



Legislation Details (With Text)

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Title: CONSIDER STATUS REPORT ON THE REGIONAL WATER QUALITY CONTROL BOARD ENVIRONMENTAL INVESTIGATION AND CARSON DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY WITHIN THE CAROUSEL TRACT
Sponsors: Elito Santarina
Indexes:
Code sections:
Attachments: 1. Exhibit No. 1 - Regional Board Notice of Availability for Public Comment, 2. Exhibit No. 2 - Regional Board Community Meeting Invitation, 3. Exhibit No. 3 - Carousel Tract Environmental Investigation Timeline

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council
 Tuesday, November 18, 2014
 Unfinished Business

SUBJECT:

CONSIDER STATUS REPORT ON THE REGIONAL WATER QUALITY CONTROL BOARD ENVIRONMENTAL INVESTIGATION AND CARSON DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY WITHIN THE CAROUSEL TRACT

I. SUMMARY

I. This item is on the agenda at the request of Mayor Pro Tem Santarina to provide updates at all regularly scheduled City Council meetings related to the environmental investigation of the Carousel Tract.

II. RECOMMENDATION

CONSIDER and DISCUSS.

III. ALTERNATIVES

TAKE such other action the City Council deems appropriate that is consistent with the requirements of law.

IV. BACKGROUND

On November 5, 2014, the Los Angeles Water Quality Control Board (Regional Board) released the Draft Environmental Impact Report (EIR) and the proposed Remedial Action Plan (RAP) in its entirety (Exhibit No.1). The Draft EIR, proposed RAP and other supporting documents are available for public viewing at the Carson Library, 151 E. Carson Street, Carson, California, the Regional Board Los Angeles Region Office, 320 W. 4th Street, Suite 200 Los Angeles, CA 90013, and via the Regional Board website at:

<http://www.waterboards.ca.gov/losangeles/Kast/EIR/index.shtml>
<<https://mail.carson.ca.us/owa/redir.aspx?>

The public review and comment period began on November 5, 2014 and will end on January 9, 2014 at 5 p.m. All interested agencies and persons are invited to submit written comments on the Draft EIR and proposed RAP and associated documents. Written comments must be received by the Regional Board no later than 5:00 p.m. on January 9, 2015. Written comments may be submitted by email or hard copy.

In addition to the group meetings reported in the November 5, 2014 council report (Exhibit No. 2), The Regional Board will host a public meeting to share key elements of the Draft EIR, the proposed RAP and respond to public questions on Saturday, November 22, 2014, from 10:00 a.m. to 11:30 a.m. at the Juanita Millender McDonald Community Center at Carson, 801 E. Carson Street, Carson, California.

Testing of property in the Carousel Tract is continuing and the latest reports are posted on the Regional Board's website at:

<http://geotracker.waterboards.ca.gov/profile_report.asp?

As of October 31, 2014, the completed Residential Sampling Activity is as follows:

- 271 homes have been screened for Methane. (95%)
- 272 homes have had soils sampled and vapor probes installed. (95%)
- 272 homes have had vapor probes sampled. (95%)
- 260 homes have had indoor air sampled. (91%)
- 244 of 260 homes have had their 2nd round of indoor air sampling. (94%)

Timeline of Activities:

A general timeline that tracks past and current activities of the Carousel Tract environmental investigation is included as (Exhibit No. 3).

V. **FISCAL IMPACT**

None.

VI. **EXHIBITS**

1. The Regional Board Notice of Availability for Public Comment. (pgs. 4-6)
2. The Regional Board Community Meeting Invitation. (pg.7-8)
3. Carousel Tract Environmental Investigation Timeline. (pgs.9-15)

Prepared by: Ky Truong, Public Safety and Community Services Manager



**California Regional Water Quality Control Board
Los Angeles Region**



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<http://www.waterboards.ca.gov/losangeles>

Matthew Rodriguez
Secretary for
Environmental Protection

Edmund G. Brown Jr.
Governor

**NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT AND
NOTICE OF AVAILABILITY FOR PUBLIC COMMENT:
DRAFT ENVIRONMENTAL IMPACT REPORT
AND
PROPOSED REMEDIAL ACTION PLAN FOR
FORMER KAST TANK FARM PROPERTY**

NOTICE IS HEREBY GIVEN that the California Regional Water Quality Control Board, Los Angeles (Regional Board) has prepared a Draft Environmental Impact Report (Draft EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Remedial Action Plan (RAP) at the Former Kast Tank Farm Property, Carousel Tract Residential Neighborhood, in Carson, California. The Draft EIR and Proposed RAP are now available for public comment.

