



CITY OF CARSON

701 East Carson Street

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: Eliito Santarina
Indexes:
Code sections:
Attachments: 1. Exhibit No. 1 - Regional Board Community Meeting Invitation, 2. Exhibit No. 2 - RAP Relocation Plan Submitted by Shell, 3. Exhibit No. 3 - Carousel Tract Environmental Investigation Timeline

Date	Ver.	Action By	Action	Result
11/5/2014	1	City Council		

Report to

November 5, 2014

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** 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 October 15, 2014, the Los Angeles Water Quality Control Board (Regional Board) mailed notices to the Carousel Tract residents notifying them of the upcoming community group meetings (Exhibit No. 1).

The meetings are organized by street/blocks, so that each invitation had the date/time of that particular resident's/owner's meeting circled by hand in red. In other words, the invitation is date/time specific per meeting. A bilingual (English and Spanish) RSVP postcard and a self-stamped envelope were included to confirm the meeting attendance. The Regional Board is preparing a summary to the proposed Revised Remedial Action Plan (RAP) and the draft Environmental Impact Report (EIR) to be sent to the Carousel Tract residents within the last week of October 2014.

Staff is in discussion with the Regional Board regarding the RAP Relocation Plan (Plan) submitted by Shell Oil (Shell) (Exhibit No. 2), which was attached to the October 7, 2014 agenda report. The Plan covers two major components while remedial actions are being conducted at property of impacted residents:

1) Temporary Living Assistance (Exhibit No. 2, pgs. 10-11)

a. To provide eligible households with financial assistance toward the temporary living expenses those residents may incur due to temporary relocation during remediation activities. In addition, if desired, assistance with temporary living arrangement may be provided by Shell.

2) Optional Real Estate Program (Exhibit No. 2, pgs. 12-13)

a. A voluntary program that ensures that participating homeowners who elect to sell their house will receive fair market value, without regard to the environmental conditions and RAP activities that are the subject of environmental investigation and remediation in the Carousel neighborhood. The appraised price is determined through the appraisal process summarized in the program. If a property is sold less than the appraised price, Shell will provide payment for the difference of the appraised price and the sale price to the homeowner. The Optional Real Estate Program does not include any property purchase commitment by Shell if homeowners cannot sell their homes.

Additionally, on October 15, 2014, Shell submitted addendums to the Revised RAP 56 pages, the Revised Feasibility Study (FS) 65 pages, and the Revised Human Health Risk Assessment (HHRA) 129 pages. (These documents are available respectively via the Regional Board website at:

[http://www.swrcb.ca.gov/losangeles/Kast/docs/Addendum%20to%20Revised%](http://www.swrcb.ca.gov/losangeles/Kast/docs/Addendum%20to%20Revised%20)

http://www.swrcb.ca.gov/losangeles/Kast/docs/Revised%20FS%20Addendum_10-15-

[http://www.swrcb.ca.gov/losangeles/Kast/docs/Addendum%20to%20the%20Revised%](http://www.swrcb.ca.gov/losangeles/Kast/docs/Addendum%20to%20the%20Revised%20)

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?global_id=T10000000228

As of October 17, 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 (Exhibit No. 3).

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. The Regional Board Community Meeting Invitation. (pgs. 4-5)
2. The RAP Relocation Plan Submitted by Shell. (pgs. 6-17)
3. Carousel Tract Environmental Investigation Timeline. (pgs. 18-23)

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



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.



This information is for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. For more information, please contact your insurance agent or the California Department of Insurance. © 2014 California Department of Insurance. All rights reserved.

Está Usted Cordialmente Invitado a Una Reunión de la Comunidad Carousel

Su asistencia es muy valiosa por lo que le invitamos a participar.

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.





September 19, 2014

Dr. Teklewold Ayalew, PG
California Regional Water Quality Control Board – Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

**SUBJECT: Transmittal of RAP Relocation Plan
Former Kast Property, Carson, California
Site Cleanup No. 1230, Site ID No. 2040330, CAO No. R4-2011-046**

Dear Dr. Ayalew:

On behalf of Shell Oil Products US, URS Corporation is transmitting the attached RAP Relocation Plan (Plan) for the Former Kast Property in Carson, California. A preliminary version of this Plan was included as Appendix D to the Revised Remedial Action Plan submitted on June 30, 2014. This Plan also includes Shell's Optional Real Estate Program as described beginning on Page 6.

