



**A G E N D A**  
**CITY OF CARSON**  
**REGULAR MEETING OF THE ENVIRONMENTAL COMMISSION**

701 East Carson Street, Carson, CA 90745  
EXECUTIVE CONFERENCE ROOM, 2<sup>ND</sup> FLOOR  
Wednesday, May 1, 2013  
6:30 p.m.

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**1. CALL TO ORDER:**

**2. FLAG SALUTE:**

**3. ROLL CALL:**

- 4. AGENDA POSTING CERTIFICATION:** In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting.  
(Government Code Section 54954.2)

**5. AGENDA APPROVAL:**

- 6. MINUTES APPROVAL:** a) April 3, 2013

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**7. UNFINISHED BUSINESS**

- a) California International Gateway (SCIG) Final EIR, Response to Comments  
b) Website Development

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**8. NEW BUSINESS**

- a) None

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**9. WRITTEN COMMUNICATIONS**

- a) Carousel Update, PowerPoint

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**10. ORAL COMMUNICATIONS**

- a) Audience  
b) Commissioners  
c) Staff

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**11. ADJOURNMENT**

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Upcoming Meetings: • June 5, 2013 • July 3, 2013 • August 7, 2013 • September 4, 2013

**MINUTES  
ENVIRONMENTAL COMMISSION  
April 3, 2013**

**6:30 PM**

**CALL TO ORDER:** 6:30

**PLEDGE OF ALLEGIANCE:** Chair Members

**ROLL CALL:** Planner Saied Naaseh called the roll as follows:  
Present: Commissioners: Boyer, Jimenez, Love,  
Taylor, and Pinon.  
Absent Hopson, Mack (EA)  
  
Staff Present: Planner Saied Naaseh and Patricia  
Elkins, Storm Water Quality Programs  
Manager

**SECRETARY'S REPORT**

N/A

**AGENDA APPROVAL**

Approved

**MINUTES APPROVAL**

Approved March 6, 2013 minutes.

**NEW BUSINESS**

- a. LA River Presentation, Carol Armstrong, City of Los Angeles  
Carol Armstrong provided overview of the future plans for the LA River. Patricia Elkins, provided an overview of city's storm water management practices.

**UNFINISHED BUSINESS**

- b. Southern California International Gateway (SCIG) Final EIR, Response to Comments  
Planner Naaseh provided an update on the appeal process. Lou Baglietto, Jr. representing the SCIG project and William Kuhns, a member of the audience, provided input on the project. This was an informational item and no action was taken.
- c. Website Development  
Planner Naaseh provided the Commission an overview of the WebPages for Santa Monica, Long Beach, and Irvine. The Commission identified the following initial

categories for the webpage: water quality, transportation, air quality, recycling, energy, landscaping, hazardous materials, green building, and education. The Commission suggested the following links: AQMD, Carousel, Waste management, Beautification Committee, The Commission continued the item to the next scheduled meeting.

### ORAL COMMUNICATIONS

- Commission
  - Chairman Pinon, appointed to the Planning Commission, thanked the Commission and staff for their efforts.
  
- Staff Naaseh
  - Provided an update on the Shell ethanol project

### AJOURNMENT

At 8:20 pm, the meeting was adjourned to Wednesday, May 1, 2013, 6:30 pm.

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CHAIRPERSON

ATTEST:

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SAIED NAASEH, ASSOCIATE PLANNER

CITY OF CARSON

STAFF COMMUNICATION TO  
THE ENVIRONMENTAL COMMISSION

UNFINISHED BUSINESS

May 1, 2013

SUBJECT: Southern California International Gateway (SCIG) Final  
Environmental Impact Report (FEIR) Certification

REQUEST: Update the Commission Regarding the Certification of SCIG  
FEIR

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I. Introduction

On March 7, 2013, the Los Angeles Harbor Commission certified the final Environmental Impact Report for the proposed Southern California International Gateway (SCIG) intermodal rail-yard. On March 13, the Natural Resources Defense Council (NRDC) and City of Long Beach, among others, appealed the decision to the Los Angeles City Council.