PROJECT LOCATION:

The Former Kast Tank Farm Property (site) is a 44-acre site located in the City of Carson, County of Los Angeles, California (see Figure 1). The site is bounded to the north by East 244th Street, Lomita Boulevard to the south, Marbella Avenue to the west, and Panama Avenue to the east. The site currently is a residential neighborhood known as the Carousel Tract. Lomita Boulevard generally forms the jurisdictional boundary between the City of Los Angeles and the City of Carson.

PROJECT DESCRIPTION:

This site was owned and operated by Shell Oil Company (Shell) from the early-1920s to the mid-1960s as a crude oil storage facility (i.e. tank farm). In the mid-1960s, the tank farm operation was closed and Shell sold the site. The site was subsequently developed into the Carousel residential neighborhood. However, due to the former tank farm activities, the site is contaminated with both petroleum and non-petroleum chemicals. On March 11, 2011, the Regional Board issued Cleanup and Abatement Order No. R4-2011-0046 (CAO) requiring Shell to cleanup and abate the effects of petroleum hydrocarbon compounds and other constituents of concern (COCs) discharged to soil and groundwater at the site. Among other requirements, the CAO required Shell to investigate the site and prepare a Remedial Action Plan (RAP).

The project subject to CEQA is the RAP. The RAP proposes to remediate the site to achieve site-specific cleanup goals established by the Regional Board. The RAP presents the Shell's proposed remedy, which is evaluated in the Draft EIR, and consists of the following multi-media components to remediate the site: excavation of soils at impacted properties to a depth of 5 feet and targeted at some properties to 10 feet below ground surface; soil vapor extraction (SVE)/bioventing; sub-slab vapor mitigation at a subset of properties; LNAPL recovery from groundwater; and groundwater source reduction and monitored natural attenuation. Implementation of remediation activities would potentially commence in Fall 2015. Excavation actions would take approximately 6 years and other remedies may take 30 to 40 years.

California Environmental Protection Agency

EXHIBIT NO. 1



ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

The Draft EIR describes and evaluates the potential environmental impacts associated with implementation of the RAP. The Draft EIR evaluates potential impacts with regard to air quality, geology and soils, greenhouse gas emissions, hazardous materials, hydrology and water quality, noise and vibration, transportation and circulation, and utilities and service systems (solid waste). Based on the analysis contained in the Draft EIR, implementation of the RAP would result in significant and unavoidable noise impacts. With implementation of project design features and mitigation measures, no other significant and unavoidable impacts are expected to occur as a result of the implementation of the RAP. In addition, the Draft EIR evaluates three alternatives to the RAP including a No Project Alternative, Excavation Beneath Landscape and Hardscape to 10 Feet Alternative, and No Excavation Beneath Hardscape – 5 Feet With Targeted 10 Feet Alternative.

DOCUMENT AVAILABILITY:

The Draft EIR, RAP, and other supporting documents are available for review at the following locations:

California Regional Water Quality Control Board
Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, CA 90013
Hours: Monday – Friday: 8 am – 5 pm

Carson Public Library
151 E. Carson St.
Carson, CA 90745
Hours: Monday - Thursday: 10 am - 8 pm
Fridays: 10 am - 6 pm
Saturdays: 10 am - 5 pm
Sundays: 1 pm - 5 pm

Electronic copies of the documents are also available on the Regional Board's website at:
<http://www.waterboards.ca.gov/losangeles/> under "Announcements"

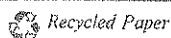
PUBLIC REVIEW AND COMMENT PERIOD:

The Draft EIR and RAP are available for public review and the comment period begins November 5, 2014 and ends January 9, 2015. All interested agencies and persons are invited to submit written comments on the Draft EIR and RAP and associated documents. Written comments must be received by the Regional Board no later than 5:00 p.m. on January 9, 2015. Written comments may be submitted by email or hard copy.

