



CITY OF CARSON

701 East Carson Street

Legislation Details (With Text)

File #: 2014-569 **Version:** 1 **Name:**

Type: Report **Status:** Agenda Ready

File created: 11/24/2014 **In control:** City Council

On agenda: 12/2/2014 **Final action:**

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 - Soil Excavation Proposed to 5 feet, 2. Exhibit No. 2 - Soil Excavation Proposed to 10 feet, 3. Exhibit No. 3 - Sub-Slab Soil Vapor Mitigation, 4. Exhibit No. 4 - Remedial Action Plan (RAP), 5. Exhibit No. 5 - Carousel Tract Environmental Investigation Timeline

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council
 Tuesday, December 02, 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 22, 2014, the Los Angeles Water Quality Control Board (Regional Board) held the last scheduled community meeting with the Carousel Tract residents to discuss the proposed Remedial Action Plan (RAP) and the draft Environmental Impact Report (EIR). The Regional Board held a series of small group meetings with the Carousel Tract residents earlier during the week on November 12, 15, 18, and 20, 2014. The public comment period began on November 7, 2014 and will end on January 9, 2014. All written comments must be received no later than 5 p.m. on January 9, 2014.

The proposed RAP identified 219 homes where excavation will be conducted to remove contaminated soil. 207 out of 219 homes will have excavation to the depth of 5 feet (Exhibit No. 1) and 85 homes out of 219 homes will have excavation to 10 feet depth (Exhibit No. 2). After the remedial contractor removes and disposes the contaminated soil, clean soil will be placed in the excavated area and restore the landscape. Each property will have its own remediation project plan and the details of the project must meet the approval of the property owner. The Regional Board has no data on 12 homes out of the 219 homes identified for excavation. The owners/residents of these 12 homes have not provided access for testing or have not replied to the request for access. The Regional Board continues to reach out to the owners/residents of these 12 homes. Even though the Regional Board has no data on these 12 homes, these properties are included as part of the soil removal project because of their proximity to the other properties included in the project.

Additionally, the RAP also proposed to install soil vapor extraction (SVE)/ bioventing wells and piping at 224 properties and various locations on public streets and other off-site locations. 28 homes were identified and proposed to have sub-slab vapor mitigation system installed to vent volatile organic compounds (VOC) and methane (Exhibit No. 3). Sub-slab vapor mitigation system is available to all homeowners upon request. The proposed cleanup implementation timeline for excavation and restoration is 6 years, and the operation of soil vapor extraction /bioventing system including long term monitoring is 30 plus years.

Under the Addendum RAP Relocation Plan (Plan), remedial work will begin with groups of 8 homes at one time for an estimated time of 10 weeks per group. During the remedial work, relocation, accommodation, and the optional real estate program are available to impacted residents (Exhibit No. 4).

The Regional Board also discussed the draft EIR and addressed concerns of security of homes during remediation, dust, noise, and traffic circulation that may impact quality of life during the remedial work.

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 November 21, 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.5).

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Soil Excavation Proposed to 5 feet. (pg. 4)
2. Soil Excavation Proposed to 10 feet. (pg. 5)
3. Sub-Slab Soil Vapor Mitigation. (pgs. 6-7)
4. Remedial Action Plan (RAP). (pgs. 8-19)
5. Carousel Tract Environmental Investigation Timeline. (pgs. 20-26)

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



CITY OF CARSON

701 East Carson Street

Legislation Details (With Text)

File #: 2014-594 **Version:** 1 **Name:**
Type: Report **Status:** Agenda Ready
File created: 12/9/2014 **In control:** City Council
On agenda: 12/16/2014 **Final action:**
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 - Map of 12 Properties with No Data, 2. Exhibit No. 2 - Carousel Tract Environmental Investigation Timeline

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council

Tuesday, December 16, 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 December 3, 2014, Community Development staff presented the Carousel Tract draft Environmental Impact Report (EIR) and proposed Remedial Action Plan (RAP) to the Carson Environmental Commission. Staff is requesting the Commission to review and provide any comments the Commission may have. Staff will submit the Commission's comments to the Los Angeles Water Quality Control Board (Regional Board) for consideration. The public review and comment period began on November 7, 2014 and will end on January 9, 2015 at 5:00 p.m.

Staff also attempted in person contact with the 12 homeowners in the Carousel Tract who have not replied to the Regional Board notification of air and soil testing programs in the Carousel Tract (Exhibit No.1). Contact information for the Regional Board staff and City staff were left with residents or affixed to the front door of each residence where staff could not establish direct contact.

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 December 5, 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. 2).

V. **FISCAL IMPACT**

None.

