IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
AESTHETICS				
Decommissioning after gas recovery would involve increased construction activities that will be visible to the public.	4.1-1. Initial landscape screening of the Main Facility and East Sites shall be provided where any significant earthworks may be undertaken during decommissioning that may be seen by the public except as it conflicts with biology mitigation measures in Section 4.4. The screening shall be installed where no screening exists and shall include at least three rows of shrubs or small trees, which will screen views from typical passenger cars on public streets. These landscaping screens shall be maintained until the SCG and the new owner(s) have completed the sale and transfers.	Plant appropriate species of screening shrubs or trees along roadway. CPUC verify trees planted.	SCG and new property owner.	Pre-demolition, during decommissioning, and prior to completion of sale and transfer of property.
Decommissioning after gas recovery would involve increased construction activities that will be visible to the public.	4.1-2. Physical screening of individual lots shall be provided during decommissioning of wells and removal of all physical facilities, leaving a clear and clean site.	Erect fencing and / or other screening-type device that will shield construction work from public view. CPUC verify screening installed.	SCG	Prior to decommissioning activities.
AIR QUALITY				
Abandonment of the 25+ wells in the Main Facility could result in an increase in air emissions.	4.3-1. ~~If SCG conducts the full or major elements of the decommissioning,~~ SCG shall take full responsibility for compliance with all SCAQMD and City of Montebello regulations and permit conditions regarding air emissions throughout the decommissioning. If SCG sells the MGSF or any facilities thereof, the transfer shall be conditioned so that the new owner(s) accept all approved and confirmed procedures and requirements set forth in the facility's permits and shall have	Define and implement controls of odors and dust; submit control plan to CPUC. Use of Best Management Practices (BMPs) shall include the following: watering of construction areas, covering with tarps.	SCG in cooperation with SCAQMD and City of Montebello.	During decommissioning activities.

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
	Monitoring and Documentation of Project Abandonment h. During this phase, currently active wells may be abandoned. Such abandonment requires adequate documentation and characterization and will be supervised by DOGGR and reported quarterly to the City of Montebello and the CPUC.			
Potential impacts are associated with exposure of populations and structures to accumulation of soil gas in residential areas. If soil gas accumulates inside or under buildings or infrastructure systems, the threat health hazards, fire, or explosion exists. Various methods exist for detection and removal of soil gas, thus minimizing the potential for accumulation inside structures. Without mitigation, this gas accumulation would result in a significant adverse impact. Since the CPUC and SCG actions would take place before realization of risks in the future, measures shall be taken during the Decommissioning period, before transfer to subsequent owners.	4.6-14 - Well Abandonment Documentation. As part of the later gas recovery and well abandonment phase, SCG shall develop and implement an adequate documentation and monitoring program for all new well abandonment. Abandonment shall be graphically documented at critical points.	Develop a Well Abandonment and Monitoring documentation package for each well abandoned; submit to the prospective owners, City of Montebello, the City of Monterey Park, the CPUC, and DOGGR	SCG in consultation and cooperation with DOGGR, OII Landfill (New Cure), City of Montebello, and CPUC.	During the decommissioning process, and obtain approval of all reports and plan modifications at least 60 days prior to transfer of MGSF properties.
Potential impacts are	4.6-15 - Gas Characterization.	Perform monitoring in	SCG in	During the

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
associated with exposure of populations and structures to accumulation of soil gas in residential areas. If soil gas accumulates inside or under buildings or infrastructure systems, the threat health hazards, fire, or explosion exists. Various methods exist for detection and removal of soil gas, thus minimizing the potential for accumulation inside structures. Without mitigation, this gas accumulation would result in a significant adverse impact. Since the CPUC and SCG actions would take place before realization of risks in the future, measures shall be taken during the Decommissioning period, before transfer to subsequent owners.	During abandonment, SCG shall conduct or require monitoring of casing gas levels and pressures at three evenly spaced intervals. Within one week of completion of abandonment, SCG shall begin aggressive monitoring of casing.	accordance with current EPA and DOGGR standards; provide as part of the Well Abandonment and Monitoring documentation package	consultation and cooperation with DOGGR, OII Landfill (New Cure), City of Montebello, and CPUC.	decommissioning process, and obtain approval of all reports and plan modifications at least 60 days prior to transfer of MGSF properties.
The most important Project-related effect involves the continuing potential for gas migration from either the Storage Zone or Shallow Zones to the surface, as has been reported in the Project area in the past. Past experiences and lack of certainty in the gas migration pathways allows continuing potential of future significant impact	4.6-16 - External Training. After the experiences and upgrading of programs from the initial monitoring phase, training of the future owner(s) and City of Montebello staff shall be undertaken. SCG shall develop a standardized training program for gas monitoring, gas venting, documentation, and well abandonment suitable for the subsequent owner(s) and City staff, and others related to the west and main Montebello Oil Fields.	As a part of the SGMP SCG shall develop a training program for monitoring gas control systems in accordance with current EPA and DOGGR standards. Submit program to DOGGR, CPUC and City of Montebello for approval.	SCG in consultation and cooperation with DOGGR, the City of Montebello, and the CPUC.	During the decommissioning process, and obtain approval of program at least 60 days prior to transfer of MGSF properties.