Email should be addressed to: tayalew@waterboards.ca.gov

Written comments may be mailed or hand-delivered to:

California Environmental Protection Agency



California Regional Water Quality Control Board
Los Angeles Region
ATTN: Dr. Teklewold Ayalew
320 W. Fourth Street, Suite 200
Los Angeles, California 90013

PUBLIC MEETING:


The Regional Board will host a public meeting to share key elements of the proposed RAP and draft EIR and respond to your questions on Saturday, November 22, 2014, from 10 a.m. to 11:30 a.m. at the Carson Community Center, 801 E. Carson Street, Carson, California.

CONTACT INFORMATION:

Please direct questions to:
Dr. Teklewold Ayalew at (213) 576-6739 (tayalew@waterboards.ca.gov) or
Ms. Thizar Tintut-Williams at (213) 576-6723 (twilliams@waterboards.ca.gov).

Date: November 5, 2014

California Environmental Protection Agency

 Recycled Paper





You Are Invited to a Carousel Community Meeting

Your participation is valued and encouraged

Your neighborhood meeting will be held on:

Wednesday,
November 12, 2014 6:00 - 7:30 p.m.

Saturday,
November 15, 2014 10:00 - 11:30 a.m.

12:30 - 2:00 p.m.

3:00 - 4:30 p.m.

Tuesday,
November 18, 2014 6:00 - 7:30 p.m.

Thursday,
November 20, 2014 6:00 - 7:30 p.m.
Spanish-language
meeting/Reunión
en español

The Los Angeles Regional Water Quality Control Board (Regional Board) will host several neighborhood meetings between November 12th and November 20th to share key elements of the proposed Remedial Action Plan (RAP) and draft Environmental Impact Report (EIR) and respond to your questions.

These meetings are designed for small group discussion and an opportunity to ask clarifying questions.

All meetings will be held at:
Carson Community Center
801 E. Carson Street

Refreshments will be provided.

RSVP by completing the enclosed postcard and return in the stamped envelope provided or by email to carouselcommunity@gmail.com by October 30, 2014.

These meetings are identical. If you cannot make it to your assigned meeting time, please let us know on the enclosed RSVP postcard and we will do our best to accommodate you at another meeting time, space permitting.

You will receive a summary of the proposed RAP and draft EIR prior to your meeting.

Thank you again for your time. We look forward to your participation.



For questions about the meetings, please contact Jen Byun, CCEA Outreach Team for Carousel Community, Los Angeles Regional Water Quality Control Board, jbyun@lakato.org or (310) 974-5100

EXHIBIT NO. 2

Está Usted Cordialmente Invitado a Una Reunión de la Comunidad Carousel

Si usted tiene preguntas sobre las reuniones, por favor pongase en contacto con Jon Hyun, UCLA Outreach Leader, Carousel Community, Los Angeles Regional Water Quality Control Board, jonh@naka.com o al telefono (310) 914-5000.

Su reunión comunitaria tendrá lugar:

Miércoles,
12 de Noviembre de 2014 6:00 - 7:30 p.m.

Sábado,
15 de Noviembre de 2014 10:00 - 11:30 a.m.

12:30 - 2:00 p.m.

3:00 - 4:30 p.m.

Martes,
18 de Noviembre de 2014 6:00 - 7:30 p.m.

Jueves,
20 de Noviembre de 2014 6:00 - 7:30 p.m.
Reunión en
español

La Junta de Los Angeles de Control de Calidad del Agua (Junta Regional) llevará a cabo varias reuniones comunitarias (vea el calendario a la izquierda) entre el 12 de noviembre y el 20 de noviembre para compartir elementos clave del Plan de Acción de Remediación (RAP) propuesto y el borrador del Reporte de Impacto Ambiental (EIR), y para responder a sus preguntas.

