

Update on Carousel Tract Remedial Action Plan

Carson City Council Town Hall Meeting
August 29, 2016



Order of Discussion

- Legal Case Overview (City Attorney)
- Elements of the Remedial Action Plan (Staff)
- Temporary Relocation
- Real Estate Program
- Program Oversight
- Outreach
- Conclusion/Q & A

Carousel Tract Overview

- Residents of Carson's Carousel Tract neighborhood filed a class-action lawsuit against Shell Oil Company, Dole Food Company, Barclay Hollander Corporation, and Oceanic Properties seeking payment for property damage and personal injuries caused by benzene, methane, and other hazardous chemicals left in the soil under their homes when Shell's oil tank farm was developed into a housing tract.
- The City of Carson also filed a lawsuit against the same defendants, seeking injunctive relief for the clean-up of the contamination.
- The Los Angeles Regional Water Quality Control Board (LARWQCB) has worked with the parties to review, approve, and enforce a Remedial Action Plan (RAP), which establishes specific requirements for the cleanup.

Shell Settlement

- In 2014, Shell entered into a monetary settlement with the residents of the Carousel Tract.
- Shell also entered into a separate settlement with the City, which did not include monetary damages.

Dole Settlement

- The residents have now reached a settlement with Dole for monetary damages.
- The City has worked diligently to ensure that the money from the settlement will go directly to the residents and will not be used to pay for the RAP

Development of the RAP

- The City Council worked towards the implementation of a more rigorous RAP than originally proposed to make sure the residents would be protected. The approved RAP includes requirements that are over and above state requirements.
- The City Council specifically fought to ensure that:
 - Soil replacement will go down to between 5 and 10 feet; and
 - Residents can sell their homes at fair market value *without consideration of the contamination.*
- The Remedial Action Plan is now underway.

Elements of the RAP - Cleanup

- **Dirt Removal**: Removal and replacement of soil down to at least 5 feet and in some cases down to 10 feet below the surface. This will include removal and replacement of both landscaping (plants, etc.) and hardscape (walkways, driveways, patios, etc.), as well as fences and walls.
- **Vapor Removal**: Soil vapor extraction, bioventing, and sub-slab depressurization will be used to remove vapors.

REMEDIATION OCCURS IN SIX GENERAL STEPS

DEMOLITION:

For yards where excavation will take place, removal of all landscaping, driveways and walkways, planters, and patios, as well as fences, block walls and concrete side yards between house. Pools, pool decking, and homes will not be removed.





ISSUES IN THE EXCAVATION PROCESS

SOUND ATTENUATION WALLS

SOUND WALLS ARE REQUIRED BY THE EIR:



- Keep sound levels from the work in compliance with the City's noise ordinance, and increase safety by creating a barrier between the active construction site and the community.
- Help reduce the spread of dust to nearby properties.
- AECOM and its contractors are conducting the work according to the Remedial Action Plan approved by the Water Board.
- Work is periodically monitored by Water Board staff.

REMEDIATION OCCURS IN SIX GENERAL STEPS



EXCAVATION:

- Removal of 5-10 feet of soil, as determined in the Remedial Action Plan.
- Not all yards in the Carousel Tract require excavation.

ISSUES IN THE EXCAVATION PROCESS

ODORS:

A few weeks ago, there were complaints about odors resulting from soil removal. This issue was anticipated in the RAP and has been dealt with according to the protocol articulated in the RAP using a product called BioSolve.

WHAT IS BIOSOLVE?

- BioSolve is a hydrocarbon mitigation agent; the team uses it on the soil to suppress and control oil/fuel vapors and odors, at the excavation point and during loading.



BioSolve is diluted with water then sprayed directly onto newly exposed soil to control vapors and odors. The diluted BioSolve solution is a safe and simple method of suppressing dust, odors and vapors from the contaminated soils.

BIOSOLVE

IS BIOSOLVE SAFE?

- Yes. BioSolve is non-toxic, completely biodegradable and poses no threat to workers, neighboring residents or groundwater. It has a mild sassafrass (root beer) fragrance.
- According to the Safety Data Sheet (SDS) it does not contain any toxic chemicals, caustics, or solvents. None of its components are listed on California's Proposition 65 List.

BIOSOLVE

HOW DO YOU KNOW IT WORKS?

