,000 cubic yards of soil to a permitted disposal facility
- In-place treatment of approximately 105,000 cubic yards of soil to a depth of 20 feet by mixing the soil with stabilizing agents that solidify the soil and prevent chemicals from moving into groundwater
- Placement of 3 to 5 feet of clean soil over the stabilized soil as a protective cover
- Restoration work including repaving the boat launch parking lot after remediation work is complete

OU-2 Work:

- Excavation of approximately 3,500 cubic yards of soil in the upper ten feet and disposal at a permitted facility
- Excavation and/or in-place treatment of contaminants in a localized area up to a depth of 15 feet
- Backfill excavated areas with clean soil



- Restoration activities including repaving after remediation work is complete

The proposed remedy effectively protects human health and the environment and minimizes impacts to the community. Groundwater monitoring would be conducted at OU-1 for a period of at least three years after the remediation to confirm the effectiveness of remediation activities. Land use covenants would be recorded on all properties to restrict certain types of land use, restrict groundwater use, and require implementation of a DTSC-approved Soil Management Plan to ensure soil and groundwater are properly managed during soil-disturbing activities.

If the proposed remediation is approved in 2018, work would begin no earlier than 2020 and take place over the course of three years. A work notice would be mailed to the community prior to the start of remediation work.

Truck Route: It is estimated that there would be an average of about 25 trucks entering and exiting the Site each day over the duration of the project. Truck trips would occur between the hours of 7 a.m. and 5 p.m., Monday through Friday. Trucks would exit the Site along a City-approved truck route travelling on Interstate 80 or Interstate 780, depending on the selected disposal facility.

Safety Measures

The work would be performed in accordance with the following project-specific plans:

- **Health and Safety Plan:** ensures protection of on-site workers and the surrounding community
- **Air Monitoring Plan:** ensures that air quality impacts are minimized during remediation
- **Transportation Plan:** ensures that all project-related traffic is safely managed and impacts to the community are minimized
- **Stormwater Pollution Prevention Plan:** ensures that contaminated stormwater generated during construction is not released to waterways

The following safety measures would be used to protect public health and the environment during remediation:

- Work would be conducted in five to six stages across the Site over a period of about 36 months.
- Work in the most contaminated areas would be conducted within an enclosed tent. The tent includes a ventilation system that generates negative pressure to allow air to flow into the tent without allowing air to flow out of the tent. This prevents air with contaminants from escaping the tent, thereby protecting the community.
- Air and dust monitoring would occur upwind and downwind of the excavation areas and along the fence line of OU-1 and OU-2.
- Work areas would be fenced off and signed.
- Water, spray foam, and plastic sheeting would be used to control dust and odors during excavation, soil treatment, and loading soil onto trucks.
- Truck loads would be covered, tires cleaned, and inspected prior to leaving the Site
- Low-emission trucks would be used, in compliance with California Air Resources Board
- Flaggers would be on-site daily to safely manage automobile and pedestrian traffic while trucks enter and exit the Site



Department of Toxic Substances Control

- Truck traffic through residential neighborhoods would be minimized. Trucks would not pass by schools while students are traveling to and from school.

California Environmental Quality Act (CEQA)

As the lead agency under CEQA, DTSC conducted an Initial Study that determined the proposed project would have no significant impact on the environment. Therefore, DTSC proposes to issue a Negative Declaration for the project. DTSC welcomes comments on the Initial Study and proposed Negative Declaration.

What Happens Next?

DTSC will review, consider, and respond to all public comments before making a final decision on the draft RAP and proposed Negative Declaration. At the end of the public comment period, DTSC will evaluate comments received and make any necessary changes to the draft RAP. DTSC will send a Response to Comments document to all those who comment and provide contact information. A copy of the final RAP and Response to Comments will be placed in the information repositories and posted on DTSC's EnviroStor website.

Information Repositories

The draft RAPs, CEQA documents, and other Site-related documents are available to review at the following locations:

John F. Kennedy Library
505 Santa Clara Street
Vallejo, CA 94590
(866) 572-7587; call for hours

DTSC – File Room
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
(510) 540-3800; call for appointment

You can also view Site-related information on DTSC's EnviroStor database at: <http://www.envirostor.dtsc.ca.gov/public/>

To find documents for the PG&E Vallejo MGP on DTSC's EnviroStor database, enter "Vallejo MGP" in the search box and click on the "View Information" link from the drop-down box. You can also go directly there at the following link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001753.