Las reuniones están diseñadas para discusión en grupos pequeños y son una oportunidad para hacer preguntas de aclaración. Todas las reuniones se llevarán a cabo en:

El Centro Comunitario Carson (Carson Community Center)
801 E. Carson Street

La Reunión en Español se llevará a cabo el
Jueves 20 de Noviembre de 2014 de 6:00 a 7:30 PM.

Se ofrecerá agua y refrescos.

Por favor, reserve su lugar completando la Postal de Respuesta adjunta y devuélvala por correo en el sobre rotulado proporcionado, o por correo electrónico a: carouselcommunity@gmail.com antes del 30 de octubre de 2014.

Su reunión asignada está marcada con rojo en el calendario a la izquierda. Todas las reuniones son idénticas. Si no puede asistir a su reunión asignada o si desea asistir a la Reunión en Español, por favor háganoslo saber en la Postal de Respuesta adjunta y haremos nuestro mejor esfuerzo para acomodarle en otra reunión, si el espacio lo permite.

Usted recibirá un resumen del RAP propuesto y del borrador del EIR antes de su reunión.

Gracias por su tiempo. Esperamos contar con su participación.

Si tiene preguntas sobre las reuniones, por favor pongase en contacto con Jon Hyun, UCLA Outreach Leader, Carousel Community, Los Angeles Regional Water Quality Control Board, jonh@naka.com o al telefono (310) 914-5000.



Carousel Tract Environmental Investigation Timeline

Date	Significant Actions/Reports	Notes
March 11, 2008	DTSC informed LARWQCB about former Shell Oil Company Tank Farm	
May 2008	LAWRQCB initiated an environmental investigation	
December 2008	LAWRQCB approved proposed work plan submitted by Shell to investigate contaminants of concern	
December 31, 2008	LARWQCB issued California Water Code § 13267 Investigative Order	
October 15, 2009	Shell submitted Final Phase I Site Characterization Report	
March 2011	LARWQCB issued Cleanup and Abatement Order No. R4-201100046	
February 22, 2013	Shell submitted <i>Site-Specific Cleanup Goal Report</i>	
May 2013	LAWRQCB issued a fact sheet providing information and advising of comment period for <i>Site-Specific Cleanup Goal Report</i>	30-day comment period ending June 24, 2013
June 24, 2013	City submitted comments to <i>Site-Specific Cleanup Goal Report</i>	Forwarded reports by Everett & Associates and Soil/Water/Air Protection Enterprise
July 18, 2013	City Council conducted workshop to allow presentation by Mr. Sam Unger, Executive Director of LARWQCB	Presentation by Dr. Lorene Everett and James T. Wells PhD raising concerns related to environmental conditions
July 29, 2013	City Council adopted Resolution No. 13-081 declaring the existence of an emergency in the Carousel Tract	
July 30, 2013	Letters sent to the Governor, Attorney General, Los Angeles County Board of Supervisors and Mr. Unger	Requested immediate assistance due to emergency conditions in Carousel Tract
July 31, 2013	City staff, Mr. Bob Bowcock, Dr. Everett and Mr. Wells met with representatives of Los Angeles County Fire Department and Los Angeles County Department of Public Health	City Council declaration of emergency conditions discussed and copies of Everett & Associates reports transmitted for review