If you have any questions, please do not hesitate to contact us.

Sincerely,
URS Corporation

Roy H. Patterson, PG
Vice President and Principal Geologist

I am the Senior Project Manager for Equilon Enterprises LLC, doing business as Shell Oil Products US, for this project. I am informed and believe that the matters stated in the this RAP Relocation Plan for the former Kast Property, Carson, California are true, and on that ground I declare, under penalty of perjury in accordance with Water Code section 13267, that the statements contained therein are true and correct.

Douglas Weimer
Sr. Principle Program Manager
Shell Oil Products US
September 19, 2014

cc: Sam Unger – RWQCB
Paula Rasmussen – RWQCB
Thizar Tintut-Williams – RWQCB
Doug Weimer – SOPUS

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EXHIBIT NO. 2



RAP RELOCATION PLAN

I. Introduction

As part of implementation of the Revised Remedial Action Plan (RAP), Shell Oil Products US (SOPUS or Shell) is providing a Temporary Relocation Program that provides temporary alternative accommodations to eligible residents of properties while remedial actions (in particular remedial excavations) are performed in the yards of their residences, in compliance with recommendations of the Revised Human Health Risk Assessment (Revised HHRA), Revised Feasibility Study (Revised FS), and this Revised RAP, and under the oversight of the Los Angeles Regional Water Quality Control Board (RWQCB or Regional Board). During remedial excavation, backfill, and restoration work, residents of the properties where excavation is conducted will be temporarily relocated as described herein. Following backfill and utility and hardscape restoration, residents will move back into their homes during landscape restoration and fence/block wall construction, or, at their option, wait to return until after the landscape restoration work is completed.

Residents of properties adjacent to locations where excavations are occurring will be offered alternative accommodations if necessary based on the nature of the excavation work, the potential for interruptions of access to the property, or due to disruptions in utility service to the property. Relocation of residents at adjacent or nearby properties will include services and security as described herein.

In addition to the Temporary Relocation Program described above, Carousel homeowners are also being offered an Optional Real Estate Program.

The Optional Real Estate Program is a voluntary program that ensures that participating homeowners who elect to sell their house to independent third party buyers after placing their home on the market will receive fair market value as determined through the appraisal process described in the Program. Homeowners must sign up for the Optional Real Estate Program before putting their house on the market in order to participate in the Program. The appraisal process in the Optional Real Estate Program will ensure that qualified appraisers evaluate the fair market value of the home without regard to the environmental conditions and RAP activities that are the subject of environmental investigation and remediation in the Carousel neighborhood. If it is determined that the property sells for less than fair market value as agreed to by the parties or determined through the appraisal process, the homeowner will receive a payment for the difference between fair market value and the sale price.

This is an overview of the Relocation Plan and the services being offered. It is anticipated that Cartus, a nationwide real estate services company, will administer the Temporary Relocation Program. If desired by a resident, a Cartus Program counselor will be available to review a resident's particular needs during relocation and present the features and options available under each program.



II. About the Temporary Relocation Program

The Temporary Relocation Program is being offered to eligible residents of properties where excavation will be performed that may cause a temporary inconvenience to the residents and necessitate temporary alternative living arrangements during excavation and restoration.

The Temporary Relocation Program:

- Offers a payment that can be applied towards temporary living expenses for the members of the household living at the residence;
- Provides assistance, if desired, with making temporary living arrangements and/or hotel accommodations billed directly to Cartus, a Shell relocation contractor;
- Provides an inconvenience allowance as part of the payment.

Alternative accommodations may be offered on a case-by-case basis to residents of neighboring properties to minimize disruptions (due to interruptions of access to the property resulting from equipment staging, or due to disruptions in utility service to the property, noise, or other conditions) to those residents.

Temporary Relocation Program Eligibility

Residing owners or tenants of a residential property that qualify for temporary living arrangements (as determined by Shell or its consultants/contractors as set forth above) due to remediation-related excavation activities are eligible for the Program.