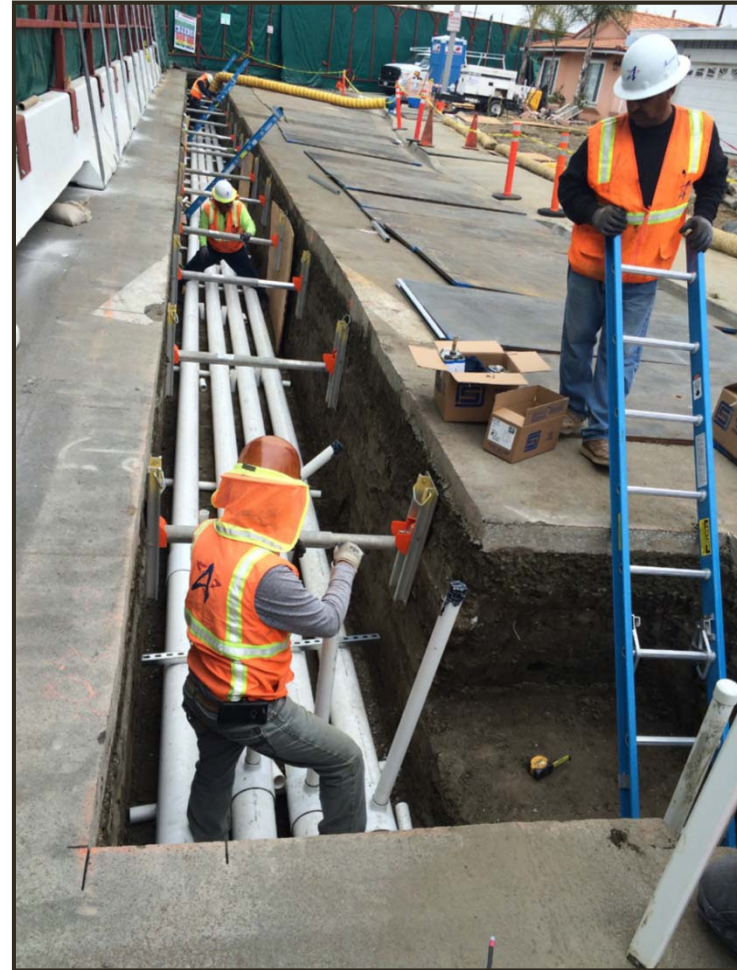


- BioSolve was proven effective during pilot testing conducted prior to preparation of the Remedial Action Plan and during remedial excavation at Cluster #1. It has been manufactured and used for vapor suppression and odor control for over 30 years.

REMEDIATION OCCURS IN SIX GENERAL STEPS

SOIL VAPOR EXTRACTION (SVE) AND SUB-SLAB DEPRESSURIZATION (SSD) SYSTEMS INSTALLATION:

- Installation of SVE wells and pipes for the SVE system in city streets and on certain residential properties, and installation of SSD systems at homes where required or requested.
- This photo is the installation of SVE pipes.



SOIL VAPOR EXTRACTION AND BIOVENTING:

SOIL VAPOR EXTRACTION (SVE)

Soil vapor extraction (SVE) and bioventing are two technologies that work hand-in-hand to:

- Remove vapors from the soil, and
- Draw in oxygen to promote the natural breakdown of contamination in soil.

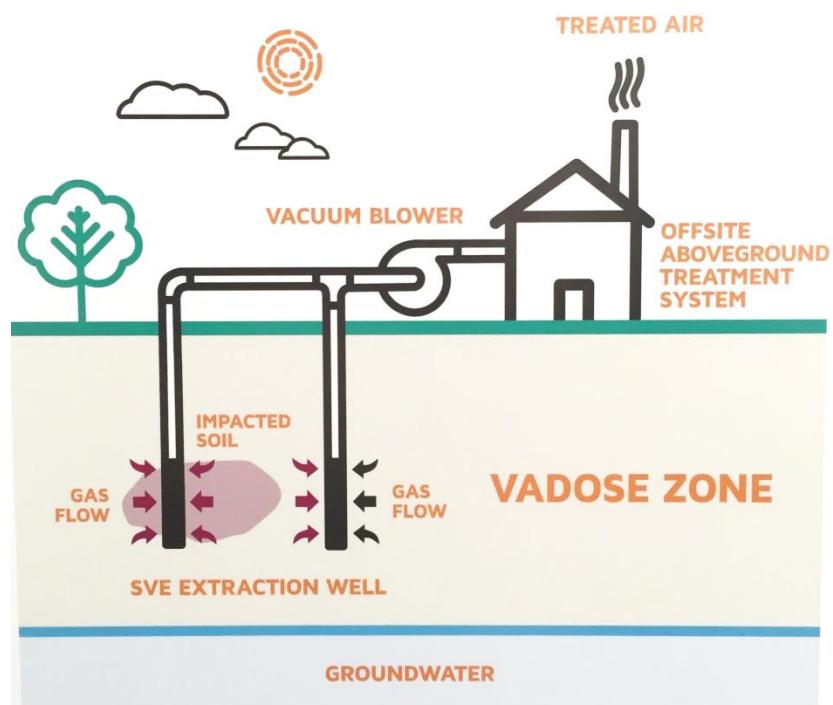
By working together, these technologies effectively remove contaminants from the soil.

