

CITY OF MONTEREY PARK
320 west newmark avenue ■ monterey park, ca 91754-2896
■ municipal services center



April 16, 2001

Karen DeGannes
CPUC CEQA Project Manager
c/o MHA Environmental Consulting, Inc.
4 West Fourth Avenue, Suite 303
San Mateo, CA 94402

**RE: Draft Mitigated Negative Declaration – Decommission and Sale of the
Montebello Gas Storage Facility – Montebello and Monterey Park, CA**

Dear Ms. DeGannes:

Thank you for providing the City of Monterey Park the opportunity to comment on the subject document. A small triangular portion of the facility is located within the jurisdiction of Monterey Park. This portion has a current zoning designation of Manufacturing (M) and a General Plan designation of Industrial. The City of Monterey Park is currently undergoing a comprehensive update of the General Plan, and the suggested land use designation is called for Open Space. This designation will likely be confirmed later this year. The Draft General Plan and environmental documents were presented to the Southern California Gas Company for review and comments. The City of Monterey Park received no particular comments or concerns as it pertains to the subject site.

As indicated in the Mitigated Negative Declaration document, the purpose of its preparation was to analyze potential environmental impacts and identify appropriate mitigation measures for the proposed action of the Southern California Gas Company to decommission and sell the Facility. In the review of the Mitigated Negative Declaration, the following comments are provided:

1. **Pages 8-14, Geology and Soils.** The Facility abuts the OII Landfill, a recognized Superfund site in Monterey Park. Gas Company degassing activities may influence wells associated with the OII site. Any results of monitoring and analyses should also be reported to the City of Monterey Park. Also, for any monitoring upgrades, City of Monterey Park staff should be included for review and evaluation input. All well abandonment documentation should also be provided to the local agencies. Related issues pertaining to potential impacts from possible subsidence due to degassing should be identified and discussed at greater detail.
2. **Pages 14-16, Hazards and Hazardous Materials.** Again, due to the close proximity of the OII site, it is imperative that monitoring and degassing activities are so conducted to confirm safe environmental levels and to prevent

Karen DeGannes

April 16, 2001

Page 2

- any disruption to the landfill. All reports should be provided to the cleanup operator of the landfill and the City of Monterey Park.
3. Page 3-15, Conclusions. With the anticipated changes to the Monterey Park General Plan, the scenario for Monterey Park should change to open space.
 4. Figure 4.4-1, Vegetation Map. This exhibit should be amended to describe the portion in Monterey Park.
 5. Page 4.6-12, Subsidence. This limited discussion should be expanded to address potential impacts to the landfill area components, such as any protective subsurface cover layers and gas and leachate distribution pipes.
 6. Appendix A. Identify the legal descriptions for the Monterey Park parcels.
 7. Pages 5-1 to 5-3. Was the cleanup operator of the landfill, New Cure, and the EPA contacted for input?
 8. General comment-The document should state that any future development on the subject sites require separate environmental review and documentation.

These comments have been provided in response to the mandated review and comment process. This letter attempts to provide a single response from this agency, however, there is the possibility that other City Departments transmitted separate letters within the prescribed comment period. If you have any questions regarding the responses, please contact me at (626) 307-1463.

Sincerely,



Ray Hamada
Planning Manager