

June 15, 2021

*Additional questions posed to Councilman Doug Cirbo and Mayor Pro Tem Robert Pequeno.*

- What is the name of the company that took the soil samples?
  - A. *Tetra Tech took the soil samples and is monitoring the cleanup. Tetra Tech was retained by Baldwin & Sons. The City retained Leighton & Associates to review and confirm Tetra Tech's work. Information about the testing sites, instruments and findings are in the relevant reports at <https://lakeforestca.gov/1073/Portola-Hills-Soil-Information>*
- Why only 1 skip loader this weekend?
  - A. *The weekend work is to spray the site with water and Simple Green to minimize the odor. Baldwin has also started capping the area with dirt over the weekend in an effort to keep the odor at a minimum.*
- What are they going to do with the grading?
  - A. *When the odor causing soil is removed from the site, and any other potential related issues are resolved, the developer would return to constructing their development in conformance with the previously approved grading and construction plans.*
- Are they taking a gas reading report during different times of the day?
  - A. *Yes. More details on the testing can be found in the documents at <https://lakeforestca.gov/1073/Portola-Hills-Soil-Information>*
- Are the elevations going to stay the same?
  - A. *Yes. No plans have been changed as a result of this issue. The developer is required to construct improvements per the approved plan.*

*Please note, the developer has indicated that they are planning to modify the plan to reduce the number of homes built and to relocate the location of a park inside the development. The City is waiting for an official submittal and the proposed change would need to follow the City's public noticing requirements including a public meeting with the Planning Commission and the City Council.*

- Is new dirt going to be brought in?
  - A. *Baldwin and Sons has indicated they have enough clean soil on site to replace the odorous material being removed.*
- Is the dirt being moved the original dirt or is it fill from a different construction site?
  - A. *The material being removed was on their property at the beginning of the development and was brought across Glenn Ranch Road several years ago when IronRidge was built.*

- What Vegetation is Baldwin saying is decaying under so many feet of dirt?
  - A. *The vegetation and/or organic matter would have been subterranean; naturally occurring and buried over decades or longer.*
- What organic material and where did it come from?
  - A. *The soil was tested for many materials. The list of what was found, and in what concentrations, begins on page 7 of the Enthalpy report and can be found in the documents at <https://lakeforestca.gov/1073/Portola-Hills-Soil-Information>*
- How much Organic material is needed to produce that much hydrogen sulfide?
  - A. *No hydrogen sulfide was found in the testing. Baldwin and Sons initially indicated the presence of hydrogen sulfide, but further testing found that to be untrue.*
- How did they determine that removing 20,000 cubic yards of dirt would be enough to mitigate the smell?
  - A. *Several borings at various depths were taken by Tetra Tech around the site to determine the boundaries and depth of the area that requires excavating. Additional testing will be completed when the initial 20,000 cubic yards are removed to ensure no additional excavations are necessary.*
- What is generating so much heat from underground to create this steam? Is this steam really the creation of Sulfuric Acid (H<sub>2</sub>SO<sub>4</sub>)?
  - A. *The natural breakdown of organic materials causes heat as a byproduct. Heat, for example, is a vital component of backyard composting. The optimum temperature range for compost is 130 to 160 degrees. The steam is due to the difference between the ambient air temperature and the temperature of the dirt.*
- Who's paying for the dirt removal?
  - A. *Baldwin and Sons are responsible for the cost of the work.*
- Can you confirm with Baldwin that no additional dirt will be brought onto the site?
  - A. *Baldwin and Sons has indicated they have enough clean soil on site to replace the odorous material being removed.*
- Is La Quinta going to be a thoroughfare?
  - *No, La Quinta Drive is an Irvine Ranch Water District/OC Fire Authority access road.*