

Community Meeting of January 25, 2012
Responses from RWQCB

Questions Requiring Follow Up Response

1. Q: Could a representative from the Carousel Tract be involved: Modifications to testing Scheduling, Other?

A: The pilot testing must be conducted as described in the approved work plan in order to be consistent with the regulatory requirements used by the Cal/EPA and USEPA. Access and scheduling for represented residences are being conducted through Girardi and Keese and Shell's attorneys, Caldwell Leslie.

2. Q: Why did it take a year to develop a remediation plan on this issue?

A: Based on the review of the site assessment and evaluation of the potential threat to the environment, the Regional Board staff determined that remediation measures may be required in certain situations. Upon completion of the draft review process, Regional Board issued a cleanup and abatement Order(CAO) ordering the discharger to develop a remediation plan.

3. Q: What is the impact on structures with displaced soil? Is there earth movement?

A: The Discharger has proposed several mitigation measures as part of its Work Plan to avoid or mitigate significant effects on the environment. These mitigation measures include vibration monitoring of homes during excavation activities; monitoring of stability of excavation walls and adjacent and nearby structures; and site landscape restoration.

Excavated impacted soil and concrete debris will be transported offsite. Upon completion of the excavation, soil will be backfilled to the current grade and the Site location will be restored to a condition that is agreed to by the homeowner. The backfill soil will be approved by a geotechnical engineer, prior to its import, placement, and compaction at the site.

4. Q: When Shell does the test on a few homes, is this to fix the water table or clean our soil?

A: The pilot testing is to remove or treat shallow impacted soil. The pilot test addresses the following:

- 1) evaluation of the degree to which impacted shallow soils to a depth of 10 feet below ground surface (bgs) and the concrete reservoir slabs located at approximately 10 feet bgs beneath portions of the former locations of the oil storage reservoirs can be effectively removed, including beneath residential houses, using different excavation methods; and

- 2) developing information regarding specific in-situ remedial options to treat impacted soils, including treatment beneath hardscaped areas and beneath residential houses. The pilot testing also documents the criteria for pilot test locations, data on geotechnical properties of Site soils for design of pilot excavations and shoring systems, various pilot test excavation approaches, health and safety of public and work crews, site survey, and permits.

The results of the pilot testing will be used to develop and assess different potential remedial strategies, and will be incorporated into the analysis and recommendations that will be contained in the Remedial Action Plan for the Site.

Questions Answered During Community Meeting

1. Q: How many years are anticipated before this whole issue is finally finished so we can be at peace again?
A: Depends on the speed of access is given by property owners/legal representatives to finish testing. It could take a few years.

2. Q: If this were 50 vacant acres of land, what would clean-up order be?
A: Similar to what is required now.

3. Q: Would you require concrete slabs to be removed? Is it clean with concrete slabs still there?
A: It would depend on the type/level of contamination.

The Discharger is required to submit a feasibility study report on the environmental impact of the residual concrete slabs to the Regional Board no later than 30 days after the completion of the Pilot Test. The feasibility study report will provide the answers to the above question by addressing the following:

(1) the impact of the remaining concrete floors on waste migration where the concrete floors might still be present;

(2) whether there is a need for the removal of the concrete; and

(3) the feasibility of removing the concrete floors beneath (i) unpaved areas at the Site, (ii) paved areas at the Site, and (iii) homes at the Site.

4. Q: If this land were vacant, would homes be “permitted”?
A: No, based on current technology and state law, construction of new homes would not be permitted until the site is cleaned up to meet minimum standards.
5. Q: If you created the problem, you own it for life. Isn’t that true?
A: No, it depends on the situation.
6. Q: My house is on the list for the Pilot Testing. What are you going to do?
A: Each resident should speak with the Regional Board because each location is unique and evaluated on a case-by-case situation. Please provide your address to the Regional Board so that you can obtain more detailed information.
7. Q: How are you contacting and going about access to Homes?
A: Represented parties need to contact their attorney. Non-represented parties need to contact the Regional Board.
8. Q: After excavation, how long is the warranty and who is responsible?
A: Properties will be returned to existing or better condition. On-going monitoring will be required.

9. Q: How clean is the water now? Would you drink a glass of water from our faucet?
A: Environmental conditions at the site have had no impact on drinking water. Drinking water for the area is provided by purveyors and comes from sources outside the community and must meet US EPA drinking water standards before it is provided to consumers. The water below the Carousel Tract is not used for drinking water wells. Yes, Regional Board staff would drink a glass of water from your faucet.
10. Q: How many years to complete excavation?
A: Excavation may be quicker, but in-situ treatment may be preferred and take longer.
11. Q: Why is excavation not being done?
A: Excavation is one of the remediation technology proposed in the pilot tests.
12. Q: I have concerns with the in-door air testing process. Is there any flexibility?
A: The in-door testing must meet specific state protocols. The Regional Board will try to accommodate individual requests; however the procedures must meet state protocols.
13. Q: During testing, is there a way to modify protocol? For example, personal property and privacy.
A: The Regional Board will talk to representatives to find solutions to make residents more comfortable and see if flexibility can be provided. However, as stated before testing must meet state protocols and requirements.
14. Q: What about providing comment cards after testing?
A: This will be considered.
15. Q: Were the addresses shown for the pilot tests the actual addresses?
A: Yes, please see the pilot test work plan that is available on geotracker as well as the city's website at: <http://ci.carson.ca.us/carouseltract>
16. Q: Do residents have to participate in the pilot tests or can they opt out?
A: This will be determined by the courts.
17. Q: Do residents need to have indoor air testing repeated?
A: Yes, it is necessary to test the gases under different conditions.
18. Q: Who owns the oil, mineral rights found below our property?
A: You will need to contact your title company.
19. Who is responsible to tell new owners about issues in the Carousel tract?
A: Interested buyers and new owners should be referred to the Regional Board. Also, everyone involved with the sale of the home is required to disclose this information.