



SUMMARY REPORT

Agenda Date: 6/11/2019

To: Board of Commissioners of the Community Development Commission
Department or Agency Name(s): Sonoma County Community Development Commission
Staff Name and Phone Number: Benjamin Wickham, 707-565-7542
Vote Requirement: Majority
Supervisory District(s): 5th District

Title:

Approve Roseland Village Site Cleanup Sub-account Program Grant agreement

Recommended Actions:

- (1) Adopt a Resolution authorizing the Executive Director of the Commission to execute all documents required by the State Water Board to enter into a grant agreement (Agreement) with California State Water Resources Control Board (State Water Board) to receive approximately \$2.5 million in grant funds in order to carry out environmental remediation of hazardous materials at the former Roseland Cleaners, located at 761 Sebastopol Road, Santa Rosa;
- (2) Authorize the Commission to use grant funds to complete the Scope of Work contained in the Agreement;
- (3) Approve the selection of Geosyntec as the most qualified firm to complete the remediation work outlined in the Agreement;
- (4) Authorize the Executive Director of the Commission to enter into contract with Geosyntec, not to exceed \$2.5 million to complete all activities detailed in the Scope of Work contained in the Agreement.

Executive Summary:

Approval of the recommended actions will allow the Commission to receive State Water Board grant funds to environmentally remediate the Roseland Village property.

Discussion:

Background:

The former site of Roseland Cleaners located at 761 Sebastopol Road, in the city of Santa Rosa (Site) is part of the future mixed-income development known as Roseland Village. Between 1965 and 1971, the Site was a dry cleaning facility. In January 2002, a release of tetrachloroethene (PCE) from former dry cleaning operations was discovered during a sanitary sewer assessment and underground utility survey. In November 2002, the North Coast Regional Water Quality Control Board (Regional Water Board) issued a California Water Code Section 13267 Order (Order) to the property owner at that time in response to the detection of PCE in groundwater. The Regional Water Board required that an investigation be conducted to determine the source of PCE and define the lateral and vertical extent of contamination. Since 2003, soil, soil vapor, indoor air, and groundwater investigations, and soil removal actions have been conducted. The Commission took ownership of the property on March 21, 2011.

Confirmation soil sampling results indicate that PCE-impacted soil in the vadose zone (the vadose zone extends from the top of the ground surface down to the water table) has been remediated. Elevated

concentrations of PCE in soil vapor and groundwater remain within and downgradient of the former source area. The lateral and vertical extent of PCE in the soil vapor and groundwater has been delineated and monitoring indicates that the PCE concentrations in the groundwater plume are stable and are decreasing in concentration.

The Regional Water Board required that an Environmental Response Plan (Response Plan) be prepared for the Site to: (1) develop appropriate cleanup levels protective of human health and the environment; and (2) select a cleanup method to achieve these levels in a reasonable time frame. The Regional Water Board also required that the response plan include a method for control and mitigation of potential soil vapor intrusion into future residential units within the footprint of the PCE plume, and a Site Management Plan to manage soil and groundwater disturbed during development.

The Commission plans to redevelop the entire 7-acre parcel at 650 Sebastopol Road, which includes the remediation area. The development project includes creating 75 units of affordable housing, 100 units of market-rate housing, a public park, a civic building that will provide space for the Roseland Library Branch and the Boys & Girls Club, and a Mercado that will serve as a business incubator. The environmental remediation project is required by the Regional Water Board, and will begin upon receiving Board approval for this item. The remediation project will run concurrently with the overall development of the site, and will not interfere with project development plans. If necessary, engineering controls, designed to protect residential construction from soil vapor, will be installed prior to vertical construction of the affordable and market-rate housing.

During 2018, several remedial technologies were evaluated by the State Water Board and the Regional Water Board for the reduction of PCE in the groundwater and soil vapor at the Site. If the groundwater remedy is not effective at the time of Site development in reducing the concentration of PCE in soil vapor to below concentrations that pose an unacceptable vapor intrusion risk to future ground-floor residential occupants, a vapor barrier and passive soil vapor mitigation system will be installed. The passive soil vapor mitigation system is included in the Response Plan as a contingent vapor mitigation action. This contingency mitigation is included in the scope of the \$2.5 million remediation project and will be covered by the Site Cleanup grant.

The Agreement contains the following general scope of work to meet the requirements of the Order and accomplish cleanup of groundwater project tasks through completion of remediation and regulatory case closure as follows:

- Conduct a data gap investigation including mass delineation (identification of treatment target zones) within and downgradient of the former source area, installation of groundwater and soil vapor monitoring wells, laboratory bench-scale analysis, and aquifer testing in support of ISCO pilot study.
- Conduct ISCO pilot study within former source area.
- Prepare and conduct a Response Action Plan for full-scale remediation of PCE-impacted groundwater.
- Design and install a passive soil vapor mitigation system as applicable (contingency task).
- Conduct groundwater and soil vapor monitoring to confirm effectiveness of remedy.

The Commission has completed a competitive procurement process to identify a qualified environmental contractor to carry out the entire scope of work as outlined in the Agreement. As a result of this process, the Commission has identified Geosyntec as the most qualified firm, and intends to enter into contract with this

firm pending Board approval. Given their level of knowledge and experience with the State Water Board, Geosyntec is uniquely qualified to complete the Scope of Work.