It is a requirement of the Program that the resident sign a "Use of Home and Acknowledgement of Payment to Occupants" form in order to receive program benefits. Please see Attachment A – "Use of Property and Acknowledgement of Payment of Occupants."

III. Planned Remediation Activities

Overview

As described in the Revised RAP, Shell intends to conduct the following multi-media remedial actions for the Site:

- Excavation of shallow soils to 5 feet below ground surface (bgs) at impacted residential properties where Remedial Action Objectives (RAOs) are not met under existing conditions, and targeted excavation of deeper soils between 5 and approximately 10 feet bgs at certain properties where significant hydrocarbon mass can be reduced based on the distribution and concentration of hydrocarbons detected.
- Following excavation, a combination of soil vapor extraction (SVE) and bioventing will be conducted to address residual petroleum hydrocarbons and volatile organic compounds (VOCs) and methane in soils below the depth of excavation and areas not excavated. SVE/bioventing wells will be installed in City streets and on residential properties, as appropriate.



- Sub-slab mitigation will be implemented at properties where RAOs are not met based on theoretical calculations of vapor intrusion risk or where methane concentrations in sub-slab soil vapor exceed the upper RAO for methane of 0.5%. In addition, while the data do not indicate that vapor intrusion is an issue at any of the residences, Shell is prepared to offer installation of a sub-slab mitigation system to any of the homeowners in the Carousel neighborhood to alleviate concerns about potential impacts to their indoor air from the Site.

Excavation of soils is the only activity anticipated to require temporary relocation of residents of the affected properties. Shell will excavate impacted shallow soils at residential properties identified based on findings of the Revised Human Health Risk Assessment to a depth of 5 feet below existing grade. Additional targeted excavation of deeper soils between 5 and approximately 10 feet bgs will be done at selected properties, where significant hydrocarbon mass can be reduced based on the distribution and concentration of hydrocarbons detected.

Soils will be excavated from both landscaped areas and areas currently covered by hardscape, including walkways, driveways, patio areas, and hardscape associated with landscaping. Hardscape and landscaping will be removed during the initial stage of excavation and restored to like conditions following completion of excavation. Shell also anticipates that it may be necessary to remove most fences and block walls between yards and ornamental or partitioning walls on individual properties, as the depth of excavation will exceed footing depths, and removal of fences and walls separating side yards will facilitate equipment access to back yards. As with other hardscape, fences and walls will be restored following completion of excavation along with restoration of landscaping. Exceptions to excavation beneath hardscape include patios covered by structures and roofs, and swimming pools and pool decking surrounding swimming pools. These hardscape areas will not be excavated to avoid structural demolition and potential damage to swimming pools and appurtenant equipment. In addition, property-specific features may limit excavation in some localized areas and this will be considered as the individual Property-Specific Remediation Plans are developed.

Following approval of the RAP, a Site-wide Remedial Design and Implementation Plan (RDIP) will be prepared along with a Property Specific Remediation Plan (PSRP) for each property that requires remedial action. As part of PSRP preparation, Shell contractors will meet with homeowners and/or residents, and their legal representatives, as appropriate, to obtain necessary information for relocation during remedial implementation and to discuss hardscape and landscape restoration.

Remedial excavation is anticipated to proceed in phases, with each phase of work including approximately eight contiguous properties, if access can be obtained. Where possible, each phase will include homes on both sides of a city block (e.g., the east side of Marbella and west side of Neptune Avenues or the west side of Ravenna and east side of Panama Avenues). For properties on the perimeter of the tract, work will likely proceed at a smaller number of properties for each phase. This approach will be used so that back-of-lot and side yard fences or block walls can be removed one time and excavation conducted in both yards before the fences are restored.

Preliminarily, based on working five days per week, it is estimated that excavation and backfill will take approximately six weeks per property and site restoration will take an additional approximately two weeks. Approximately 10 weeks will be needed to complete a phase of eight properties. Thus, residents may be relocated for a period of approximately eight weeks, with potential for shorter or longer durations. Following backfill and utility and hardscape restoration, residents will move back



into their homes during landscape restoration and fence/block wall construction, or, at their option, wait to return until after the landscape restoration work is completed. Residents of non-excavated properties adjacent to properties where excavation work is being conducted may be offered relocation as necessary.