EXHIBIT NO. 3



Carousel Tract Environmental Investigation Timeline

Date	Significant Actions/Reports	Notes
August 21, 2013	LARWQCB sent detailed letter to Shell denying proposed site-specific cleanup goals and requiring revisions to be submitted by October 21, 2013	LARWQCB incorporated OEHHA Memorandum dated July 22, 2013 and UCLA Expert Panel Interim Report dated July 24, 2013
September 11, 2013	City letter to Mr. Sam Unger	Expressing appreciation from City Council and community for response to <i>Site-Specific Cleanup Goal Report</i>
September 24, 2013	LARWQCB community open house CEQA scoping meeting	Request for input from community and public agencies related to evaluation of environmental impacts; comment period ends on October 8, 2013
September 30 – October 10, 2013	LARWQCB Public Participation Specialist to conduct office hours at Carson City Hall	Opportunity for LARWQCB to meet with residents and community stakeholders
October 8, 2013	CEQA scoping comments due to LARWQCB from September 9 through October 8, 2013	Comment letters sent by City of Carson and Bob Bowcock/Barbara Post
October 10, 2013	City staff arranging for a meeting with LARWQCB, LACoFD, Los Angeles County Department of Public Health, OEHHA, Mr. Bowcock, Dr. Everett and Mr. Wells PhD	Review of technical reports and discussion of public agencies responses and actions
October 21, 2013	Shell submitted a <i>Revised Site-Specific Cleanup Goal Report</i> to LARWQCB	Shell proposed to evaluate options that provide excavation in specific areas and does not include any further evaluation associated with the removal of homes
October 24, 2013	Los Angeles County Department of Public Health Letter to City of Carson	Letter states there is not an immediate health threat from site conditions



Carousel Tract Environmental Investigation Timeline

Date	Significant Actions/Reports	Notes
October 30, 2013	LARWQCB letter to Shell for review of <i>Community Outdoor Air Sampling and Analysis Report</i>	Based on statistical tests, LARWQCB concludes that outdoor air concentrations do not differ between the site and surrounding area. Shell is required to address OEHHA comments and to develop a work plan for an additional soil-vapor survey by November 29, 2013. LARWQCB determined on January 13, 2014 that no further evaluation required
October 31, 2013	LARWQCB notice on <i>Proposed Draft Revised Cleanup and Abatement Order No. R4-2011-0046</i>	The proposed draft order names Dole Food Company, Inc. as an additional responsible party. Comments and evidence must be submitted by 12:00 p.m. on December 6, 2013. Dole Food Company has requested an extension to January 2014 to provide comments. LARWQCB approved extension to January 13, 2014. On January 7, 2014, Regional Board approved extension to January 21, 2014
November 12, 2013	Letter to Carousel Tract Owners and Occupants advising of November 19, 2013 City Council Workshop	
November 19, 2013	City Council conducted workshop with Los Angeles County Department of Public Health and Los Angeles County Fire Department	
January 8, 2014	LARWQCB response to <i>Assessment of Environmental Impact and Feasibility of Removal of Residual Concrete Reservoir Slabs</i>	Directs Shell to either remove the residential concrete slabs as appropriate or isolate the residual concrete slabs beneath the foundation of the homes and paved areas using engineering techniques to the extent necessary to address long term health risks or nuisance concerns



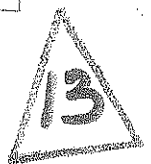
Carousel Tract Environmental Investigation Timeline

Date	Significant Actions/Reports	Notes
January 13, 2014	LARWQCB response to <i>Revised Community Outdoor Air Sampling and Analysis Report</i>	LARWQCB concludes that outdoor air concentrations do not differ between the site and surrounding area. No further evaluation required
January 21, 2014	Dole response to <i>Proposed Draft Revised Cleanup and Abatement Order No. R4-2011-0046</i>	Dole requested to not be included in the Draft Order since their subsidiary, Barclay Hollander Corporation, did not discharge any of the contaminants of concern
January 23, 2014	Community meeting organized by Congresswoman Hahn	Meeting to hear from residents and discuss options for obtaining improved levels of response from the Regional Board
January 23, 2014	LARWQCB response to <i>Revised Site-Specific Cleanup Goal Report</i>	LARWQCB identified deficiencies in the Shell Revised Report and directed a remedial action plan, Human Health Risk Assessment and other environmental documents be submitted by March 10, 2014
February 10, 2014	LARWQCB clarification and revision to their January 8, 2014 letter (effective date of January 13, 2014) regarding the Residential Concrete Slab Report	LARWQCB removed reference to regulations for underground storage tanks
February 23, 2014	Shell submitted a Petition for Review and Request for Hearing to the State Water Resources Control Board in the matter of Cleanup and Abatement Order R4-2011-0046 (CAO)	The State Water Resources Control Board has not responded to Shell's petition
March 10, 2014	Shell submitted Remedial Action Plan (RAP), Human Health Risk Assessment (HHRA), and draft environmental documents to LARWQCB	LARWQCB set a tentative period of 30 day to review the documents and provide opportunity for public viewing
March 19, 2014	LARWQCB filed Notice of Preparation (NOP)	Preparation of a draft Environmental Impact Report in accordance to the California Environmental Quality Act (CEQA)
March 25, 2014	LARWQCB and PCR Service Corporation met with City's staff	As part of the draft Environmental Impact Report, staff discussed transportation, noise, and odor concerns with LARWQCB and PCR



