



City of Carson Report to Mayor and City Council

March 4, 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

Submitted by Barry M. Waite
Acting Director of Community Development

Approved by Jacquelyn Acosta
Acting City Manager

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

RECEIVE and FILE.

III. ALTERNATIVES

TAKE another action as the City Council deems appropriate consistent with the requirements of law.

IV. BACKGROUND

Shell is required to submit a remedial action plan (RAP) by March 10, 2014 that addresses remedial alternatives, a relocation plan, soil remediation boundaries, potential removal of residual slabs and a soil management plan for on-going monitoring requirements. Concurrently with the RAP, Shell is required to submit a Human Health Risk Assessment (HHRA) Report and draft environmental documents that will be utilized to initiate review pursuant to the California Environmental Quality Act. Upon receipt of the various documents, the Regional Board will provide an opportunity for public review and comment.

As of February 25, 2014, the completed Residential Sampling Activity is as follows:

- 270 homes have been screened for methane (95%).
- 270 homes have had soils sampled and vapor probes installed (95%).
- 270 homes have had sub-slab soil vapor probes sampled (95%).
- 250 homes have had indoor air sampling (88%).
- 226 of 250 homes have had their 2nd round of indoor air sampling (90%).

Timeline of Activities

A general timeline that tracks past and current activities of the Carousel Tract environmental investigation is included as Exhibit No. 1.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Carousel Tract Environmental Investigation Timeline. (pgs. 3-6)

Prepared by: Sheri Repp-Loadsman

Document 1

TO: Rev02-24-2014

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Public Works
Community Development	Community Services

Action taken by City Council

Date _____ Action _____

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	LARWQCB initiated an environmental investigation	
December 2008	LARWQCB 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	LARWQCB 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
August 21, 2013	LARWQCB sent detailed letter to Shell denying proposed site-	LARWQCB incorporated OEHHA Memorandum dated July 22,



Carousel Tract Environmental Investigation Timeline

Date	Significant Actions/Reports	Notes
	specific cleanup goals and requiring revisions to be submitted by October 21, 2013	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 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.
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

Carousel Tract Environmental Investigation Timeline

Date	Significant Actions/Reports	Notes
		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. Regional Board 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.
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.



Carousel Tract Environmental Investigation Timeline

Date	Significant Actions/Reports	Notes
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>	Regional Board 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.	Regional Board removed reference to regulations for underground storage tanks.