- The US Environmental Protection Agency (EPA) has shown that SVE and bioventing are proven to be effective. And, once installed, these technologies will treat contaminated soil beneath existing paved areas, sidewalks and homes with very little disruption to the community.

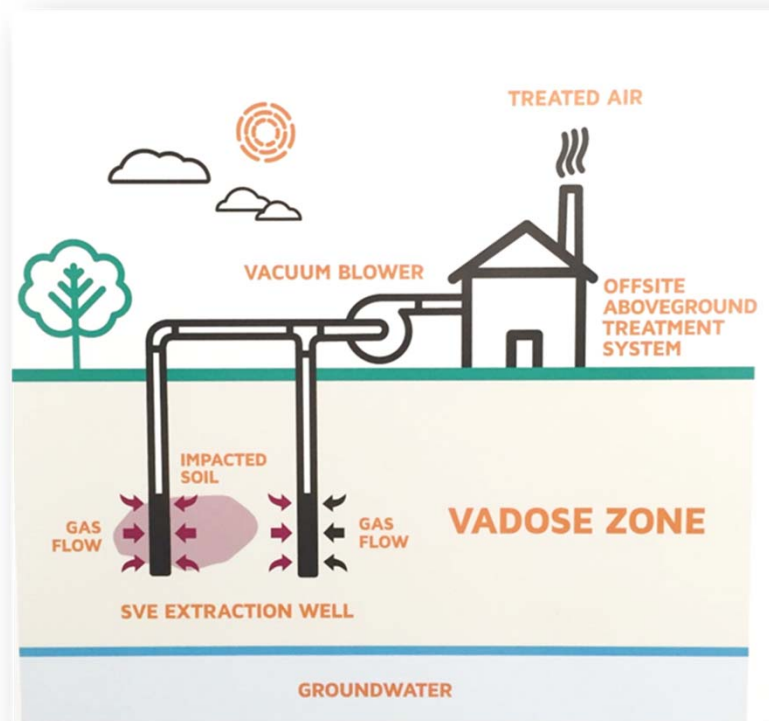
SOIL VAPOR EXTRACTION AND BIOVENTING:

HOW IT WORKS:

- The system will run under the Carousel neighborhood and out into a treatment facility located outside of the neighborhood.
- The SVE and bioventing system is made up of wells that are drilled into the soil at depths ranging from 5 to 40 feet deep.
- All wells are connected underground and take extracted vapors to the off-site treatment facility.



SOIL VAPOR EXTRACTION AND BIOVENTING:

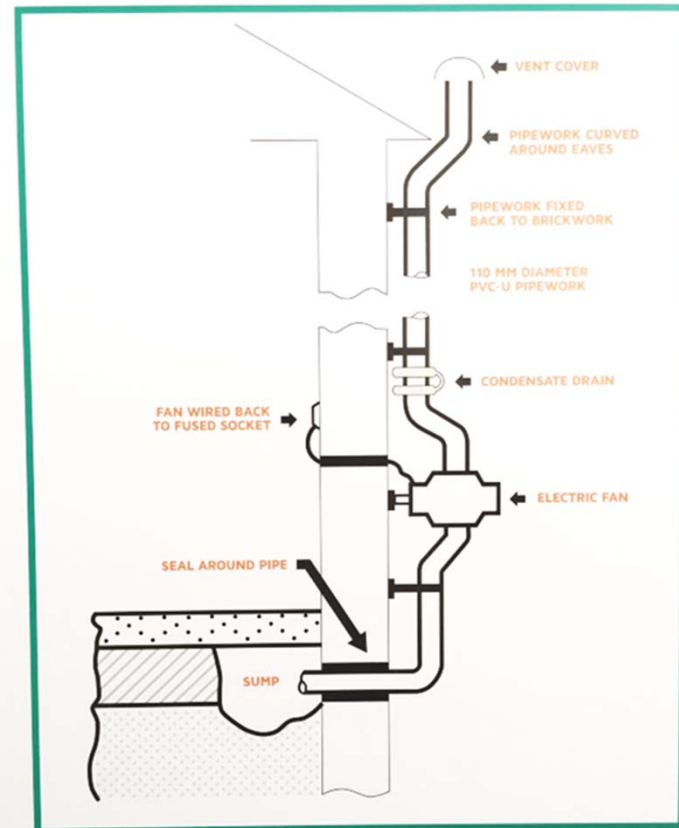


- The treatment facility safely destroys any chemicals before the vapor is released into the atmosphere.
- This process is called soil vapor extraction.
- Bioventing uses the same network of wells to draw air into the soil. With more oxygen in the soil, the contaminants in the soil will naturally breakdown.

