

CALIFORNIA ENVIRONMENTAL QUALITY ACT NEGATIVE DECLARATION

Department of Toxic Substances Control
Site Mitigation & Restoration Program
700 Heinz Avenue
Berkeley, CA 94710

Subject: DRAFT FINAL MITIGATED

Project Title: Monterey MGP Substation Remediation - Soil Feasibility Study and Remedial Action Plan

State Clearinghouse No.: 2021010007

Project Location: 498 Del Monte Avenue, Monterey, CA 93940

County: Monterey

Project Description: The project includes excavation and removal of soil, groundwater monitoring, construction of a second access gate and driveway along Figueroa Street, north of the intersection of Figueroa and East Franklin streets, expansion (widening) of the existing access gate and driveway along Figueroa Street, and a Land Use Covenant.

The Feasibility Study/Remedial Action Plan (FS/RAP) for the Former Monterey Manufactured Gas Plant (MGP) Site (Site) was completed pursuant to regulatory authority granted under Chapter 6.8, Division 20, sections 25323.1 and 25356.1, California Health and Safety Code (H&SC). The FS/RAP addresses impacts to soil from previous operations at the Site. The Site covers approximately 0.6 acres southwest of the intersection of Figueroa Street and Del Monte Avenue, in a topographically flat, mixed business and residential area. The Site is owned by PG&E and is currently an electrical substation. The Site is bounded by the Monterey Sports Complex to the west, Del Monte Avenue to the north, Figueroa Street to the east, and E. Franklin Street to the south.

The MGP was originally constructed by Monterey Gas and Electric Company in 1902. The MGP produced gas using the Lowe crude oil process. This process consisted of a gas works building, two scrubbers, two purifiers, five oil storage tanks and a 101,400-cubic-foot-capacity gas holder present near the center of the property. One of the oil storage tanks was partially below ground, and the others were above ground. Three of these tanks, including the partially submerged tank, were located within the PG&E property. In addition to the gas plant, the MGP simultaneously ran a steam-powered electricity generation facility. When PG&E acquired the MGP property in 1927, a 500,000-cubic-foot-capacity gas holder was installed as an upgrade to the plant. Due to natural gas becoming available in Monterey, the plant was shut down in 1929 and dismantled by 1934.

Initial environmental activities began in 1986 to investigate constituents of potential concern (COPCs) in soil. Initial COPCs included polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), heavy metals, and cyanide. In addition, polychlorinated biphenyls (PCBs), which are not related to MGP operations, were later detected in soils.

Project Activities

The RAP proposes the following remedial actions to address the COCs in soil at the Site:

- Soil will be excavated at depths up to 9 feet below ground surface. Excavated soil will be hauled off-site and disposed at a permitted disposal facility. The excavated areas will be backfilled with clean material to restore existing grades (or similar).
- Following remediation, temporary soil gas probes will be installed and one sampling event will be performed to evaluate post-remediation conditions.
- The two on-Site groundwater monitoring wells would be reinstalled after completing remediation and groundwater monitoring would be conducted in accordance to the Operation and Maintenance Plan.
- The selected remedial alternative will include institutional controls including LUCs restricting land uses to those that are consistent with the surrounding land use, restricting installation of groundwater wells, specifying cap-maintenance requirements, and restricting activities that could compromise the integrity of the cap.

A Soil Management Plan will also be prepared for the Site to ensure that any subsurface impacted soil or groundwater encountered during future activities is handled and managed appropriately. The total amount of material that will be exported and imported is estimated to be approximately 20,000 cubic yards.

Finding of Significant Effect on Environment: DTSC has determined that this project, as proposed, will not have a significant effect on the environment as that term is defined in Public Resources Code Section 21068. *(An Initial Study supporting this finding is attached.)*

Mitigation Measures: No mitigation measures have been identified.



Branch Chief's Signature

05/25/2021

Date

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