Summary of Procurement Process:

On February 22, 2019, the Commission issued a request for proposals (RFP) for environmental services at Roseland Village. The scope of services requested was based on the scope of work included in the Site Cleanup Grant Agreement, as outlined above; this included to finalize and implement a Final Response Plan, perform response actions and supervise and perform all remediation activities required under the Agreement.

Six firms submitted proposals in response to the RFP, as follows:

- Cardno-Petaluma, CA
- Geosyntec-Oakland, CA
- Orion Environmental Associates-San Francisco, CA
- GHD-Santa Rosa, CA
- Stantec-Petaluma, CA
- Ninyo & Moore-Alameda, CA

The Commission set up an RFP review committee to evaluate proposals based on the following set of criteria:

- Understanding of the scope of work as evidenced by the approach outlined
- Competence, technical ability, and related experience, particularly with the Regional Water Board, the CLRRRA process and the SCAP process.
- Ground water contamination and environmental remediation knowledge
- Estimated cost projections
- Responsiveness to the Request for Proposals
- References

The RFP review committee included Commission staff familiar with the environmental remediation project and an environmental expert from the Sonoma County Transportation and Public Works Department. The committee concluded that Geosyntec's proposal was superior for the following reasons:

- Proposal demonstrated the most advanced understanding of the technical requirements of the scope of work
- Project team featured most comprehensive in-house staff capable in all areas of expertise needed to complete the project
- Proposal included the most realistic cost projections, demonstrating a deep understanding of all factors related to the scope of work
- Firm has extensive experience with local conditions
- Excellent reputation with the State and Regional Water Boards

Action Requested: The Commission seeks Board of Commissioners authorization to:

(1) Authorize the Executive Director of the Commission to execute all documents required by the State Water Board to enter into a grant agreement (Agreement) with California State Water Resources Control Board (State Water Board) to receive approximately \$2.5 million in grant funds in order to carry out environmental remediation of hazardous materials at the former Roseland Cleaners, located at 761 Sebastopol Road, Santa Rosa;

- (2) Authorize the Commission to use grant funds to complete the Scope of Work contained in the Agreement.
- (3) Approve the selection of Geosyntec as the most qualified firm to complete the remediation work outlined in the Agreement;
- (4) Authorize the Executive Director of the Commission to enter into contract with Geosyntec for an amount not to exceed \$2.5 million to complete all activities detailed in the scope of work contained in the Agreement.

Prior Board Actions:

05/28/2018 Item #3-Approved CLRRRA Program Agreement for Roseland Environmental Remediation

04/15/2017 Item #3-Authorized Commission to enter a professional services agreement with Harris and Lee Environmental Sciences LLC

01/26/2016 Item #23-Approved Roseland Developer Selection and Environmental Remediation Agreement

06/17/14 Item #3 - Approved the Resolution for the award of the Demolition and Remediation Project to Jakela, Inc. in the amount of \$459,799 with minor Contract modifications limited to \$50,000.

04/08/14 Item #34 - Approved the Resolution for the Notice Inviting Bids and the plans and specifications for the demolition and remediation for the former bowling alley further authorizing the filing of a Notice of Determination and a Notice of Exemption

09/24/13 Item #9 -Approved \$1,170,250 Environmental Remediation Contract between CDC and Harris & Lee Environmental Sciences, LLC.; Approved Interim Temporary Use Policy for the property

7/13/10: Board Resolution No. 10-0563 approved and authorized the C.D.C. to enter into a Purchase Agreement to acquire property located at 655 Sebastopol for a purchase price of \$3,740,000

FISCAL SUMMARY

Expenditures	FY 18-19 Adopted	FY19-20 Projected	FY 20-21 Projected
Budgeted Expenses		\$1,500,000	\$600,000
Additional Appropriation Requested			
Total Expenditures		\$1,500,000	\$600,000
Funding Sources			
General Fund/WA GF			
State/Federal		\$1,500,000	\$600,000
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources		\$1,500,000	\$600,000

Narrative Explanation of Fiscal Impacts:

The Roseland Cleaners environmental remediation project will commence as soon as the Agreement is executed and the Commission enters into contract with the selected environmental contractor. The scope of work anticipates that the majority of the scope of work will be completed in year 1. All activities under the scope of work will be eligible for grant funding; thus we project 100% of actual project costs (approximately \$2.5M over three years; an additional \$400,000 in project expenditures are expected in FY 21-22) will be offset by the Site Cleanup grant. The expenditures anticipated for FY 19-20 are included in the County's

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Recommended Budget for FY 19-20 scheduled for hearings later this week.

Staffing Impacts:			
Position Title (Payro	Monthly Salary Range (A - I Step)	Additions (number)	Deletions (number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

- 1) Site Cleanup Sub-account Program (SCAP) Grant Agreement (draft) between the State Water Resources Control Board and Sonoma County Community Development Commission
- 2) Resolution authorizing Commission to accept \$2.5million in grant funds

Related Items "On File" with the Clerk of the Board:

N/A