II. Discussion

The City of Carson has taken a position that our comments on the original EIR have not been addressed. The Los Angeles City Council has scheduled to hear this item on May 22, 2013; however, other meetings may also be held prior to that day. The City of Carson will be submitting a letter to the City of Los Angeles stating that our comments on the EIR have not been addressed.

III. Recommendation

Receive and File.

IV. Exhibits

1. None.

Prepared by: \_\_\_\_\_

Saied Naaseh, Associate Planner

CITY OF CARSON

STAFF COMMUNICATION TO  
THE ENVIRONMENTAL COMMISSION

UNFINISHED BUSINESS

May 1, 2013

SUBJECT: Website Development

REQUEST: To initiate the development of the format, goals, and content of a webpage related to the improvement of the environment

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I. Introduction

At the April 3, 2013, staff presented the Commission with an overview of the webpages for the cities of Santa Monica, Long Beach, and Irvine. The Commission agreed to include water quality, transportation, air quality, recycling, energy, landscaping, hazardous materials, green building, and education as the main categories on the new webpages. These topics would initiate efforts to transform and build a healthier environment for Carson residents. In addition, the Commission suggested adding appropriate links such as AQMD, Carousel, Waste Management, Beautification Committee, etc. The Commission continued the item to the next scheduled meeting.

II. Background/Analysis

Staff would like to continue the discussion of the various components of the webpage. The Commission may also consider adding topics that create a healthy community such as healthy eating habits and fitness. The Commission could develop sub-committees to further research each category to provide the foundation for the webpage. During these discussions, goals and priorities should be developed along with the name and the format of this webpage.

III. Recommendation

That the Environmental Commission discuss the possibility of forming sub-committees to develop the format, goals, and content of the website related to the improvement of the environment.

IV. Exhibits

1. None

Prepared by: \_\_\_\_\_

Saied Naaseh, Associate Planner

**Carousel Tract  
Former Kast Property Tank Farm  
Investigation and Remediation**



**Water Boards**  
STATE OF CALIFORNIA  
DEPARTMENT OF WATER RESOURCES

**Samuel Unger, Executive Officer**  
**April 16, 2013**

# RWQCB

## Los Angeles Region

- State Agency under California Environmental Protection Agency
  - Water Boards
  - Air Board
  - Toxics
  - Environmental Health Hazard Assessment
  - Pesticide Regulation
  - CalRecycle
- State Board + Nine Regional Boards
- LA Region – Los Angeles and Ventura Counties

# Regional Board Structure

- Seven Board Members
- Appointed by Governor
- Confirmed by Senate
- Serve Voluntarily
- Meet 10 times per year