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
without mitigation. Proper training to prevent future gas migration would reduce the impact of gas migration.	Materials developed during monitoring and current abandonment operations shall be used to demonstrate and train staff.			
The most important Project-related effect involves the continuing potential for gas migration from either the Storage Zone or Shallow Zones to the surface, as has been reported in the Project area in the past. Past experiences and lack of certainty in the gas migration pathways allows continuing potential of future significant impact without mitigation. Proper training to prevent future gas migration would reduce the impact of gas migration.	4.6-17 - Later Gas Controls Training. SCG shall review all documentation and monitoring of the then-current gas control systems and shall develop a training program for continuing and future operations during the remainder of the Project period.	As a part of the SGMP SCG shall develop a training program for monitoring gas control systems according to current EPA and DOGGR standards. Submit program to DOGGR, CPUC and City of Montebello.	SCG in consultation and cooperation with DOGGR, the City of Montebello, and the CPUC.	During the decommissioning process, and obtain approval of program at least 60 days prior to transfer of MGSF properties.
Potential impacts are associated with exposure of populations and structures to accumulation of soil gas in residential areas. If soil gas accumulates inside or under buildings or infrastructure systems, the threat of health hazards, fire, or explosion exists. Various methods exist for detection and removal of soil gas, thus minimizing the potential for	4.6-18 - Later Gas Remediation. Adequate documentation of existing or new gas control venting systems will provide an excellent training base, which shall be required for the future owner(s). Gas remediation is currently required and during the initial phase of the Project additional areas of gas release could be added. If required, SCG shall develop trained staff, training programs, and improved venting systems for gas releases in the Montebello area. SCG	As a part of the SGMP SCG shall develop documentation, training, and monitoring in accordance with current standards set by the EPA and the SCAQMD. Submit program to DOGGR, CPUC SCAQMD and City of Montebello.	SCG in consultation and cooperation with DOGGR, City of Montebello, the CPUC, and SCAQMD.	During the decommissioning process, and obtain approval of all reports, plans and programs at least 60 days prior to transfer of MGSF properties.

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
accumulation inside structures. Without mitigation, this gas accumulation would result in a significant adverse impact. Since the CPUC and SCG actions would take place before realization of risks in the future, measures shall be taken during the Decommissioning period, before transfer to subsequent owners.	shall develop and implement measures are required to remove escaping near-surface or well gases from the MGSF lands for sale. SCG shall use the Michael Collins Circle venting system and any other available systems at that time for demonstration and training for removal of gas (e.g., wells versus trenches). All systems shall be approved by the City of Montebello in order that building permits and approvals can be issued before construction and with transfer(s) of ownership. If required, SCG shall review and develop adequate passive and positive extraction-collection-venting systems. For large areas, such as neighborhoods like Michael Collins Circle, extraction systems may require collection manifolds, extensive piping, and other equipment, including blowers or compressors. SCG installed and operated a ground gas venting system in the Michael Collins Circle east of Montebello Blvd. and shall continue to operate and monitor the system and gas composition and flows from the system. Before transfer of the East Site and wells east of Montebello Blvd., SCG shall fully document the existing system and update its performance to demonstrate its need and efficiency for the new owner(s) and City of Montebello. SCG shall annually or more frequently, if repairs, damages, or	SCG shall prepare a report documenting past and present operations of gas venting and collection systems. If necessary develop new plans and designs for collection and extraction systems.		