Sign up for DTSC email alerts notifying you when new documents are available by clicking at the top right link on the EnviroStor report page for this Site. To learn more about DTSC, please visit our website at www.dtsc.ca.gov.

Contact Information

For more information about the cleanup process or related documents, contact:

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For media requests, contact:
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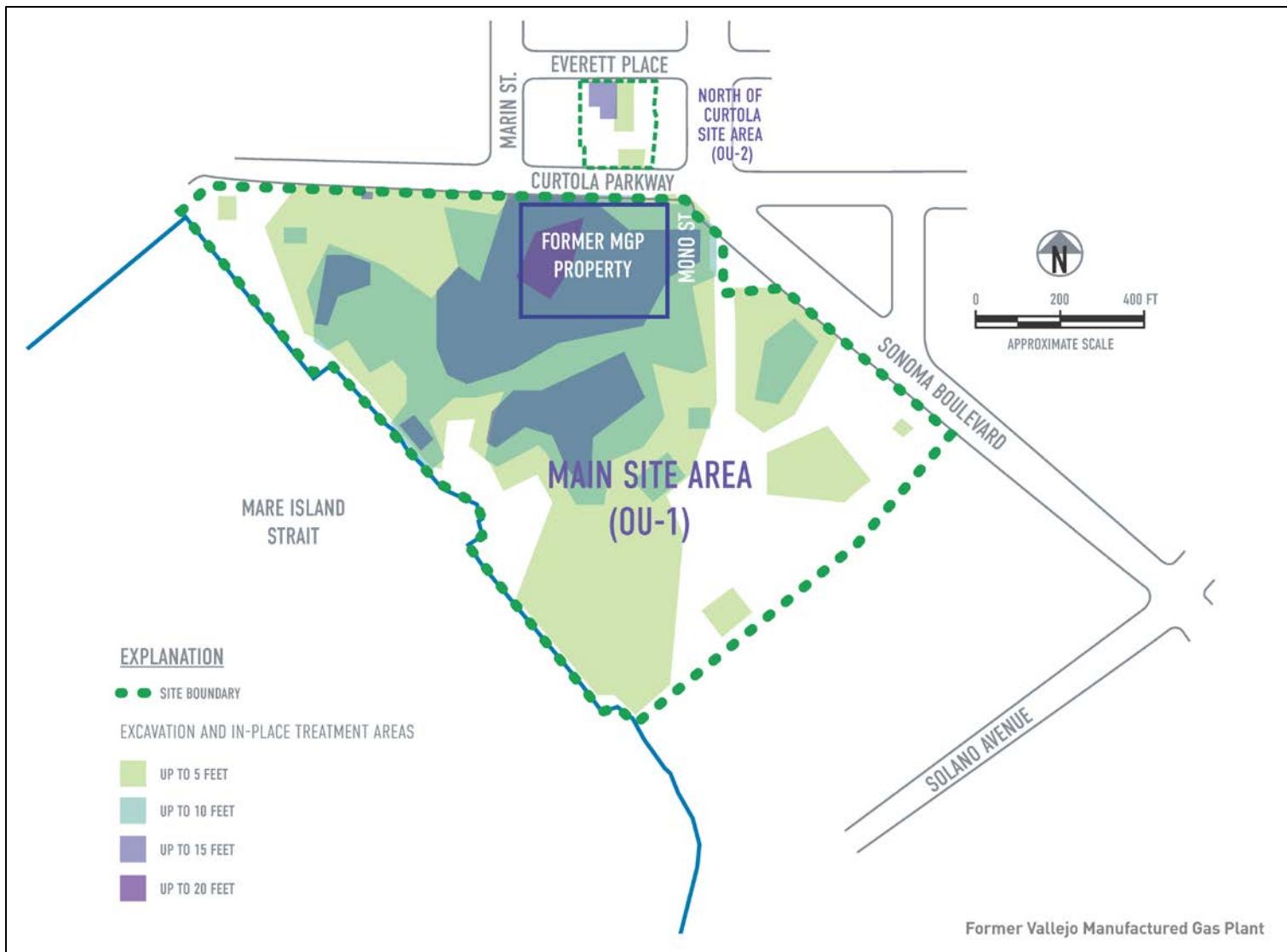


Figure 1 – Site Location