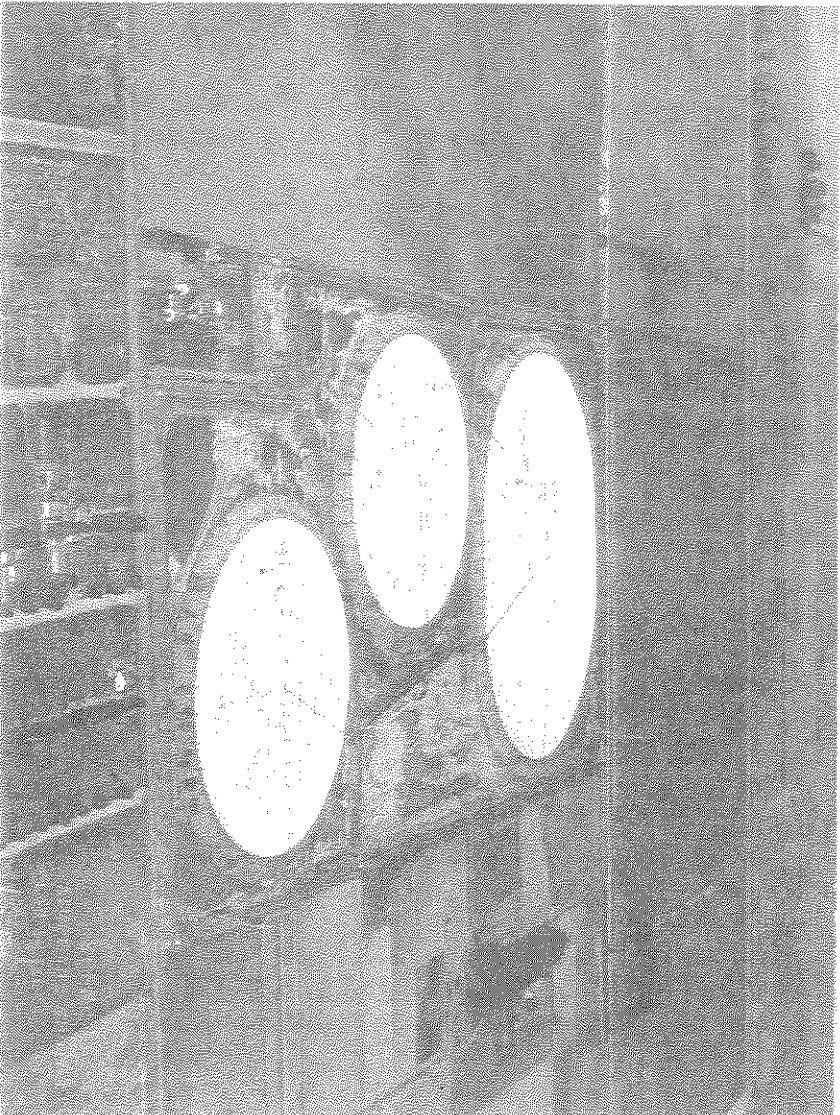
# Regional Board Functions

- Implement Regulations
  - Clean Water Act
  - Porter-Cologne Water Quality Control Act
  - California Health and Safety Code
- Issue Permits to Discharge Wastes
- Issue Orders to Cleanup and Abate Wastes
- Rule making for Water Quality Standards and Impaired Waterbodies

# Complex Sites

- Scientific
  - Work with other Public Agencies
  - Peer Review – Expert Panel
- Public Outreach
- Legal
- Political

# Site History



1920 – 1965

Shell Oil Tank Farm

- Crude Oil Storage
- 44 Acres
- 3.5 Million Barrels of Crude Oil

# Site History (cont'd)



## 1965 – 1968 Property Sold and Redeveloped

- Most Residual Oil and Water Drained or Removed
- Reservoirs Demolished
- Surface Regraded

## 1968 – present

- 285 Single Family Homes

# Investigation Priorities

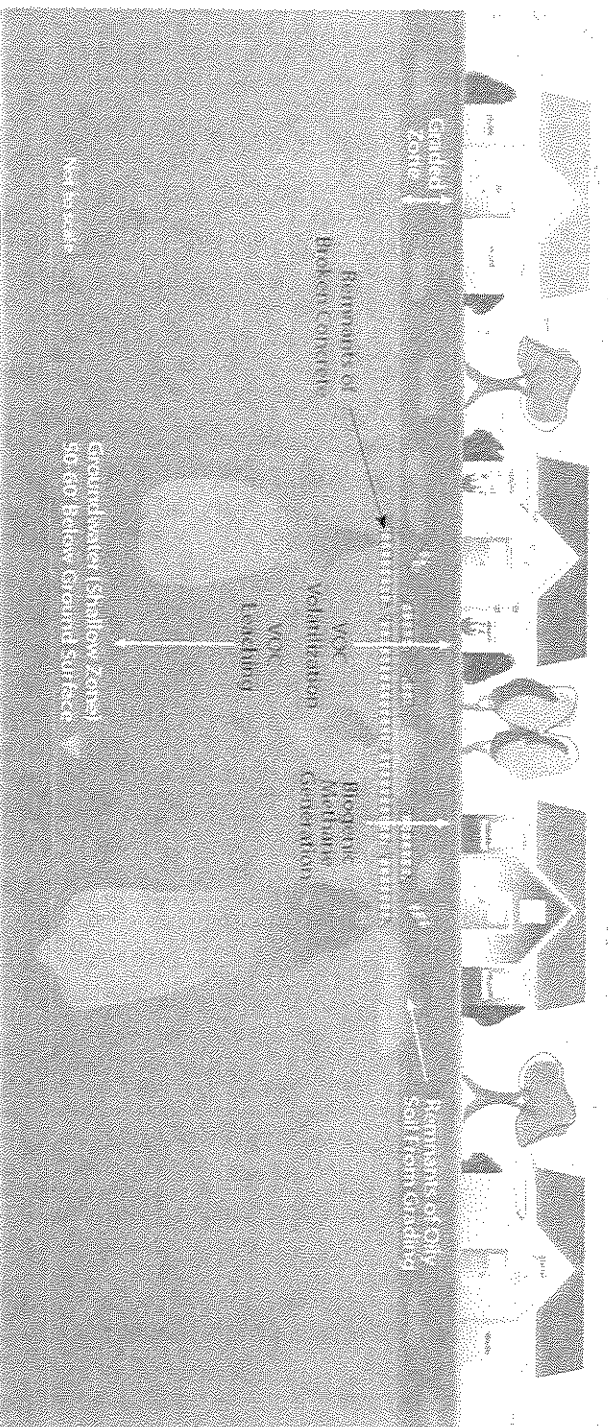
- Health Risks and Groundwater
- Extent of Contamination
- Remediation Methods