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
	deterioration have occurred, re-inspect and document all existing ground gas venting wells to assure proper operating capability and usefulness during the first half of the decommissioning period. Potential air quality issues may be associated with venting soil gas may require SCAQMD permits, depending on concentrations of heavy hydrocarbon gases. SCG shall document previous City and SCAQMD permits and applications for venting equipment and shall prepare and submit appropriate permits for new venting systems, if required (e.g., >500 ppm of non-methane hydrocarbons).			
The responsibility for mitigation and monitoring should be clearly defined to avoid problems on this issue.	Transfer Measures (4.6-19,4.6-20) Transfer mitigation measures are required to legally document the responsibilities of and assist the parties during and following the transfer. Such documentation shall also provide the cities of Montebello and Monterey Park with periodic (quarterly or more frequent as requested by the cities) updates and changes in responsibilities and obligations of SCG and the subsequent owner(s). 4.6-19 – Responsibilities. In particular, documents shall define who retains responsibility for continued mitigation measures and, in particular, maintaining and operating the field-testing, monitoring, and remediation sites and equipment, wells, and probes.	SCG shall prepare transfer documents with approval and comment from the City of Montebello, the City of Monterey Park, CPUC and DOGGR.	SCG in consultation and cooperation with DOGGR, the CPUC, the City of Montebello, the City of Monterey Park, and the new	After the decommissioning process, and obtain approvals at least 60 days prior to transfer of MGSF properties.

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
	The City of Montebello and City of Monterey Park shall not bear responsibilities, unless they are owners of any former SCG property.		and the new owners.	
The transfer conditions should be clearly defined to avoid futures problems in this area.	4.6-20 - Transfer Conditions. SCG shall assure that any prospective new owner(s) shall have adequate financial and technical resources to maintain responsibilities for the geological zones, field, wells, and gas monitoring and venting systems. Transfer documents shall specify conditions and criteria for suspension, cancellation, or abandonment of gas monitoring and venting systems and concurrence by the cities of Montebello or Monterey Park for such suspension, cancellation, or abandonment The transfer documents shall also prescribe necessary indemnification and insurance requirements (if any) for the buyers and sellers.	SCG shall prepare transfer documents with approval and comment from the City of Montebello, the City of Monterey, CPUC and DOGGR.	SCG in consultation and cooperation with DOGGR, the CPUC, the City of Montebello, the City of Monterey Park, and the new owners.	After the decommissioning process, and obtain approvals at least 60 days prior to transfer of MGSF properties.
	On-Going / Post-Transfer Measures Based on terms and condition set for in the property transfer documents, the responsibilities of the parties shall be defined upon execution of sales contracts and conditions shall apply for a period of two (2) years from the date of transfer. The responsible parties (new owner(s), City of Montebello and City of Monterey Park, and DOGGR) shall maintain and operate field test stations, monitoring stations, and remediation site equipment. The transfer documents will also prescribe necessary indemnification and insurance requirements for the	The SGMP shall delineate in a clear and distinct section the Post-Transfer monitoring and mitigation measures that will be carried out by the various parties involved in the sale.	SCG in consultation and cooperation with DOGGR, the CPUC, the City of Montebello, the City of Monterey Park, and the new owners.	After the decommissioning process and at least 60 days prior to transfer of MGSF properties.

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
	future buyers and owners. All future revisions and changes in conditions shall be approved by the cities of Montebello or Monterey Park.			
HAZARDS AND HAZARDOUS MATERIALS				
Wastes from salvaging and abandonment activities include PCBs, asbestos, and lead paint that may be in or on buildings, equipment, and piping. Presence of PCB's, asbestos, or lead paint can lead to a health hazard or safety issue.	4.7-1. Tests shall be conducted prior to the removal of equipment, piping insulation, or painted surfaces to determine if PCB's, asbestos, or lead paint are present. If PCB's, asbestos, or lead paint are detected, encapsulation and other appropriate removal methods should be employed to ensure the substances are not released into the environment. The waste generated by these activities must be disposed at an appropriate hazardous waste disposal site in accordance with applicable federal, state and local regulations.	Hazardous material testing shall be conducted according to current federal, state, and local regulatory standards. A report of the testing shall be submitted to CalEPA, CalOSHA, EPA, OSHA, and the CPUC.	SCG	Prior to the decommissioning process
Hazardous materials and wastes would be encountered during the removal of surface facilities and from investigation / remediation of historic spills.	4.7-2. If contamination is discovered during decommissioning, then the action taken, permits required, and agencies involved will depend on the size and location of the soil contamination. Spills that have not migrated from the property and pose no imminent danger to humans or property may simply be excavated without a permit or other agency action. When there has been a release from the property, or when spills could pose danger to humans or property, they are reported to the Department of Toxic Substances Control ("DTSC"). Remedial action shall be taken with the consent of the DTSC. Contaminated soil would be transported to TPS in Adelanto for	Excavate contaminated soil according to DTSC standards. Dispose of any contaminated hazardous material or wastes in a manner approved by DTSC. Report on excavation methods and disposal to DTSC and the CPUC.	SCG in cooperation with DTSC.	During and after the decommissioning process.