IV. Temporary Living Assistance

Overview

The goal of the Temporary Relocation Program is to provide eligible households with financial assistance toward the temporary living expenses that participants may incur due to temporary relocation during remediation activities. In addition, if desired, assistance with temporary living arrangements may be provided.

How the Temporary Relocation Program Assistance Payment is Established

At least two weeks prior to the relocation date, a meeting will be held with the residents to provide information about financial assistance to facilitate relocation, including relocation or boarding of pets and assistance with transportation, if needed. Residents will be asked for general information about persons living in the home, such as the number of adults and children and the ages of the children. Special needs, such as long-term vehicle storage, special medical needs, or transportation needs will be discussed and accommodations will be made to ensure the relocation is as comfortable as possible for the residents. Refer to Attachment B for information to be obtained during the interview. Once the interview is completed, a financial assistance calculation will be completed and the residents will be informed of the amount to be provided.

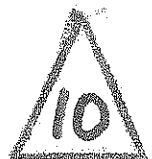
Assistance with Temporary Living Arrangements

Residents will have the option to stay at a hotel of their choice and make their own arrangements subject to the daily payment amounts provided below. If requested, residents may choose to stay at a hotel arranged by and direct billed to Cartus. Available hotels for direct billing include:

- Marriott Residence Inn Torrance, 3701 Torrance Boulevard, Torrance, California;
- Marriott Residence Inn Manhattan Beach, 1700 North Sepulveda Boulevard, Manhattan Beach, California;
- Marriott Courtyard Torrance, 2633 Sepulveda Boulevard, Torrance, California;
- Marriott Residence Inn Downtown Long Beach, 600 Queensway Drive, Long Beach, California; and
- Marriott Residence Inn Long Beach, 4111 East Willow Street, Long Beach, California

In either instance, Shell will pay any pet fees charged by the hotel or pet boarding charges subject to daily limits.

If requested, Cartus can make the initial reservations and will provide contact information at the hotel in case any changes need to be made. In addition, direct billing can be set up for the room, pet fees, and tax. However, all other expenses (meals, etc.) shall be paid directly by the participating residents. Meals and other miscellaneous assistance based on the family profile will be provided in



the payment amount. Any damage to hotel rooms, furnishings or other property during relocation periods will be the responsibility of the relocated residents.

Temporary Relocation Program Payment

The Temporary Relocation Program will provide eligible participants with assistance towards the temporary living expenses such as lodging and meals that may be incurred as a result of the remediation being completed at their home. The Program payment will be calculated by Cartus and will be communicated after the interview conducted as part of the RDIP and PSRP process.

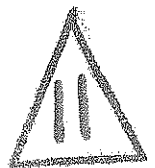
Payment will be provided in the form of funds loaded onto one debit card per property. As noted above, the resident will need to sign a "Use of Property and Acknowledgement of Payment to Occupants" form in order to receive the payment. Please see Attachment A for further information.

Shell will provide relocated residents a daily meal allowance of \$71 per day per adult, and \$36 per day per child. These amounts are based on the 2014 Federal per diem allowance for the Los Angeles area (<http://www.gsa.gov/portal/category/100120>). For the purposes of meal allowance calculations, a child is considered a person 12 years of age or younger. If a resident chooses to make their own hotel arrangements, the hotel allowance is \$165 per night per room, based on 2 people per room. This amount is higher than the 2014 Federal per diem allowance for the area. Additionally, an inconvenience allowance will also be provided.

If the resident has pets that will not be staying at the hotel, the resident will be given the option to board the pets at a facility selected and reserved by Cartus, or to make their own arrangements to board pets with an allowance of \$30 per day per pet. Additionally, Shell will pay for updated shots if the pet is not current on vaccinations required for boarding. Shell understands that some pets have special needs, such as regular medication, that might increase the cost of boarding a pet, and will take such special needs requests under consideration when provided an explanation of the need.