Carousel Tract Environmental Investigation Timeline

April 18, 2014	LARWQCB received comments from LAUSD regarding the NOP	LARWQCB is reviewing LAUSD comments and will provide response
April 30, 2014	LARWQCB responded to Shell's RAP, FS, and HHRA	LARWQCB rejected Shell's proposed cleanup plan and revised RAP to be submitted by Shell by June 16, 2014 by 5 p.m.
April 30, 2014	LARWQCB issued notice of violation (NOV) to Shell for failure to submit a RAP based on approved site-specific cleanup goals	LARWQCB directed Shell to comply by June 16, 2014
May 23, 2014	LARWQCB met with Shell regarding the RAP	LARWQCB discussed deficiencies and revisions with Shell
June 3, 2014	LARWQCB issued notice of opportunity for additional public comment	The deadline to submit public comments is 5 p.m. on June 16, 2014
June 4, 2014	LARWQCB granted Shell a two-week extension to submit the revised RAP, FS, and HHRA	The revised documents are due on June 30, 2014
June 16, 2014	Shell submitted additional comments regarding the Proposed Revised Draft Cleanup and Abatement Order No. RB4-2011-0046	The Regional Board is reviewing Shell's comments
June 30, 2014	Shell submitted the revised RAP, FS, and HHRA to the Regional Board	The Regional Board is reviewing the revised documents
July 7, 2014	The City of Carson sent a letter notifying the Carousel Tract residents of the availability of the RAP, FS, and HHRA via the Regional Board	The documents are part of the draft EIR process



Carousel Tract Environmental Investigation Timeline

	website	
July 22, 2014	The Regional Board is reviewing the RAP, FS, HHRA and preparing the draft EIR. Testing of property in the Carousel Tract is ongoing	Testing result and the Regional Board latest activities are available at: http://geotracker.waterboards.ca.gov/
August 25, 2014	The Regional Board is reviewing the RAP, FS, HHRA and preparing the draft EIR.	No new dates set for meeting with the Carousel Tract residents
August 27, 2014	The Regional Board released August 2014 community update for the Carousel Tract	Tentative release of proposed RAP and Draft EIR in mid October 2014
September 19, 2014	Shell submitted the RAP Relocation Plan to the Regional Board	Tentative release of proposed RAP and Draft EIR at end of October 2014, and meeting with the Carousel Tract resident is projected to begin on November 2014
October 8, 2014	The Regional Board continues preparation of Draft EIR and review of the RAP	The Regional Board required the RAP addendums to be submitted by Shell on October 20, 2014. Meeting with the Carousel Tract residents is projected to occur in the middle of November 2014
October 15, 2014	The Regional Board scheduled community meetings	The Regional Board mailed invitations of community meetings to the Carousel Tract residents
October 15, 2014	Shell submitted addendums to the RAP, FS, and HHRA	The documents are posted on the Regional Board website
November 5, 2014	The Regional Board released the draft EIR proposed RAP for public review and comment	The draft EIR, proposed RAP and support documents are available at the Carson Library, the Los Angeles Regional Board Office and website



Carousel Tract Environmental Investigation Timeline

November 22, 2014	The Regional Board will host a public meeting at the Carson Community Center	The discussion will be centered on the draft EIR and proposed RAP
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