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
	thermal de-sorption or to Kettleman Hills Landfill for disposal.			
Groundwater plumes are reported to migrate near or into the project area and may contain contaminants from the Operating Industries Inc. (OII) Landfill.	4.7-3. Groundwater monitoring shall be conducted in order to assure that decommissioning does not influence groundwater migration along the northern portions of the project area, see below also. If a release of contaminants from decommissioning activities impacts groundwater, then it must be reported to, and cleaned up under direction of, the LARWQCB.	Perform groundwater monitoring according to current EPA standards. Submit a report of the monitoring findings to the LARWQCB and the CPUC.	SCG in cooperation with LARWQCB.	Prior to, during, and after the decommissioning process.
Wells have been known to leak and may release contaminants to surrounding formations and alluvium.	4.7-4. Groundwater and formation monitoring shall be conducted in order to assure that decommissioning does not influence releases or past releases. Implementation of the above measures would avoid reasonably foreseeable potentially significant impacts with respect to hazards from abandonment and salvaging activities. The above measures would also reduce the risk of release or migration of hazardous substances to less than significant levels.	Perform groundwater monitoring according to current EPA standards. Submit a monitoring report to the LARWQCB and the CPUC.	SCG	Prior to, during, and after the decommissioning process.
The current emergency response plan followed by SCG is designed for present operation of the facility. The project may require the plan to be updated and revised.	4.7-5. SCG shall revise the emergency response section of the Hazardous waste and Materials Management Plan. The plan will include mitigation as a result of foreseeable contamination due to the proposed abandonment. This mitigation will direct and supervise the disposition of hazardous wastes and materials.	Revise the current emergency response plan, implement during all phases of the project, and submit revised plan to the CPUC and the Montebello Fire Department.	SCG	Prior to the decommissioning process
Some abandonment and	4.7-6. SCG shall also update its	Revise and implement a	SCG in	Prior to the

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
decommissioning activities would take place on the Main Facility and the East Site, which contains some flammable vegetation. These activities would increase a fire hazard in areas with flammable brush, grass, or trees.	emergency response plan with comment and approval from the City of Montebello Fire Department to address any possible fires started during decommissioning of the facility. SCG shall maintain a clear vegetative barrier from the property line (and approved by the Montebello Fire Department) during decommissioning to prevent the spread of any fires. SCG shall also provide fire extinguishers on–site and on all vehicles operating within the two fire sensitive areas during decommissioning.	current emergency response plan according to Montebello Fire Department standards. Submit the revised plan to the Montebello Fire Department and the CPUC.	cooperation with City of Montebello Fire Department.	decommissioning process
HYDROLOGY AND WATER RESOURCES				
The proposed Project may cause a minor degradation in water quality if runoff from the site, potentially causing increased nutrient, debris, and sediments, reaches the Rio Hondo and San Gabriel Rivers, and ultimately the ocean. This degradation is expected to be minor and less than significant. The development of 22 houses that may occur after decommissioning and sale would not be likely to increase runoff such that the capacity of storm water drainage systems would be exceeded. Runoff during decommissioning would be similar to the existing runoff, which is adequately contained with the existing	4.8-1 - Surface Water / Runoff. A storm water management plan for decommissioning shall be prepared by SCG and approved by the state or local agency having jurisdiction. A copy shall be provided to the CPUC. Storm water runoff (see below) shall be reviewed by SCG in order to establish collection areas and to accommodate existing available capacity with urban development in the project sites.	Prepare and implement a storm water management plan according to LARWQCB standards. Submit a copy of the plan to the LARWQCB and the CPUC.	SCG in cooperation with appropriate state or local agency (LARWQCB) and the CPUC.	Prior to decommissioning and development

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
systems. The runoff would not provide substantial additional sources of polluted runoff. This impact would be less than significant.				
Reduced deep zone pressures may simulate downward migration of fresh groundwater (along the same pathways as those releasing high pressure deep gas to the Michael Collins Circle area) and changes in freshwater movements and water quality. This induced migration would be a potentially significant impact. Mitigation measures 4.8-1, 4.8-2, and 4.8-3 are defined to avoid significant impacts.	4.8-2 - Fresh Groundwater. Groundwater monitoring shall be conducted in order to assure that decommissioning does not influence groundwater movements and levels in the project area. Reduced deep zone pressures may simulate downward migration of fresh groundwater (along the same pathways as those releasing high pressure deep gas to the Michael Collins Circle area) and changes in freshwater movements and water quality. If monitoring identifies significant changes in deeper groundwater conditions that influence or may influence fresh groundwater resources (e.g., sudden depression of freshwater levels over or in the vicinity of wells or the field), changes would be required in decommissioning, gas recovery, and well abandonment or re-abandonment.	Perform groundwater monitoring according to current EPA standards. Submit the monitoring results to the Department of Water Resources (DWR), the LARWQCB, and the CPUC.	SCG	Prior to, during, and after the decommissioning process
Reduced deep zone pressures may simulate downward migration of fresh groundwater (along the same pathways as those releasing high pressure deep gas to the Michael Collins Circle area) and changes in freshwater movements and	4.8-3 - Saline Groundwater. Deep groundwater movements may be influenced by changes during decommissioning and during formation compression near or in the project area. Deep groundwater monitoring shall be conducted in order to assure that decommissioning does not influence deep groundwater movements and	Perform groundwater monitoring according to current EPA standards. Submit the monitoring results to the DWR, the LARWQCB, and the CPUC.	SCG	During the decommissioning process