Security

While residents are temporarily relocated, onsite security, consisting of an off-duty law enforcement officer, will be present at each area where active remediation work is being conducted and the residents are relocated during the hours that URS or its subcontractor personnel are not present onsite. When working on both sides of a block, a security officer will be stationed on each street. A relief officer will be present in the neighborhood to relieve the onsite officer(s) for meal and rest breaks. In the event of an emergency, including suspicious persons/activities at or near the residence, emergency services will be contacted immediately by calling 911, followed by the resident or their designated legal representative, and URS. If the situation is not an emergency, URS will be notified immediately or, if after hours, at the start of the next working day. All verbal notifications will be followed by written documentation of the incident within 24 hours; including date, time, and description of the incident; who was contacted, and time the resident or their legal representative and URS representative were notified.



V. Optional Real Estate Program

In addition to the Temporary Relocation Program described above, current Carousel homeowners will be offered the Optional Real Estate Program upon approval of the Revised RAP.

The Optional Real Estate Program is a voluntary program that ensures that participating homeowners who elect to sell their house will receive fair market value as determined through the appraisal process summarized below. The Optional Real Estate Program is applicable to arm's-length, first-time sales of Carousel homes to independent third party buyers by individual homeowners who own their homes as of June 30, 2014. It will be active for ten (10) years from the approval of the Revised RAP by the Regional Water Quality Control Board.

Homeowners interested in participating in the Optional Real Estate Program will sign a Real Estate Program Agreement specifying the terms of the program in more detail.

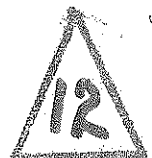
Homeowners participating in the Optional Real Estate Program agree to notify the Program Administrator of their intent to list their property for sale at least thirty (30) days in advance of the listing. The homeowner will then put their property on the market with an approved independent real estate broker and make all reasonable efforts to actively market the home. The homeowner will provide the Program Administrator with a copy of every written offer received on the property.

After receiving what is believed to be the best offer on the property, the homeowner must immediately notify the Program Administrator. The homeowner must also immediately notify the Program Administrator upon entering into a sales contract with an independent third party. The accepted offer and close of escrow must be the result of a *bona fide* arm's length transaction.

If the homeowner believes the home sold for less than fair market value due to the environmental condition of the property and the RAP activities in the Carousel neighborhood, the homeowner must notify the Program Administrator and submit a claim within the specified period after the close of escrow. If the Program Administrator and the homeowner do not agree as to the fair market value for the property, the parties agree to determine the fair market value through the independent appraisal process of the Optional Real Estate Program. If it is determined that the property sold for less than fair market value as agreed to by the parties or determined through the appraisal process, the homeowner will receive a payment for the difference between fair market value and the sale price.

Under the Optional Real Estate Program, approved independent real estate appraiser(s) will determine the fair market value of the property without regard to the environmental conditions and RAP activities that are the subject of environmental investigation and remediation in the Carousel neighborhood. The appraisal process is summarized as follows:

- If the Program Administrator and the homeowner do not agree regarding the fair market value for the property, the parties will take the following steps:
 - a. Within ten (10) days of submission of a claim, the Program Administrator will designate an approved appraiser to determine fair market value;
 - b. Within ten (10) days of the Program Administrator's designation, the homeowner, at their own expense, may designate his or her own approved appraiser to determine fair market value. If the homeowner does not designate an approved appraiser within that time period, the fair market value determination by the



approved appraiser designated by the Program Administrator will be the final fair market value;

- c. If the homeowner timely designates an appraiser, each of the appraisers designated shall independently determine their appraisal of fair market value. If the lower of the two fair market value appraisals is within five (5) percent of the higher fair market value appraisal, then fair market value shall be set at the average of the two appraisals. This fair market value shall be binding upon the parties. Otherwise, unless the Program Administrator and the homeowner reach an agreement as to fair market value, the appraisers designated by each party will have five (5) days to agree upon and appoint a third independent approved appraiser, who shall conduct its own independent appraisal. Once the third fair market value appraisal has been received, the fair market value shall be set at the average of the two closest of the three appraisals. This amount shall be binding upon the parties.



