4.0 FACILITY CLOSURE

Facility closure can be temporary or permanent. Temporary closure consists of a cessation of operations for a period of time greater than the time required for normal maintenance, including overhauls or replacements of major equipment. Potential causes for temporary closure include economic conditions or repairable damage to the plant from earthquake, fire, storm, or other such events. Permanent closure consists of a cessation of operations with no intent to restart operations. Potential causes for permanent closure include age of the plant, economic conditions, or irreparable damage to the plant. Section 4.1 discusses temporary closure; Section 4.2 discusses permanent closure.

4.1 TEMPORARY CLOSURE

In the event of a temporary facility closure, where there is no release of hazardous materials, 24-hour security will be maintained at the facility, and the project owner will notify the California Energy Commission (CEC) and other responsible agencies. Actions taken will depend on whether the temporary closure involves a release of hazardous materials.

If there is no release or threatened release of hazardous materials, a contingency plan for the temporary cessation of operations will be implemented. The contingency plan will be conducted to assure public health and safety, protection of the environment, and conformance with all applicable laws, ordinances, regulations, and standards. Appropriate procedures will depend on the anticipated duration of the shutdown. Accordingly, the contingency plan may include the draining of chemicals, water, and other fluids from storage tanks and plant equipment and various other procedures to ensure worker safety and to protect plant equipment. All hazardous and non-hazardous waste materials will be collected and disposed of as described in Section 8.14, Waste Management.

If there is a release or threatened release of hazardous materials, procedures set forth in a Risk Management Plan (RMP) will be implemented. The RMP to be prepared is described in Section 8.5, Hazardous Materials Handling. Procedures include methods to control releases of hazardous materials, notification of appropriate authorities and the public, training for plant personnel, and other emergency response actions and preparation. Once the release of hazardous materials has been contained and cleaned up, temporary closure will proceed as in the case of a closure where there is no release of hazardous materials.

Under no circumstances will the facilities be left unattended at any time during a temporary closure.

4.2 PERMANENT CLOSURE

The planned operational life of the facility is 30 years. However, if the facility continues to be economically viable, it could be operated for a longer period of time. Operation beyond 30 years would defer environmental impacts resulting from the construction of replacement facilities. It is also possible that the facility could become economically non-competitive before 30 years have transpired, forcing early decommissioning. Whenever the facility is closed, the closure procedure will follow a decommissioning plan to be prepared is described below.

The decommissioning plan will be submitted to the CEC for review prior to commencement of permanent facility closure measures. Such measures may range from extensive "mothballing" to removal of all equipment and appurtenances, depending on circumstances at the time. However, future conditions that would affect decommissioning decisions are largely unknown at this time. It is therefore appropriate to

present decommissioning details to the CEC, City of Hayward, and other jurisdictional agencies when more information is available and the time for permanent facility closure has drawn closer.

The decommissioning plan will:

- Describe the proposed decommissioning measures for the facility and for all appurtenances constructed as part of the facility.
- Describe the activities necessary to restore the site if the decommissioning plan calls for removal of all equipment and appurtenances.
- Discuss decommissioning alternatives other than restoration of the site.
- Present the costs associated with the proposed decommissioning measures and the source of funds to pay for the decommissioning.
- Discuss conformance with applicable laws, ordinances, regulations, and standards and with local and regional plans.

In general, the proposed decommissioning measures will attempt to maximize the recycling of all facility components. Unused chemicals will be sold back to the suppliers or other purchasers. All equipment will be shut down and drained so as assure public health and safety and protection of the environment. All hazardous and non-hazardous waste materials will be collected and disposed of as described in accordance with all applicable laws, ordinances, regulations, and standards. Until decommissioning activities have been completed, 24-hour security for the facility will be maintained.