SUB-SLAB DEPRESSURIZATION (SSD) SYSTEMS

ABOUT SUB-SLAB DEPRESSURIZATION:

- Sub-slab depressurization (SSD) is a method of removing vapors from beneath a building and directing them safely outdoors so that they will not enter the building.
- SSD has been used for decades across the country and is recognized by the US Environmental Protection Agency (EPA) and the California EPA as one of the most effective and reliable mitigation technologies.



SUB-SLAB DEPRESSURIZATION (SSD) SYSTEMS



AFTER INSTALLATION:

The system will be inspected regularly by technicians and will have a small indicator light to let the homeowner/resident know it is operating.

HOW IT WORKS:

- The SSD system uses a fan to remove air from below the floor slab of a home and exhaust it above the roof.

SUB-SLAB DEPRESSURIZATION AT YOUR HOME:

- Twenty-nine (29) properties have been identified by the Water Board to receive the SSD system.
- Also, Shell is offering installation of an SSD system to any of the homeowners in the Carousel neighborhood.

REMEDIATION OCCURS IN SIX GENERAL STEPS



BACKFILL:

- New soil is brought in and compacted to city and county standards to replace excavated soil.

REMEDIATION OCCURS IN SIX GENERAL STEPS

PAINTING:

- Homes are painted.

RESTORATION:

- Property line walls and courtyard walls are installed. Driveways, walkways, patios and concrete side yards between homes are restored.
- Landscaping is installed.



Elements of the RAP: Temporary Relocation

- Shell anticipated that remediation for each property may take approximately 8-10 weeks. The first several clusters have taken longer.
- During this time, Shell will pay for the residents to stay in a hotel, will provide a daily meal allowance, and will pay to have pets boarded, as necessary.
- Individual arrangements will be worked out in advance with each resident or family.
- Residents of non-evacuated properties adjacent to properties where remediation work is being conducted may be offered relocation assistance as necessary.

Temporary Relocation

WHILE YOU'RE AWAY:

- Onsite security in the construction area will be provided by a combination of off-duty law enforcement officers and non-law enforcement security personnel when the remediation team is not present, such as nights, holidays and weekends.
- During remediation, each cluster will become an active construction site, which poses safety risks. To protect your safety and those at the site, access will not be available to the properties until the work is completed within the cluster.

Temporary Relocation

WHILE YOU'RE AWAY:

- In the case of an emergency where you need access to your home, residents may call the Carousel Community Hotline (310) 857-2335.
- Shell's contractors will maintain pools during the remediation period so the pool will remain in like condition upon residents' return. However, it is up to the resident to maintain the pool up to the move-out date.

Elements of the RAP – Sale for Fair Market Value

- Homeowners wishing to sell their homes may do so at fair market value.
- The value of the home will be determined through an objective appraisal process that may involve an appraiser approved by the homeowner.
- If the property sells for less than fair market value, Shell will pay the homeowner the difference between fair market value and the sale price.
- This program is available until July 10, 2025 - 10 years following the approval of the RAP by the Regional Water Quality Control Board.

Oversight

- The Los Angeles Water Quality Control Board is responsible for overseeing the implementation of the RAP.
- At the direction of the City Council, the City Attorney's Office has been in contact with the Board and has requested regular updates on the progress of the remediation and any issues that arise of which the City should be aware.
- The City will take all necessary steps to remain informed about the progress of the remediation and to respond to questions and concerns from residents.

Outreach Committee

- The Water Board has also established an Outreach Committee comprised of representatives of the Water Board, Shell, the City and most importantly residents of the Carousel Tract.
- The Outreach Committee is a forum for communication among all parties during the remediation project, which issues arising from the remediation could be raised, discussed and resolved.
- One goal was to have a resident from each block within the Carousel Tract to be a member and to be a conduit for information to and from the neighborhood.
- Meetings began in October 2015 and are held monthly.

Update

- The City received an update from the Board regarding the progress of the remediation, and is aware of the following issues
- **Odors**: A few weeks ago, there were complaints about odors resulting from soil removal. This issue was anticipated in the RAP and has been dealt with according to the protocol articulated in the RAP.
- **Delay**: The remediation process for the first batch of 8 houses has taken approximately 8 weeks longer than originally planned. Relocated residents are receiving continued relocation assistance. The Board and Shell will be undertaking an analysis of current operations to try to address elements of the remediation that are taking longer than planned.

Update

- **Utilities**: Shell and the City are working to resolve issues related to the suspension of utility service in the homes undergoing remediation.
- **Cal Water**: The replacement of water lines has begun.
- **Mail Service**: The City is trying to assist with any issues related to mail service for the residents during the remediation process.
- **Street Sweeping**: The issue of ticketing for parking in street sweeping areas arose once the remediation started. While the City cannot suspend street sweeping for the entire Carousel Tract for the entire remediation period, it has developed a policy for relief in the immediate remediation area.