# Health Risk Assessment

- Are residents breathing vapors from contaminated soil and groundwater?
- Site safety: methane monitoring and mitigation
- Are residents' drinking water contaminated at the site?

# Nature and Extent of Contamination

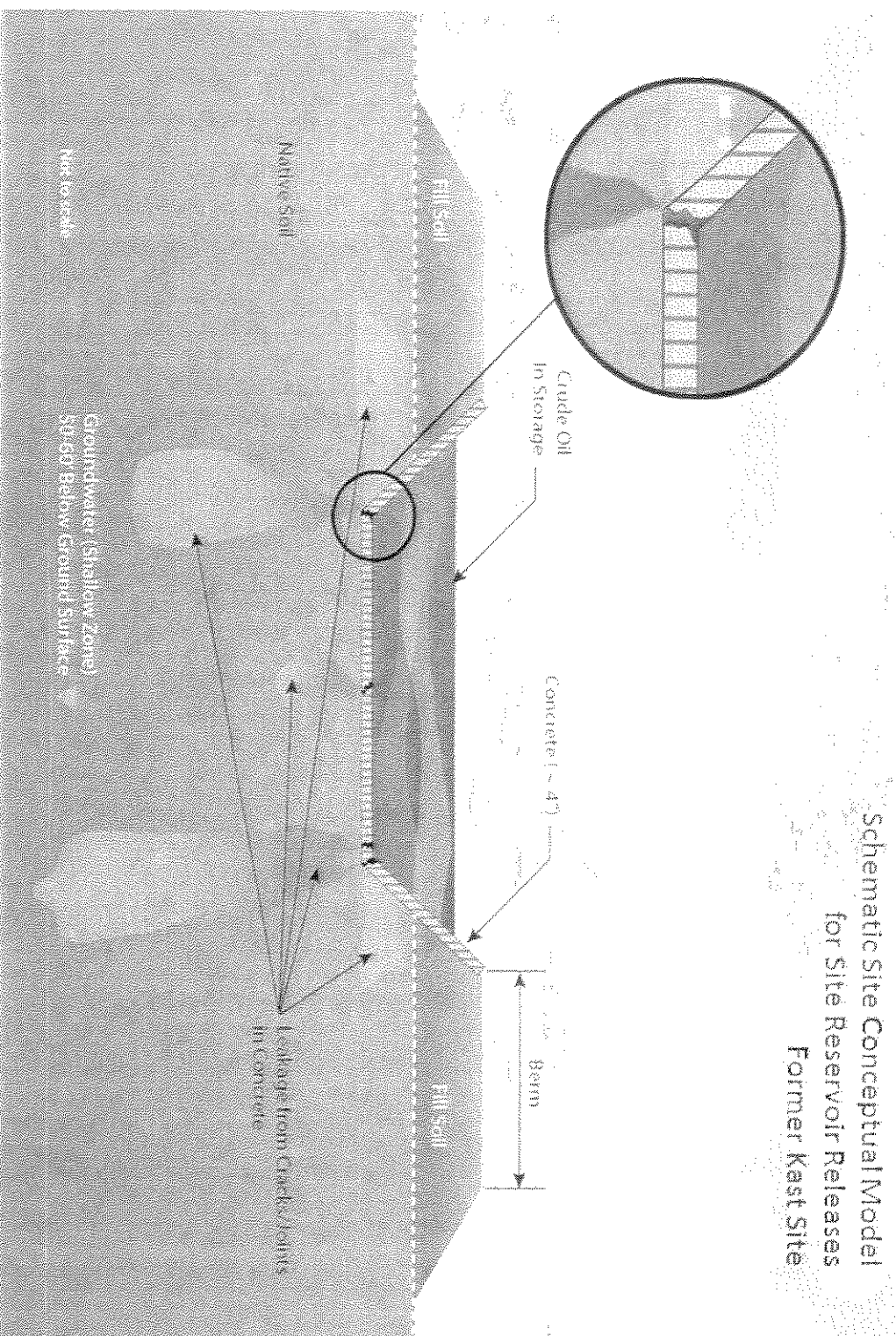
Schematic Site Conceptual Model  
for Current Site