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
water quality. This induced migration would be a potentially significant impact. Mitigation measures 4.8-1, 4.8-2, and 4.8-3 are defined to avoid significant impacts.	levels in the project area. Major or sudden changes in deep zone field pressures or inflows of deep groundwater may indicate changes in regional groundwater formations, especially those used for secondary or enhanced recovery in the adjacent Montebello Oil Field for the Shallow Zones. If substantial changes are identified, SCG shall consult with DOGGR to determine if corrective actions are necessary. If monitoring identifies significant changes in deeper groundwater conditions that influence or may influence fresh groundwater resources (e.g., sudden depression of freshwater levels over or in the vicinity of wells or the field), changes would be required in decommissioning, gas recovery, and well abandonment or re-abandonment.			
MINERAL RESOURCES				
Oil, oilfield-brine (deep groundwater), and the storage capability represent potentially valuable mineral or mineral-related sources, which may be adversely affected (lost) during and after decommissioning.	4.10-1 - Subsurface Mineral-Related Resources. Changes in groundwater, oils, and gas shall be monitored and recorded by SCG so as to provide a database for future mineral-related activities in the area after decommissioning. a. Before and during decommissioning, storage movements shall be documented in order to provide information for potential future uses of the storage zone. Prior to final abandonment, SCG shall review and evaluate the potential for water flooding or other	a. Monitor changes in groundwater, oil, and gas. Provide report of monitoring and any storage movements. Review and evaluate the potential for water flooding or other suitable gas or liquid injections of the storage zone and report on the technical and financial feasibility of such operations in conjunction with the degassing to the	a. SCG in cooperation with the CPUC. b. SCG in cooperation with the CPUC.	a. Prior to and during the decommissioning process. b. Prior to final abandonment.

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
	suitable gas or liquid injections of the storage zone and report on the technical and financial feasibility of such operations in conjunction with the degassing to the CPUC. This shall include the potential future recovery of the storage zone and impact on the proposed activities and degassing-decommissioning schedule and values.	degassing to the CPUC. b. Document mineral activities in a final report to the CPUC.		
NOISE				
The potential remains that through a concentration of decommissioning activities noise generation on the Main Facility could become excessive, and represent a potentially significant impact.	4.11-1. SCG shall prepare the decommissioning program, including schedules and mitigation measures for managing all potentially disturbing decommissioning activities, e.g., hazard-related elements, traffic, and noise. Nighttime and weekend noise levels shall be maintained at limits as specified in the Conditional Use Permit and the Special Use Permit issued by the City of Montebello, and by current City Ordinances.	Implement a decommissioning program that includes noise management according to current city noise ordinances and biological mitigation measures. Submit a report of the program to the City of Monterey Park, the City of Montebello, and the CPUC.	SCG	Prior to the decommissioning process
TRANSPORTATION				
During the course of well abandonment, equipment removal, building demolition, and site clean up at the Main Facility; there is the potential for a changed type of trip generation from passenger vehicles and light duty trucks to larger truck traffic associated with those types of activities. Depending on the pace of decommissioning it is	4.15-1. SCG shall work with the City of Montebello to determine if the proposed decommissioning activities will result in increased traffic. SCG shall prepare a Project traffic management plan to moderate truck circulation within the area and to the nearest major arterial roads if required by the City.	Implement a traffic management plan according to city and Caltrans standards. Submit the plan to the City of Montebello, Caltrans, and the CPUC. Verify plan is implemented.	SCG in cooperation with the City of Montebello and Caltrans if required.	Prior to the decommissioning process

IMPACT	MITIGATION MEASURE	IMPLEMENTATION / MONITORING METHOD	RESPONSIBLE PARTY	IMPLEMENTATION SCHEDULE
possible that there could be a short-term temporary increase in overall MGSF trip generation.				