Attachment A

USE OF PROPERTY AND ACKNOWLEDGMENT OF PAYMENT TO OCCUPANTS

Company and Responsible Occupants agree as follows:

Agreement: This Use of Property and Acknowledgment of Payment to Occupants

Property Address:

Responsible Occupants (Owner or Tenant):

Company: Shell Oil Company

Activities: Excavation yard of Property including hardscape, and Restoration of Property

Leave Date:

Return Date:

Excavation and Restoration Period:

Number of Days in Excavation and Restoration Period: X days

Number of Nights in Excavation and Restoration Period: X-1 nights

Number of Occupants in Home (including Responsible Occupants) and Number of Pets to be Boarded:

X Occupants 13 years and older, X Occupants 12 years and younger, and X Pets to be boarded.

Payment to Responsible Occupants: \$XXX TOTAL PAYMENT AMOUNT If one or more Occupants decide to stay at the house after having asked for alternative accommodations, the amounts provided for those accommodations will be adjusted accordingly.

What Company will do: (a) Have the right to use the Property for Remediation purposes during the Excavation and Restoration Period; (b) Pay to the Responsible Occupants the Total Payment Amount; (c) Repair any damage to the Property caused by Company's use of the Property during the Excavation and Restoration Period.

What Responsible Occupants will do: (a) Have all of the Occupants and pets leave the Home on or before the Leave Date and keep all Occupants and pets away from the Property during the entire Excavation Period until the specified Return Date; (b) Allow Company to use the Property during the Period for Excavation and Restoration (even if occupant elects to return during Restoration activities); (c) Notify Company of all known hazards or risks in the Property and in the Home; (d) Comply with all Rules of Occupancy at the temporary living facility/hotel during the Occupants' stay.

No Admission of Liability: Company is not admitting to any liability relating to the Property or the Home or any environmental matter relating to the Property or the Home by signing and performing this Agreement or conducting the Excavation and Restoration.

Signed as of <Date>.

RESPONSIBLE OCCUPANTS:

COMPANY:

[Signature]

[Signature]

[Signature]



Attachment B

Sample Resident Questionnaire for Determining Temporary Relocation Assistance

Please provide all applicable information.	
Head of Household (Select one adult to represent the family. This is the name of the person that the temporary assistance payment will be made out to or to whose account the payment will be sent):	
Primary Residence Address:	
Occupancy Basis at Primary Address:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Living with Friend or Family. No rent paid.
Type of Primary Residence	<input type="checkbox"/> House <input type="checkbox"/> Mobile Home <input type="checkbox"/> Apartment <input type="checkbox"/> Other
Name and Address of Landlord/Mortgage Holder at Primary Address:	

Phone Numbers of Residents

Residence phone	
Cell phone (and name)	
Head of Household work or other #	

Occupants at Primary Address

Name	Age	Sex	Relationship to Head(s) of Household
1.			
2.			
3.			
4.			
5.			
6.			

Special Needs? (e.g., handicap accessible, special provisions for health concerns)

How many cars/trucks do you currently have that will require parking at the temporary address?

Hotel/Extended Stay Facility Needs (Delete if not needed) (The company has ultimate discretion to determine the number of rooms needed.)

Number of Rooms: _____

Adjoining Rooms: No Yes

Explain:

Refrigerator: No Yes

Explain:

Apartment Needs (Delete if not needed) (The company has ultimate discretion to determine the number of bedrooms needed.)

Number of bedrooms needed:

Other needs:

Staying with Friends or Family:

Name and address of friend or family:

Phone number of friend or family:

Pet Needs

Do you have pets that will need to be temporarily relocated? No Yes

How many pets and what type:

Are your pets up to date on all required shots? No Yes

Do any of your pets have unique needs? (e.g. daily medication, large aquariums, etc.)
 No Yes If yes, please explain:



Transportation Needs

How do your children get to school currently?
What is the name of the school(s) your children attend?
Will your children require transportation to school from the temporary living facility? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, please provide details:
How far away is your workplace from your children's school(s)?
Do you have any other transportation needs?

Additional Information

Please provide any other information that you feel would be helpful in addressing your temporary living needs.
--

I certify that the above information is accurate and true. I understand that if any information on this form changes, I need to inform the Company. I also understand that if any information on this form is found to be inaccurate, some or all of my temporary relocation assistance may be denied or withdrawn.

Signature: _____

Printed name: _____

Date: _____



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