- What is the lateral and vertical extent of contaminants?
- What are the contaminants?
- Which technologies are most effective for remediation?

# Schematic of Leaking Reservoir

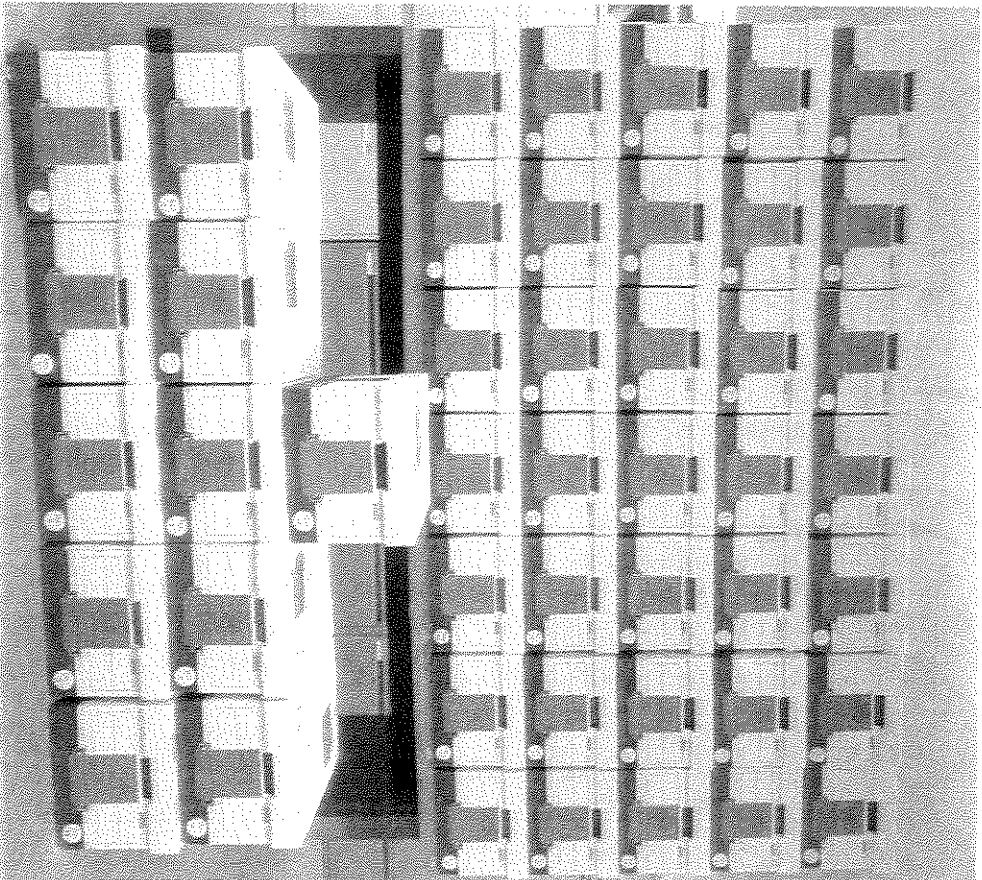
How Contamination Occurred  
Between 1920 and 1965