VI. EXHIBITS

1. Map of 12 Properties with No Data. (pg. 3)
2. Carousel Tract Environmental Investigation Timeline. (pgs.4-10)

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

Soil Excavation Proposed to 5 Feet

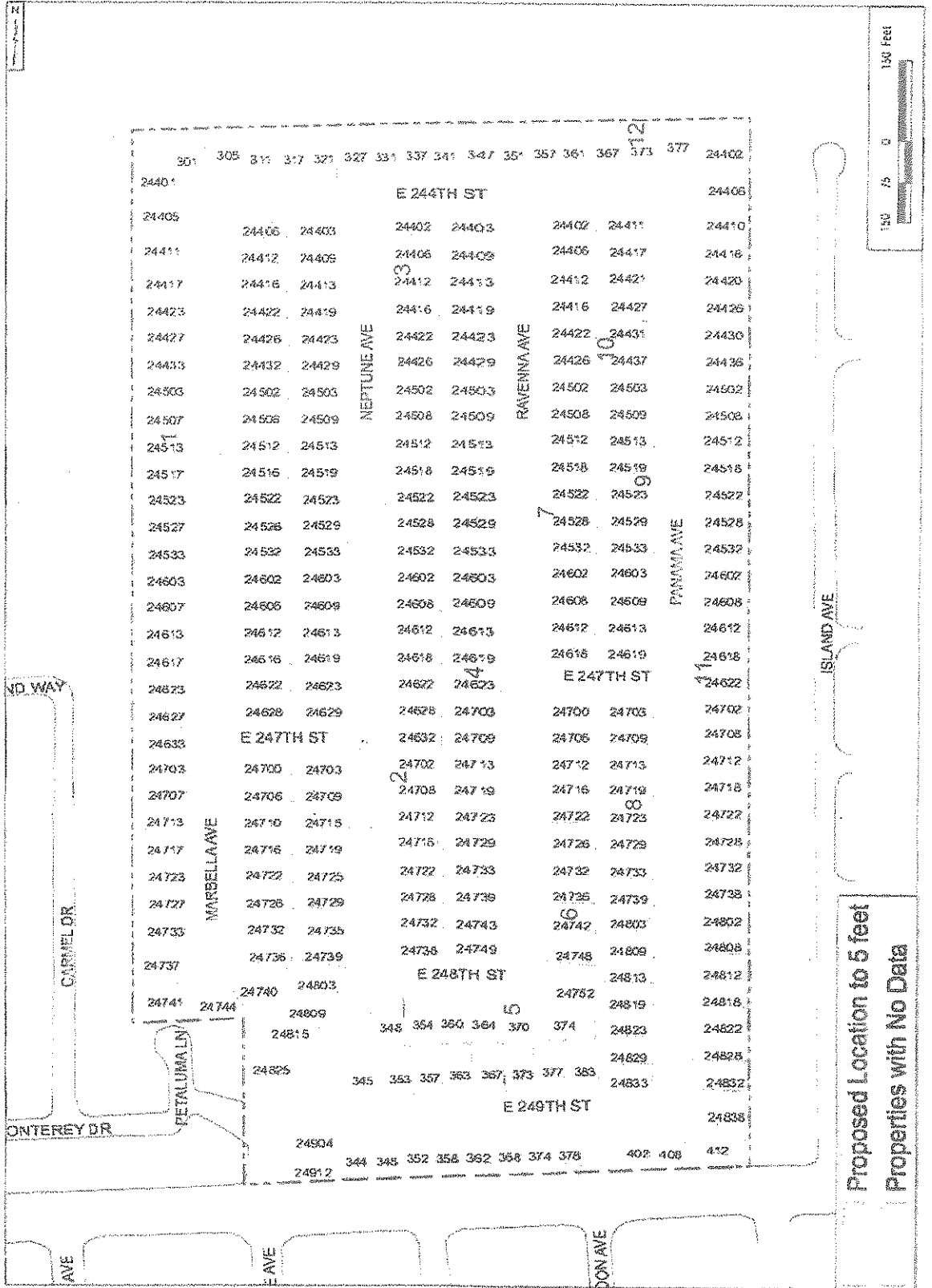


EXHIBIT NO. 1



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. 2



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 12,15,18,20, 2014	The Regional Board held community group meetings with Carousel Tract residents	The discussion was centered on the draft EIR and proposed RAP
November 22, 2014	The Regional Board hosted a public meeting at the Carson Community Center	The discussion centered on the draft EIR and proposed RAP
December 3, 2014	City of Carson Environmental Commission received the draft EIR and proposed RAP for review	City staff will submit the Commission's comments to the Regional Board