# Chemicals of Concern

- Methane
  - Flammable
- Benzene
  - Carcinogen
- Petroleum Hydrocarbons
  - (polycyclic aromatic hydrocarbons, naphthalene)

# Investigation Results



- No indication of vapor intrusion to date.
- No accumulation of methane in utility vaults to date.
- Total petroleum hydrocarbons found below the ground surface.
- Crude oil found in one well.
- Groundwater pollution.

# Cleanup Technologies Tested



- Soil Vapor  
Extraction
- Excavation
- Bioventing
- In-situ Chemical  
Oxidation (ISCO)
- Free Product  
Recovery



# Site Chronology

2008	2009	2010	2011	2012
Site Referral	Monthly Methane Testing	Monthly Methane Testing	Monthly Methane Testing	Monthly Methane Testing
13267 Order Issued to Shell	Public Process	Public Process	Public Process	Public Process
Parcel by Parcel Shallow Soil and Sub-Slab Vapor Sampling Initiated	Continue Parcel by Parcel Investigations	Continue Parcel by Parcel Investigations	Continue Parcel by Parcel Investigations	Continue Parcel by Parcel Investigations
Investigation on Public Streets	Delineation of Contaminants	Clean Up and Abatement Order Issued	ISCO Pilot Testing	
Groundwater Investigation Initiated	13267 Order Issued to Shell	Vapor Intrusion Studies	Biovent Pilot Testing	
Indoor Air Testing Initiated	SVE Pilot Testing	13267 Order Issued to Dole	Excavation Pilot Testing	
Notice of Violation Issued to Shell	Wilmington Middle School Investigation			
			Free Phase Recovery	

# Summary of Site Activities

## 2008-2012

- Continuous Monthly Monitoring of 69 utility boxes for methane – less than lower explosive limit (LEL)
- Completed Residential Sampling Activity
  - 265 homes were screened for methane (93%)
  - 265 homes had soils sampled and vapor probes installed (93%)
  - 264 homes had sub-slab soil vapor probes sampled (93%); and
  - 209 homes had indoor air sampled (73%)
- September 2009 to present
  - Over 475 residential sampling reports
  - Eight final interim documents

# Next Steps

- Pilot Test Program reports submitted
- Assess impacts of the slabs
- Set cleanup goals
- Develop Remedial Action Plan
- Conduct CEQA analysis
- Facilitate public involvement
  - Public meeting/workshop
  - Public comment period Expert panel review
- Expert panel review
- Approve the Remedial Action Plan and begin remediation

# Public Participation

- Eleven community meetings were held between 2009 and 2012.
- New Water Board staff expert now on board
- Water Board will prepare public participation plan for remaining activities, including:
  - Public meetings/workshops
  - Opportunity to comment on cleanup proposals
- Water Board staff will work with outside experts as appropriate under law

# Supporting Agencies

- Office of Environmental Health Hazard Assessment (California EPA)
- Air Quality Management District
- Los Angeles County Public Health Department
- Los Angeles County Fire Department
- Los Angeles County Department of Public Works
- Los Angeles Unified School District
- City of Carson Public Works
- Department of Toxic Substances Control

# Summary

Regional Board has:

- Evaluated health risks
- Defined nature and extent of contamination
- Evaluated methane risks and mitigation in place
- Conducted public outreach
- Engaged other public agencies
- **Required** pilot testing of remediation
- **Initiated** use of an expert panel